

City of Mississauga Consultation on Second Units

The City of Mississauga needs a range of housing choices to accommodate residents' needs through their lives.

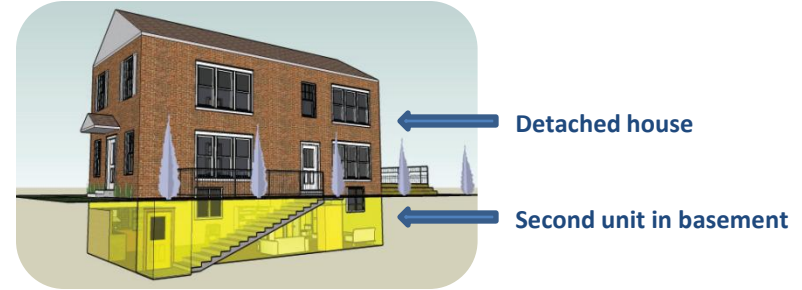
What is a Second Unit?

A **second unit** is also known as a basement apartment or in-law suite. It is a separate dwelling unit on a property that would normally accommodate only one dwelling unit.

These units offer affordable housing choices for people in the community. They also help homeowners by giving them a chance to earn income from the rent of the second unit.

Why Allow Second Units?

The Province recently passed legislation requiring municipalities to establish official plan policies and zoning by-laws to allow second units.



What is the “Made-in-Mississauga” Solution?

The City has been working to find ways to provide more affordable housing choices to meet people's needs as Mississauga grows. Second units are one form of affordable housing.

At the same time, the City wants to maintain City services, make sure that housing with second units are in keeping with the look and feel of our neighbourhoods, and that all residents are safe.

That's why we want to hear from you. We want to know what you think would work.

City of Mississauga Consultation on Second Units

Who Benefits from Having Second Units?



Seniors / Aging Parents

Second units let seniors live independently while still being close to family or friends

Students

Second units give students affordable housing close to school



Families and New Immigrants

Second units offer a secure and affordable housing option within existing communities

The Community

Second units can mean better use of existing housing and infrastructure- like supporting transit- and would help to meet the housing needs of different groups through their lives



The Owner

Second units can help pay the mortgage and maintenance costs for first time buyers



Now how do we make this happen?

City of Mississauga Consultation on Second Units

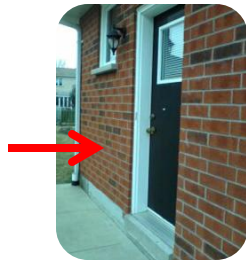
Preserving Neighbourhood Character

The reasons many people choose to live in second units are the same reasons people choose to own homes in Mississauga – the character of the neighbourhood.

Preserving the character of a neighbourhood means making sure second units are in keeping with the look and feel of the neighbourhood. The City will develop standards for things like parking, landscaping and the outside of homes to make sure that the look and feel of neighbourhoods are kept up even with the addition of second units.

These are some examples of rules that could be put in place to preserve the look and feel of neighbourhoods:

Side entrance to second unit



Owner living in one of the units



Designated parking space for second unit



Can you tell that this home has a second unit?



Source: BP1, 2008

•What rules need to be put in place to preserve the look and feel of neighbourhoods?

City of Mississauga Consultation on Second Units

Ensuring Safety

Second units need to be safe and liveable for the people who live in them.

The Province sets standards in the Ontario Building Code and Fire Code to make sure that a home is safe for the people who live there. When the City allows second units, it will need to make sure these standards are met. This will improve the safety in new and existing second units.

Some examples of ways the City could enforce the rules that would make second units safer include:

- owners have to be licensed to have a legal second unit
- units have to be inspected regularly



Building code inspectors and fire investigators often find things that can be done to improve safety, like:

- installing fire separation barriers between units
- creating separate exits from each unit
- enlarging/installing windows in bedrooms
- installing smoke/carbon monoxide detectors

•How should the City enforce the rules that would make second units safer?

City of Mississauga Consultation on Second Units

Maintaining City Services

The City of Mississauga strives to provide its residents with an excellent quality of life. Maintaining the current level of service is important to residents as the population in their neighbourhoods grow.

When the population grows, the City must find ways to provide the same services to more people at a reasonable cost.



Did you know?

- On average a second unit consumes less than half of the municipal services of the primary unit?

What do second units mean for City services?

- Second units can absorb underutilized capacity and make water, sewer, and garbage services more efficient
- Second units can offset a decline in school population in some neighbourhoods
- The impact on parking can be limited. People living in second units own fewer cars than people who live in single houses.

(Canada Mortgage and Housing Corporation (CMHC), Impact of Municipal User Fees on Secondary Suites, 2001)

- What impacts do you think second units would have on City services?
- How should the City deal with impacts?

City of Mississauga

Consultation on Second Units

How Can You Participate?

We want your input on:

- The need for second units
- What we should do to maintain the look and feel of our neighbourhoods
- What we should do to ensure safety
- Ways to deal with impacts to services
- Any other ideas you have on second units

There are a several ways that you can let us know what you think.

Complete the Survey:

• At our Workshops:

Attend one of our workshops and participate in the group discussions.

or

Fill out your own survey before you leave.

or

• Online:

Mississauga.ca/housingchoices

or

• By Mail:

You can mail a completed survey to the address on the survey.

Talk to us:

We want to hear from you. Please come talk to one of us and let us know what you think.