

Dear Sirs,

I am a homeowner in Barrie and I am happy to see that the City of Barrie is working on the Bylaw for second suites. I was at the open house and that was presented by Ross Cotton. I did not fill out the survey at the time as I wanted to give it time and effort that I felt was appropriate.

Addressing the survey questions:

2. "are there any standards that should be applied to second suites?"

Yes,

- the building and fire code should be applied
- there should be limit to the number of people living in the new apartment

3. "Should second suites be allowed in residential areas throughout the City or only in designated areas?"

Second suites should be allowed in residential areas throughout city. This will spread them out and not put any burden on one particular area.

4. " How much do you support second suites in Barrie?"

I am very strongly in favor of LEGAL second suites.

Comments to the proposed Affordable Housing Strategy

I understand that the Ontario government is recommending for cities to allow second suite in an attempt curtail urban sprawl and also to address the shortage of affordable cost rental/owning apartments.

To me affordable cost is a relative term. Basement apartments for instance, in their general nature are cheaper than renting/purchasing houses, equivalent apartments on main floors of houses or in apartment buildings. The quality of the apartment: the finish, size, windows, walkout, appliances, yard and location, all contribute to the cost of making of the apartments and the price that people are willing to pay. "Affordable" should not imply low quality and low size on this perspective.

My major concern with the proposal is the upper limit of 50 sq meters. I feel that this short sighted and will cause the following issues:

-it is impossible to make a 2nd bedroom in 50 sq. meter apartment. So this strategy removes single mothers/parents as possible people that could and should benefit from this proposal.

- there are other groups in need that also that are not addressed by this size restriction: fixed income elderly, young starting families with young, people on disability with mobility issues, people that require live in care.

- people with illegal second suites (of which we were told at the open house there are very many in the city) will not be able to legalize them if they are too large. I feel that should be an

- property tax incentives

Summary

The point here is to encourage people to make the investment to convert. If the bylaw is seen to be too restrictive or not allowing a good enough return on the investment, apartment creation will not be considered.

Partitioned on a floor boundary is an easier conversion, for fire safety, noise isolation, layout, materials, utility, privacy, and results in a nicer apartment. If second suites are allowed to be partitioned on a floor boundary I feel that more people will be encouraged to convert their basements.

You need a good cross section of apartment kinds to address the many needs of the community, not just focus on the particular shortage of the day.

Illegal apartments have to be made legal for safety and to not overload the community.

I feel that the present strategy with the 50 sq meter restriction is more of a discouragement to affordable housing development than an enabler and will encourage more illegal apartments.

Regards,
Mirela Stan

Ross Cotton

From: Cindy L
Sent: Tuesday, April 15, 2014 8:00 PM
To: Ross Cotton
Subject: RE: City of Barrie draft Affordable Housing Strategy and Second Suites - Public Meeting May 5, 2014

Since I am out of town for the next couple months and unable to attend the meeting which will discuss second suite size so I thought I would email my concerns on the matter.

I feel that the maximum size is too small. Some of the suites will no doubt be basement suites and I believe that if someone is living in a an apartment that is underground that they could begin to feel depressed in such a small area. I would hope that the City of Barrie would consider rethinking the maximum size to be closer to 800 – 900 square feet.

Thank you,

Cindy Knox

CITY OF BARRIE
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APR 23 2014

**PLANNING
SERVICES**

April 16, 2014

Stephen Naylor, Director
Planning Services
City of Barrie, PO, Box 400
Barrie, ON L4M 4T5

Re: City of Barrie Affordable Housing Strategy and Second Suites

In response to your proposed by-law changes for second suites in Wards 1 - 4, we would like to offer some concerns in order to clarify the intent of this by-law.

Having a second suite in a family home can be a good idea financially to help both the owner and the renter.. The proposed size of the second suite - 35Msquared to 50M squared - would make a very manageable size for the home owner to oversee.

However, we have a concern:

If the owner of that neighbourhood house is an out of town landlord and he rents the house to a family, who then is responsible to rent the second suite to yet another family? Will this by-law then lead to duplexing and to rooming houses under the guise of a second suite? Who will supervise the size and intentions of the second suite by-law? We realize that provincially the out of town landlords can rent our homes that they own; however, in this amendment to our Barrie by-law, perhaps the City of Barrie could streamline the parameters that these out of town landlords must adhere to. Owners who live in these neighbourhood homes are able to deal directly with issues that arise with the second suite since they live right there. Absentee landlords might not have the same vested interest in adhering to our by-laws

Also, would you clarify the wording under..."The Purpose of the Proposed Official Plan is to:

"...provide a minimum of 1 parking space per unit."

"...Permit only one second suite per property."

That wording seems to contradict itself.

Our neighbourhoods are the very heart of our people and of our city. We hope that this amendment addresses this aspect.

Sincerely,



Don and Marilyn Nielsen

Copy to
Barry Ward Alderman Ward 4

Duplexing, Second Suite's, Rooming Houses, Brings Changes

We had neighbors, two families living in the duplex next door to us for the last ten years. The new property investor evicted both families, in order to create a Rooming House Business, outside the so called designated area near Georgian College.

We don't have a responsible property owner residing on that property, we only have travellers living there. These customers are here today and gone tomorrow. Client accommodations at this Rooming House are no different than those at the White Towers Motel. Aside from collecting \$500 per room, there is only one rule in order to operate this Rooming House Business in Barrie. That rule is.

"THERE ARE NO RULES".

I can't protest or negotiate with my neighbor, because the owner of this property does not live on the premises, and the City of Barrie refused to tell me who the property owner is, nor do I have tenants, leasing or renting either one of the two separate dwellings.

The Ontario Ministry of Municipal and Housing is pushing the City of Barrie to allow any single dwelling homeowner in Barrie the right to duplex there whereby they are creating two separate dwellings, providing they meet the required city building codes at that time.

With the high cost of maintaining and owning a home today, this is understandable. I am not here to complain about a homeowner who lives in his duplexed house and is merrily trying to pay his bills.

I am here to complain about irresponsibility on the part of the Mayor of Barrie and the City Councilors regarding eight patron Rooming Houses, so called second suites.

When a property investor procures a duplex and turns it into a Rooming House Business with eight unrelated patrons, the City of Barrie is not consulted at that time about anything. The very day a single dwelling is duplexed, City Councilors wash their hands of that property and they accept no further responsibility. In fact, they say, "It is not their problem".

The Barrie Mayor and City Councilors should inform the public about the truth. Call a spade a spade. Duplexing also creates Rooming House Businesses.

Right now, under the current rules of this council, these Rooming House Businesses can start up without the City of Barrie being consulted or involved.

The property investor is not required to register this business with the City of Barrie or the Ontario Government.

They do not require a business permit from anyone.

They are not required to pay any business taxes to the City of Barrie.

They are not required to pay any additional cost towards the additional wear and tare of the community owned multimillion-dollar water treatment plant or the swage plant.

They are not required to have sufficient parking for the eight patrons vehicles. Upon the creation of these eight patron Rooming House Business's or periodically thereafter, the property investor is not required to have the Rooming House inspected by the City of Barrie for illegal alterations or health and safety issues, nor is the fire department involved to ensure fire code standards continue to be met and equipment is maintained.

When I called the City of Barrie about the trailer loads of Bed Bug infested debris being stored on the property along with Bed Bug infested mattresses laying in the back yard, Bed Bug couches and clothing thrown out onto the front lawn where they remain for many days, the City of Barrie first asked me this. Are any of these items on city property? When I said no, they told me, "It was not their problem". Un monitored Rooming Houses like this that have customers moving from one location to another are creating Bed Bug infestations throughout the City of Barrie. When customers living in a Bed Bug infested Rooming House tosses out their mattresses, couches and clothing onto the grounds, that does not get rid of the Bed Bugs in the building. Since the City of Barrie, the mayor and council generated this nightmare situation, shouldn't they be responsible to ensure that infected garbage like this be removed promptly. Bed Bugs are hitchhikers and they are known to travel as far as a hundred feet to feast. Bed Bugs are parasites that feed on human blood. A one time fertilized female Bed Bug can generate about 500 off spring in approximately 9 months. Genetic analysis has shown a single pregnant Bed Bug can be responsible for an entire infestation in a matter of weeks, rapidly producing generations of bisexual offspring.

Decisions made by the mayor and city council should be for the benefit of all tax payers of Barrie, not just for a few greedy property investors. It is a conflict of interest if you are a councilor with investment property and you are participating in the (Duplexing, Second Suites, Rooming House) decision process for your own financial gain.

The mayor of a city and the council members of that city are not an entity. The mayor of Barrie and each and every Barrie city councilor are individually responsible for the result of their actions. They can't say that these Rooming House Businesses, housing eight unrelated patrons, is not their fault; then try and tell me, it is the fault of the City of Barrie.

Brian J. Therrien

Ross Cotton

From: Planning
Sent: Thursday, April 24, 2014 9:27 AM
To: 'DIANE TOMPKINS'; Ross Cotton
Subject: RE: affordable housing

I have forwarded your email to Ross Cotton as he has been dealing with affordable housing.

Sharon Wood
Office Co-ordinator
Ext 4474



Please consider the environment before printing this email.

From: DIANE TOMPKINS
Sent: Thursday, April 24, 2014 9:25 AM
To: Planning; Lorenzo Vanin
Subject: affordable housing

I am responding to the article in the April 22 edition of The Barrie Advance regarding affordable housing. I think second suites are important, but in particular to those who cannot afford to pay rent in apartment buildings, which is usually over \$1000 a month. There are vulnerable people in our society that need living space, such as those on ODSP or struggling with mental health issues.. The "working poor" or those living on minimum wage also need a place to live. I think that if second suites were available for \$700-\$800 a month, it would be a viable option for people in this position. We are talking "affordable housing" here. Barrie lacks affordable housing. Let's take care of all people who live in our city.

Diane Tompkins

Ross Cotton

From: Erich Jacoby-Hawkins
Sent: Wednesday, April 02, 2014 1:27 PM
To: Ross Cotton
Subject: Re: City of Barrie draft Affordable Housing Strategy and Second Suites - Public Meeting May 5, 2014

Thank you for the notice, I'll certainly attend.

I am in support of all parts of the report except one: the limitation of 2nd suites to a maximum 50 m2.

I have registered 3 suites, 2 of them were 66 m2 and the third is around 80 m2.

All of them are 2-bedroom basement apartments under 3-bedroom main units.

None involved increasing the size of the house, and in almost all cases, have a total of 2 cars between the 2 units. (Sometimes only one; very rarely three).

I believe this maximum should either be increased or removed, and the goals it is trying to achieve should be reached through other means.

Otherwise, while the new regime would expand the geography of second suites (allowing them to be newly installed in any suitable residential zone instead of limiting to grandfathered units), it would also severely limit the possible unit configurations, possibly for a lack of overall net gain.

What have other cities with successful 2nd suite registration processes (not limited to grandfathering) got in place to address these issues?

Regards,

Erich.

On 4/1/2014 3:04 PM, Ross Cotton wrote:

Dear Sir or Madam

The City of Barrie will be holding an Open House on April 16, 2014 on the proposed changes related to second suites. Information can be found on the City's Affordable Housing Strategy web page at the following link:

<http://www.barrie.ca/Doing%20Business/PlanningandDevelopment/Pages/AffordableHousing.aspx>

There will also be a Public Meeting held under the Planning Act on May 5, 2014 at 7:00 pm at City Hall in the Council Chambers. In order to receive a formal Notice of the Public Meeting, the Planning Act requires it to be sent to your postal mailing address. If you wish to receive the formal Public Notice, please provide it to myself not later than April 8, 2014. Thank you in advance.

Thanks in advance

Ross

**Ross Cotton, MCIP, RPP
Policy Planner**

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Ross Cotton

From: Tara Wanamaker
Sent: Monday, April 28, 2014 7:59 AM
To: Ross Cotton
Cc: Office of the Mayor
Subject: Affordable Housing Strategy for Barrie - Feedback

Hi,

I was not able to attend the meeting on April 24, 2104 on the Affordable Housing Strategy. I hope it's not too late to provide feedback:

Yes, Barrie really, really needs affordable housing. My Dad is a senior on a limited pension and can't find a place to live in Barrie as he can only afford \$650/mth, and he would like his own apartment (not a room in a shared home).

However, I do have concerns with second suites, and allowing residential homes to be turned into multi units. I live in north-end Barrie in what is supposed to be single family homes. Most of the owners have put in garage or basement apartments to help pay the mortgage – over 75% of the homes have more than one family living in it. This creates a huge parking problem as these homes with 2 parking spots have 6 cars. They park sideways across the blvds, on the road, etc. Also, these homes are not built to be soundproof units, so it creates a lot of noise for the tenants inside and neighbours. There is also a problem with partying, noise, unkempt homes and lawns.

Thus, I feel if the city allows more residential homes to turn into multi units for affordable housing:

- a) There should be a building code for soundproofing the units (noise is becoming a huge issue in dense neighbourhoods and it will only get worse with the expected intensification of the city)
- b) There should be adequate parking provided, or a limit on how many cars are allowed per household (my street is wall-to-wall on-road parking in the summer/spring and fall and our street is narrow, thus people driving pick-ups often cannot drive down the street) – maybe houses with more than 3 vehicles pay more taxes – or pay for on-street parking (with a permit)
- c) Landlords should be held accountable and be accessible and regularly check on the property (possibly have it that landlord/owner has to live in the unit and/or the neighbours have access to the landlord's phone number in case of problems instead of having to file freedom of information acts and pay large sums of money to get that info when there is an issue –(I live next to a unit with an absentee landlord who does not reside in Barrie and there have been major issues....)

Also – the affordable part – what makes it affordable? How is it determined? All the second suites in my neighbourhood are not cheap – most (in my neck of the woods) are more than my monthly mortgage payment! Is there going to be a capped rent? Most of these people charge what they want and what the market is going for (and Barrie is extremely over-priced). By allowing people to create multi-units you are allowing them to pay off their own mortgage quickly and even make money.... But I am concerned about how the "affordable" part is determined. I am afraid this is just going to create more absentee landlord issues and not really helping the people that need to find an affordable, decent place to live.

Thank you,

Tara Wanamaker

279 Bayview Drive, Barrie ON L4M 4W5 | Canada

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