

From: Teona Sutherland
Sent: June 14, 2021 3:13 PM
To: Shelby White <Shelby.White@barrie.ca>
Subject: detached houses

Good afternoon, my name is Teona Sutherland and my husband Nick Halket and our 3 year old son are currently renting a 2 bedroom detached unit . I have to say it is one of the best and nicest places I have rented. The 2bedroom stand alone house offers a quiet, peaceful, and homey feel. They are also very well built and a very modern look to the inside of the home. We have had issues with downstairs neighbors before and houses like this eliminate that stress! They offer great rent prices and take good care of their tenants anytime there is an issue. I am very happy to be renting one of theses home from them. I hope to see more of them built to give families and people a peaceful and beautiful home to call their own.

Thank you kindly,
Teona Sutherland

From: La Ivsins
Sent: Monday, June 14, 2021 5:59 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: June 15 Public Meeting

Hi.

Unfortunately, I have another zoom appointment on Tues June 15 from 6-9pm, but I would like these photos of 27/29/31 Alfred St and my concerns shared at the meeting concerning Second Suites and Accessory Dwellings.

In older, established neighbourhoods, developers have found that lot sizes are larger, and therefore request and are granted variances for frontage, setbacks and lot size.

In doing so, the City grants these variances as a way to increase population density, with no regard for the character of the neighbourhood, and under the guise of affordable housing.

Allowing 2 4plexes on a single property (a 4plex behind a 4plex) is irresponsible planning anywhere in any city.

I have spoken to neighbours who live next door to these 4 plexes, and they feel their privacy has been invaded.

One family has gone as far as installing tarps along the fence, so that those in the upper storey next door don't look into their house and backyard.

With 4 units in each building, and each unit having 2 vehicles, the front yard is nothing but a parking lot, with the City allowing a 60/40 landscaping variance.

If you wish to intensify housing, stop the sprawl of townhouses and put 40 storey apartments in the Holly area or near the South Go Station, not along our waterfront.

And leave the character of older, "Historic" neighbourhoods as they were, instead of creating parking lots and allowing uncharacteristic buildings in these areas.

Arnie Ivsins





From: alf rowe
Sent: Monday, June 14, 2021 7:56 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Zoning By-law 2009-141.meeting 15June21 Affordable housing

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on Tuesday, June 15, 2021 at 7:00 p.m. to review an application to consider a City-wide, municipally initiated amendment to Zoning By-law 2009-141.

If you wish to make a written submission concerning this matter, it should be directed to Legislative and Court Services by Tuesday, June 15, 2021 by 12:00 p.m. Any person may make representation at the meeting however, written submissions and advance registration are encouraged. cityclerks@barrie.ca

Being in Ward 1 we have gone through the absentee landlords the student rentals the Bylaw to help in registration of student rentals and the removal of by-law. I personally agree that we need affordable housing but not in the way the Ontario and GOC are introducing it. Which will result in old neighbor hoods becoming slums and resulting in no added value to the people that need it.

By introducing the provincial plan of Affordable housing in Ontario or Barrie (Affordable Housing Strategy (AHS) plus Accessory Suites) we will only end up with slum housing from neighbor hoods that have homes 50 years or older. These homes will be targeted on pricing, lot size and location to Colleges , Universities, allowing foreign owners and rental business to take advantage for quick riches.

Its not that we don't need affordable housing but Provincial and GOC have been gas bagging about this since the 1980's this solution won't work since housing cost surpassed this solution in 1990. In these 10 years of Political solutions we come up with the Landlord and Tenant Act which protected the renter from various Landlord evictions etc. now that has all changed.

The politics of 2009 don't take into account 2020 immigration increase, population boom, population density allocation, and pandemic changes to the workforce relocation ability with education impact. First needed is the actual number of people requiring assistance and location of job possibility and transportation needed. Actual cost of current rent being paid and projected future cost because we as tax payers we can not afford inflationary costs due to slow reaction 12 years later.

Industry and factory changes have forced Retail to change just ask Starbucks and Tim Hortons with still more changes coming. The EV transport may force changes in Municipal landscape because of carbon pollution in highway corridors may require improved road structure and TOLLS.

Look-out Municipalities you may be saddled with the next big problem mentioned below so maybe you should stand-up now and say NO this doesn't work affordable housing better get addressed with better solutions than suggested.

Migrant workers are being used to address a labour demand that is not temporary. It is permanent. Using temporary workers who enjoy fewer rights than permanent residents to fill long-term jobs is exploitative. It is not good for the workers, and it is not good for Canada.

In 2017, there were about 550,000 temporary foreign workers in Canada, accounting for 2.9% of total employment. Also the GOC is also looking to allow 1.2 million immigration next year so again I say get use

to saying NO. Then maybe the GOC will provide funding and better direction than they have in the past 30 years.

All this affordable housing planning will squeeze the student rentals and low income earners into same locations resulting transportation problems and health issues seen in the pandemic hot spots. If the politics of the leadership seen in 2020 and 2021 continue we could have something greater than crisis in Long Term Care and toilet paper stampedes.

I am not a NIMBY or YIMBY I would just like to see well planned direction with our TAX dollars used to provide housing for short and long term care homes. Councillors please join communities together by being proactive and vote NO.

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING (CITIZENS' GUIDE Statement)

Why do you need a zoning by-law?

A zoning by-law in addition to the official plan, protects you from conflicting and possibly dangerous land uses in your community.

I called my Councillor Clare Riepma and City Hall about this and asked when was the Public hearing back in 2019 and are there minutes posted on WEB site. There is a Public meeting on 15Jun21 for Zoning By-law 2009-141. You can see that it takes a long time for provincial and municipal introduction to change example 2009 to 2021. I would suggest you use another means of request for public comment because less than .0025 % attendance is unequal participation is not democracy.

Thank You

Alf Rowell

-----Original Message-----

From:

Sent: Monday, June 14, 2021 6:31 PM

To: Shelby White <Shelby.White@barrie.ca>

Subject: Citizen concern

Hi Shelby

I wanted to reach out to you to express my concerns about some changes brought forward with the affordable housing proposed by law. I do not support the amendments that are being made. Particularly those made in regards to the accessory dwelling unit.

As a renter I feel if you imply these restrictions you were only going to create more of an affordability issue by limiting development on accessory dwelling units. I was lucky to get a place but have friends that are trying to find a place and affordability continues to rise because there's not enough inventory to satisfy the demand.

Sincerely

Nicole Esson

Resident of Barrie

From: Brady McDonald
Sent: Monday, June 14, 2021 7:42 PM
To: Shelby White <Shelby.White@barrie.ca>
Subject: Letter Opposing Propose Bylaw Amendments

To Whom It May Concern

RE Proposed Changes to City of Barrie Planning By Law.

Please see the attached letter opposing ***Amendments to Zoning By-law 2009-141 to facilitate more and better affordable housing options*** with regards to ***detached accessory units***.

As leading experts creating housing via second suites and detached accessory dwellings, I really hope that you take serious consideration as to what we have provided to you here.

We are very confident that by creating further restrictions to most aspects of how, where and when detached accessory dwelling can be built within the city you will be directly impacting supply, demand and adding the the affordability problem the city already has.

I strongly appose the proposed changes with regards to detached accessory dwellings but also offer some suggestions on changes that would help all parties involved and would aid in more housing options.

I look forward to your response.

Thanks,

Brady

BK Real Estate Investing
www.bkrealestateinvesting.com

Live with BK Property Management
www.livewithbk.com

Recipient of:
2017 Canadian Real Estate Wealth Magazine's "Joint Venture Of The Year" Award
2017 REIN Co-Venturer of the Year
2019 REIN Renovator of the Year
2019 Top Investor of the Year



Brady McDonald
BK Real Estate Investing

Re: Amendments to Zoning By-law 2009-141 to facilitate more and better affordable housing options

June 14, 2021

To Whom it May Concern,

My name is Brady McDonald the President of BK Real Estate Investing. My wife (Kristy Allison- McDonald) and I started this business in 2015. We have created over 100 second suites throughout Barrie and Simcoe County and have built over 25 detached accessory units throughout the city. I can confidently say that we are the leading builder and owner of these types of properties in the City of Barrie and surrounding area and have a very in depth understanding the local rental market, construction and feasibility of actually creating supply in today's market.

The City of Barrie is considering amendments to Zoning By-law 2009-141 to facilitate more and better affordable housing options. As an expert in the field, I can confidently tell you that these proposed changes will not solve the City's affordability problem. The way the proposed changes are currently written will not contribute to making more affordable units. They will further restrict the creation of new units and will decrease supply and result in affordability across the board.

I would like to point out the fact that Ontario, Canada and the City of Barrie is in a housing crisis. There is a massive shortage of housing and housing options. This shortage has created an affordability problem across the country. It is important to note that affordability is directly related to supply and demand where if we increase supply of all options (not just smaller units) then we will be able to create more affordable options.

In general, it is evident that if these proposed changes were approved then any new detached accessory units that would be built to the standards will only provide housing for a very small window of demographics. These proposed restrictions will not support the creation of 2-bedroom units as well as smaller bachelor units which goes directly against what Ontario's More Houses, More Options Act was intended to do.

In our portfolio we have created everything from bachelor units, to smaller 1 bedrooms with dens as well as comfortable 2 bedrooms units but most of the demand is certainly the 2 bedroom accessory units. The tenant profile and demographics have a diverse range from 20-30 year professionals to a couple in their 50-60 who have downsized and sold their home. The strongest demand of this type of unit has been young working couples in the age range of 25-35. We have found them to be responsible and they take care of these properties as if they were their own.

The following is a Breakdown of Proposed Changes that I oppose/agree with:

Lot Size

I oppose the proposed change to restrict the creation of detached accessory dwelling to have a minimum lot size of 400 square meters for a single storey and 600 square meters for a two storey. This will control/restrict the minimum size of a unit being built so much that there likely won't be any bachelor units created. My opinion is that between the current bylaw stating that a max unit size of 10% of the lot, paired with the OBC minimums is the best way to control unit size minimums.

Unit Set Backs

I assume that the changes to the accessory unit set backs are to help address privacy issues with neighbours, which is understandable and I feel that increasing these is reasonable. They do not directly affect what can or cannot be built on a property but they do aid in increasing privacy as well as affects to neighbouring property. If privacy was the reason for creating the setbacks then allowing two story units is very contradicting to the effort with this change.

Basement Restrictions

Basements create additional living space but do not change the foot print of a building. They do not interfere with privacy nearly the same as a two-storey dwelling and they do create housing options for a much larger demographic of people ie. a small family or two individuals sharing a unit, etc. Basements should be allowed going forward. I would suggest creating a finished floor area for coach houses with basements to be the same as the maximum unit size as per below (ie 800 sq ft). This would allow for approximately a 400 square foot foot print of a building with a basement which I think is very acceptable.

Size Restrictions

I oppose the proposed change that states "a detached accessory dwelling unit shall have a maximum gross floor area equal to 45% of the gross floor area of the principal building, up to a maximum of 65m²".

The definition of a gross floor area is "the sum of the areas of every floor above grade" so if there was a 1000 sq ft bungalow then the max unit size is only 450 square feet. This would create a very small 1-bedroom unit, in which a very small demographic of people needs. This limits the demographic substantially.

Another proposed restriction on size is the maximum of 65 square meters. This would only allow a 699 square foot dwelling in which you can only create a 1 bedroom plus den in. You would also need a very large house to get anywhere near this size of a unit and these are not the ideal or prevalent properties to create these units on.

All of the detached accessory units we have built are no greater than 800 square feet. I feel this is a more reasonable maximum size. These units are a comfortable sized 2-bedroom unit, with an open concept living room/kitchen and a 4-piece bathroom.

It will be very difficult based on our experience to rent these smaller units if the proposed changes are passed. Sometimes two friends share a unit, an adult with a child. By imposing these proposed changes,

it will really narrow who can rent. It is common for 2 friends/couples/co-workers to share a living space to help save costs of rents and expenses and still be able to save for a future.

These are the following recommendations I have based on my experience:

- Create a committee to discuss these points and to come up with suitable recommendations that will actually help solve the affordability and supply problem. Include builders, designers, tenants, neighbours, etc. I would love the opportunity to work with you on this.
- If you really want to solve the affordability, then you need to increase supply. To increase supply, you need to reduce the red tape within the city and between departments, decrease development charges for rental stock, speed up the committee of adjustments processes, issue permits faster and reduce planning restrictions. Development charges within the City of Barrie already restrict some from creating new units.
- Increase set backs
- Allow building a basement to allow for more housing options without increasing the footprint of a building.
- Allow 2 stories as you have outlined if you choose to.
- Max accessory unit size to 800 square feet
- Minimum unit size controlled by OBC
- Remove minimum lot area as this is already controlled by needing to build to the OBC minimum standards and to ensure sufficient parking.

In summary if these proposed changes are approved, they will restrict the creation of housing. These changes would allow no one with kids, no friends looking to share accommodations and no family members looking to share. These restrictions will only allow housing for a very small part of our community and that is not fair to most people.

These restrictions will limit supply and add to the affordability problem. With limited units, the rental amounts will continue to sky rock due to increased demand.

Financially, the housing prices and construction costs for a developer have continued to climb and in order to be a sound investment the third units need to be added. If too many restrictions are placed, we personally would have created 75 less housing units within the City of Barrie in 2020 alone. It would not have made financial sense to buy, renovate and create all these new units in Barrie.

I am happy to discuss in further depth and hope that you will take into account my expert opinion on this matter.

Brady McDonald, President
BK Real Estate Investing

From:

Sent: Monday, June 14, 2021 8:29 PM

To: Shelby White <Shelby.White@barrie.ca>

Subject:

This message is brought to you by

Rogers

We do not need coach houses in Barrie there are other ways of doing affordable housing. Call
and Joyce Madill at (sent with Loud Effect)



From: Rob O'Neill

Sent: Monday, June 14, 2021 11:12 PM

To: Shelby White <Shelby.White@barrie.ca>

Subject: Garden suites

Hi Shelby,

As a proud owner of 2 garden suites in Barrie, I strongly oppose the changes that are being presented.

These will only harm the housing crises we have in Barrie. It will limit the amount of people that can move into the garden units with a maximum size of 699 square feet.

I would be happy to speak further about these concerns and potential changes.

Kind regards,

Rob

-----Original Message-----

From: Mark Hankin

Sent: Tuesday, June 15, 2021 8:28 AM

To: Shelby White <Shelby.White@barrie.ca>

Subject: Proposed changes to accessory units.

I am writing to you to voice my concerns against the proposed changes to Barrie bylaw 2009-141.

I am a rental property owner in the city of Barrie. I have had multiple properties at one point and strive to create quality/affordable units.

Barrie is in a rental crisis. This goes hand in hand with the high cost of real estate. There is too much demand and not enough supply.

Barrie is already regulated enough (too much actually) with rules/regs and delays with high costs to create rental units.

The Government of Canada plans to accept several hundred thousand immigrants every year for the next several years. The Majority of which will choose to live in Ontario. This in itself will cause further shortages and higher costs.

Limiting the size of units will cause further shortages by limiting the units to bachelor/one bed units. These are the least economical and highest cost per person to house. The large majority of renters require space for multiple family member including 2 bedroom units.

I understand the frustration of some homeowners who prefer not to have separate units in their neighbourhood. But, unfortunately for the "greater good" the bylaw should not be altered or adjusted to reflect the wants and views of the minority. Media attention should not be the sole focus of decisions regarding these changes.

Sincerely

Mark Hankin

From: Chad Woolsey
Sent: Tuesday, June 15, 2021 9:00 AM
To: Shelby White <Shelby.White@barrie.ca>
Subject: Opposing the Propose Changes to Accessory Units

Hi Shelby,

As a Realtor heavily involved in rental housing in the city and an active investor building these Secondary Dwelling Units I am having an extremely hard time seeing how almost any of these changes will help with affordable housing as it will almost shut down any further secondary suites in the City of Barrie. With current house prices, investors can no longer make any sense of turning single family homes into a duplex if it doesn't have a Garden Suite. This new change, specifically the size will eliminate any future investor from having these number work. To summarize, these changes will be shutting off the duplex and garden suite construction that has been so successful at adding additional units for rent in the City of Barrie. I trust this letter will make it into the right hands and that experts are consulted when these changes are to take place as what is currently be presented will be eliminating completely future development in the City of Barrie.

Thanks

Chad Woolsey