

From: Arlene McCann

Sent: Sunday, October 3, 2021 11:37 PM

To: Arlene McCann <[REDACTED]>

Subject: October 4th Deputation

Dear Councillor,

Thank you for your time in considering these important amendments. I support the proposed changes and will be speaking to that effect tomorrow night. I hope you vote in favour of these amendments.

Attached to this email is my deputation. The portions I will be reading aloud to the Council are **bolded**. I encourage you to read the non-bolded sections as well.

I have also attached pictures of the construction site at [REDACTED], which is our side yard neighbour. The company in charge of this site is Colby Marshall's.

At the bottom of the deputation are links to videos, applicable by-laws and articles. I provide these to offer reference to issues I address in the deputation. If you wish to view videos of the unsafe construction practices on this site, please let me know and I will send them in a separate email.

Please let me know if you have any questions.

Thank you again for expertise you bring to our City Council.

Sincerely,

Arlene McCann

Thank you for taking the time at this very late hour to listen to all our deputations. I speak tonight in support of the proposed amendments to the Zoning By-Law 2009-141 for Affordable Housing. I see a substantive change in the proposed amendments from the original, and for that I both commend and thank you. Your respect for a healthy and orderly community is readily apparent. I also want to make clear that I am not opposed to increasing the density of the city; it is in all our best interests to retain what farmland and green space we have left. We must accomplish this intensification while adhering to stringent environmental guidelines. Anyone doubting the urgency of our climate crisis is, at best, naive and ignorant of the facts, or, at worst, ignoring the issues for short term financial gain. Neither can be tolerated if we are to redirect our present negative path.

****I encourage our Mayor and Councillors to read my full statement that has been previously sent to you. Attached to that email are pictures of the stalled construction at 34 Burton Avenue at various stages of construction, as well as links to documents that provide a factual reference and YouTube videos, with time stamps, of Colby Marshall's lobbying campaign to ensure the continued large profits for investors.**

The issues that ensued from the original by-law did not stem from negative intent. I truly believe that our Mayor and Council had the best of intentions: they wanted to solve the problem of affordable housing. The issues began with developers taking advantage of the vague wording to increase their profit margins, rather than increase the number of affordable homes. We have previously documented the destruction to both our environment and community – the damage that has been done cannot be undone – amends have yet to be realized from the developers, the owners of these rental properties and from the city. The developers claim they are doing this to provide affordable housing – the facts report differently. There were only 15 detached accessory dwelling built last year and only 27 built as of September 21 of this year. These numbers are shockingly low for the havoc they have wreaked upon our communities. Only 25% of the most recent buildings are affordable. Contrast these numbers with the proposal for Jacob's Terrace complex (1000's of units) and the proposed 505 Yonge Street complex (418 units). The built forms that have shared walls, floors, ceilings, etc. are able to produce large numbers of affordable homes. Homes in backyards are expensive to build, which explains the high rental costs (\$2800 - \$3200 as per MCIS's videos)

I would like to think we can learn from these past errors. The proposed changes are a good starting point. It is in the implementation of these by-laws where I have concerns. Systemic "information silos" – a great term I was just recently introduced to – meaning the problem of one department not having a clue what is happening elsewhere – was evident as I recently watched the Codrington Street neighbourhood provide two hours of substantive reasons to the Committee of Adjustment for a proposal not to go ahead - only to see it approved. The reason cited? The Committee could only consider the narrow parameters allowed by the wording of the zoning by-law, with everything else being out their jurisdiction. Each department – think "information silo" - had checked off on this project, while none had been able to consider the project as a whole. That example can be multiplied across the city. No one can, with any honesty, state that this project, and many others like it, are to the benefit

of the residents of the city; the only true beneficiary is the developer's bank account. What can you, as the leaders of our city, do to prevent such planning gaffs? Please consider that, when finalizing the wording of any new by-laws and/or amendments.

The other trend that is emerging with the Committee of Adjustment, is that the magnitude of the adjustments they are being asked to consider is growing. With that increased power, the accountability of this group needs to be monitored. Is this body effective? What baseline can be used to determine its effectiveness? What guidelines are in place to determine whether a matter is sufficiently limited in scope to meet the mandate for this group?

I encourage you to view the attached pictures and videos that give examples of serious problems that result from other communication failures. Permits approved for projects where the site is not large enough to adhere to the Ministry of Labour rules for safety. The City of Barrie does not inspect the site until the footings are poured – the Ministry of Labour does not attend a site unless a complaint is made. Gone are the days of random inspections – cuts to the number of inspectors forced the stop to that practice. On the site pictured, this developer counts on little oversight to cut costs – at the expense of both his workers' safety and the neighbourhood's safety. The fencing and sloping you see, were only done after multiple complaints were made to the Ministry of Labour that resulted in multiple inspections. At present the site is again delayed – this time due to uneven walls. These are not the contractors we want for our city projects.

Tree protection is gaining strength with mandating site plan reviews for detached accessory dwellings. I hope it will gain further strength when the individual tree by-law study is complete. Prior to the passing of these amendments tonight, any trees that are part of a woodlot within the city of Barrie – even if they are on private property – are protected and the Development Application – Submission, Review and Approval Flow Chart in the Tree Protection Manual must be followed. This is good, but I have two concerns. One, how are the private property owners to know that they are not allowed to cut down these trees that are part of this ecological woodlot that is protected under city bylaws? I am confident that we have lost many trees due to that communication lapse. (I had written this section prior to an incident that occurred on Saturday October 2. A neighbour called seeking aid to face a loud and angry owner/contractor and a tree service man that were intending to cut down trees protected by the above bylaw. Suffice to say that it was an ugly incident that could have been avoided by either the owner doing a more thorough review of applicable bylaws, and/or the city posting/communicating with landowners adjacent to these protected forests.) Two, on page 6 and 7 of the same flow charts there are key stages where someone must make a judgement call as to whether a tree "should" or "could" be protected. The person, or persons, making that call will approach it with a bias formed by this Council. My question, to you, Mr. Mayor and Council, is: What is your bias? Do you wish this decision to be made with a bent toward retaining all possible trees? Or do you wish to expediate the project regardless of the canopy loss? To approach this question with fiscal responsibility, you must reject the one-to-one replacement of a mature tree for a sapling; that thinking is lazy in its analysis. The mature trees need to be considered as a cost saving venture; the city need do very little but allow

them to survive. The list of the benefits these trees provide us is lengthy; the monetary cost to the city is near zero.

In the final 60 seconds of the most recent General Planning Meeting a vote was taken on increasing the footprint of residential development on Institutional Land from 30% to 50%. The lack of discussion over that change, and the loose wording, makes me worry that we could be setting the stage for another detached accessory dwelling type debacle. Will there be safeguards, i.e., specific wording, in place to avoid the green spaces on these inner-city institutional lands from disappearing? With the increased density from projects, such as those proposed on Jacob's Terrace, we will be needing all the inner-city green spaces we have. Once these open spaces are gone – they are not coming back. We have so many properties within our city borders that are sitting idle – broken tarmac, gathering garbage, weed infested and offering an opening to negative behaviours – can these lands, that have already seen prior development, not be incentivized toward residential development? Please don't build over our green spaces – we have lost far too many already.

In conclusion, your decisions have consequences we are facing daily. Past mistakes are now quite literally tearing neighbourhoods apart. As of September 21st, only 42 detached accessory dwellings have been permitted this year and last: all this disruption for 42 units – 42 units with less than 25% of them meeting the definition of affordable housing. We need these proposed amendments to be approved tonight – waiting even another month means more neighbourhoods are being exposed to long lasting upheaval.

Thank you for attention. I welcome any questions you may have.

Barrie's Tree Protection Manual (Version 4, Revised June 2019): [Link](#)

1.0 General Tree Protection Policy: All trees situated on City property are protected under the provisions of City By-laws. On private property, all trees within an ecological woodlot of 0.2 ha (1/2 acre) or greater are protected under the provisions of the Tree Preservation By-law (2005-120) or its successor (Appendix 1). (Page1)

Public Tree Protection By-law 2014-116: [Link](#)

Page 3:

S. 2 (b) Definition of a woodlot: For the purposes of this by-law a boundary woodlot shall be defined by the ecological limit of the woodlot and not by private property boundaries.

Planning Committee Meeting | March 23, 2021:

Time 19:35: [Link](#)

June 15, 2021 BarrieToday.com article:

Public Meeting shows both sides of the Barrie's Affordable Housing: [Link](#)

“In 2020, for example, only 25 per cent of new second suites were assumed to be rented at an affordable rate, compared to 70 per cent in 2018 and 2019, and 90 per cent in 2017.”

February 2021 Colby Marshall YouTube Video: [Link](#)

Time 18:21: Promoting the “low hanging fruit for investors” available in Barrie. He goes on to state he builds 800 sq ft homes with full basements – 2 bedrooms up and 2 bedrooms down for a total of 1600 sq ft. Able to get \$2800 to \$3200 per month in rent.

Time 28:45: Host Matt McKeever: “You make cash flow from day one...these new suites wouldn't fall under the new rental restrictions [Marshall nods in agreement] as far as rent raises...huge upside...also the basement is just waiting on slap up a wall [sic] and you can just juice the returns even more.” [Marshall continues to nod in agreement]

October 2, 2021 Colby Marshall YouTube video: The Death of Garden Suites in Barrie, Ontario: [Link](#)

Time 0:45 and again at 21:00: “You are going to have to buy lots in these really high-end neighbourhoods – where I can guarantee you, they don't want them!” [Implying that more affluent neighbourhoods don't want these “houses in backyards” presumably because of the devaluation of their property.]

Time 15:16: [Marshall discussing each element of the Scoped Site Plan] “A proposed grading plan of what it's gonna look like when it's complete. Again, you're gonna to have to look at your topographic survey, an engineer is going to have to design it, you just can't go and guess on it.”

Time 22:10: Marshall arguing to keep basements:

“You have to remove all the organics, all the tree roots, all the topsoil, whether it's a basement or slab on grade. You are going to do the same amount of damage.”

[Marshall does not say that with a basement you also have to have proper sloping to conform to Ministry of Labour safety rules for pit excavation – possibly because as can be seen in his videos showing his home constructions, he does not conform to these safety rules. This can also

be seen in the attached pictures. With this sloping, in sandy areas, you must dig out one foot for every foot you go down, thus more of the property is damaged.]



July 5th, 2021: Norway spruce planted around 1904 by former Mayor Ross



Aug 9, 2021: Pit sat idle for one month, unsafe erosion on vertical walls



Aug 17, 2021: Further damage to Church's trees as slope is created to conform with Ministry's laws



Aug 17 Severed roots of spruce, illegal vertical pit walls, fencing flattened



Aug 17, 2021: View showing pit encroaching on property boundaries damaging all boundary trees



August 17, 2021: Further excavation means further damage to trees



Aug 19, 2021: Unsafe pit excavation practices



Sept 8, 2021: Site has sat idle for 3 weeks due to uneven walls

From: Jennifer van Gennip <
Sent: Friday, October 1, 2021 7:19 AM
To: cityclerks <cityclerks@barrie.ca>
Subject: Oct 4 deputation

Good morning Tara,

I apologize for missing the cutoff for deputation requests for October 4th.

If possible, I'd like to be considered as an emergency deputation on behalf of SCATEH Barrie Chapter regarding the Affordable Housing Bylaw Amendments, but I do see there are already several. If not, I can also make a written submission.

Thanks very much,

Jennifer van Gennip
Director of Communications
Redwood Park Communities
www.redwoodparkcommunities.com

From: Andy Thomson
Sent: Friday, October 1, 2021 4:20 PM
To: Wendy Cooke <Wendy.Cooke@barrie.ca>
Subject: Deputation wrt DADUs Oct 4

Hi Wendy, I'd like to make a deputation in SUPPORT of the DADU by-law as it stands. I feel that council is making planning decisions that will have unintended consequences and wanted to show council and the public what this results in pin places like Etobicoke, Port Credit and other municipalities.

I will have 4 slides to illustrate the issues.

Best,

Andy

BARRIE: DESIGN IN THE PUBLIC INTEREST

UNINTENDED CONSEQUENCES

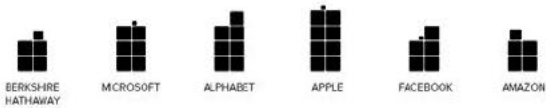
Silver



Cryptocurrency



Biggest Companies



50 Richest People



California's GDP



The World's Silver

The value of all above-ground silver stocks (est. by some at 1 billion oz) is **\$17 billion** using a \$17/oz spot price.

Cryptocurrency

The world's fastest growing asset class is cryptocurrency - but even Bitcoin looks tiny in the grand scheme of things, when compared to other global markets.



World's Biggest Companies

Apple is the world's largest public company by market capitalization, worth **\$807 billion**.

World's Richest People

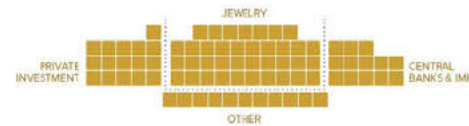
In aggregate, the world's richest people are worth a hefty **\$1.9 trillion**.



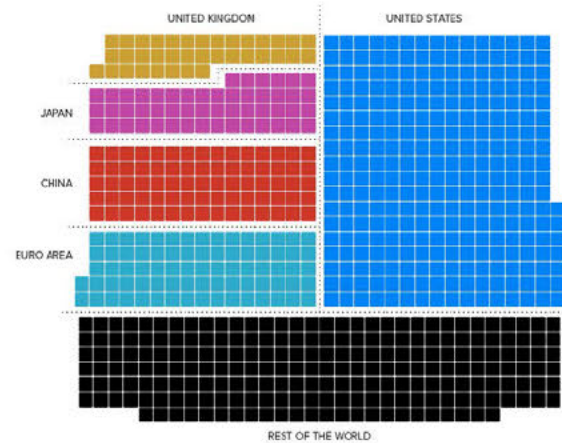
State of California

America's most populous state is also an economic powerhouse with a GDP of **\$2.9 trillion**. That encloses the economies of most countries.

Gold



Stock Markets



The World's Gold

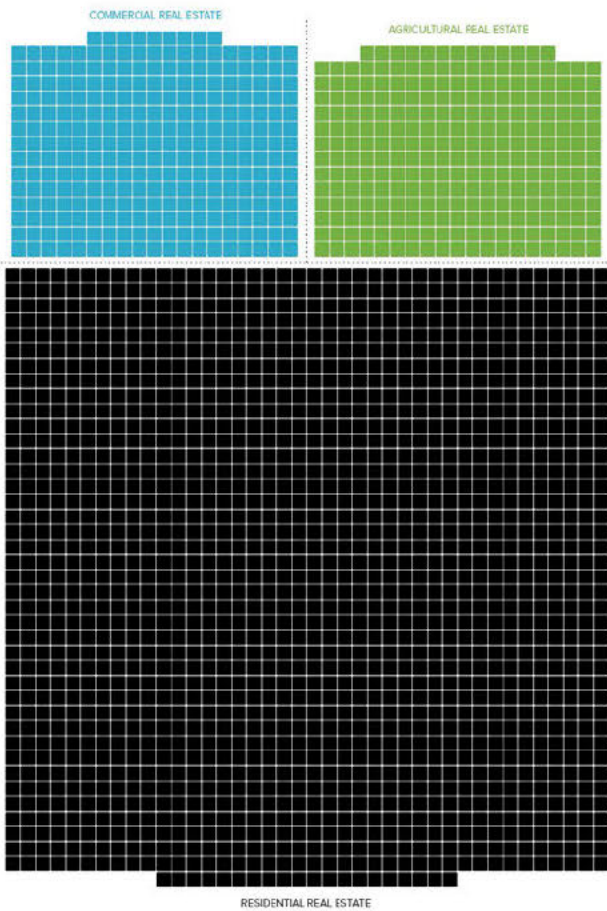
The world's total above-ground gold reserves are estimated at 187,200 tonnes by the World Gold Council.

Using a \$1,275/oz spot price, the world's gold is worth **\$7.7 trillion**.

Global Stock Markets

The market capitalization of all of the world's stock markets is equal to **\$73 trillion**.





Global Real Estate

The estimated value of all developed real estate in the world amounts to **\$217 trillion**.

This covers residential property, offices, retail space, hotels, industrial land, agricultural land, as well as other commercial uses.



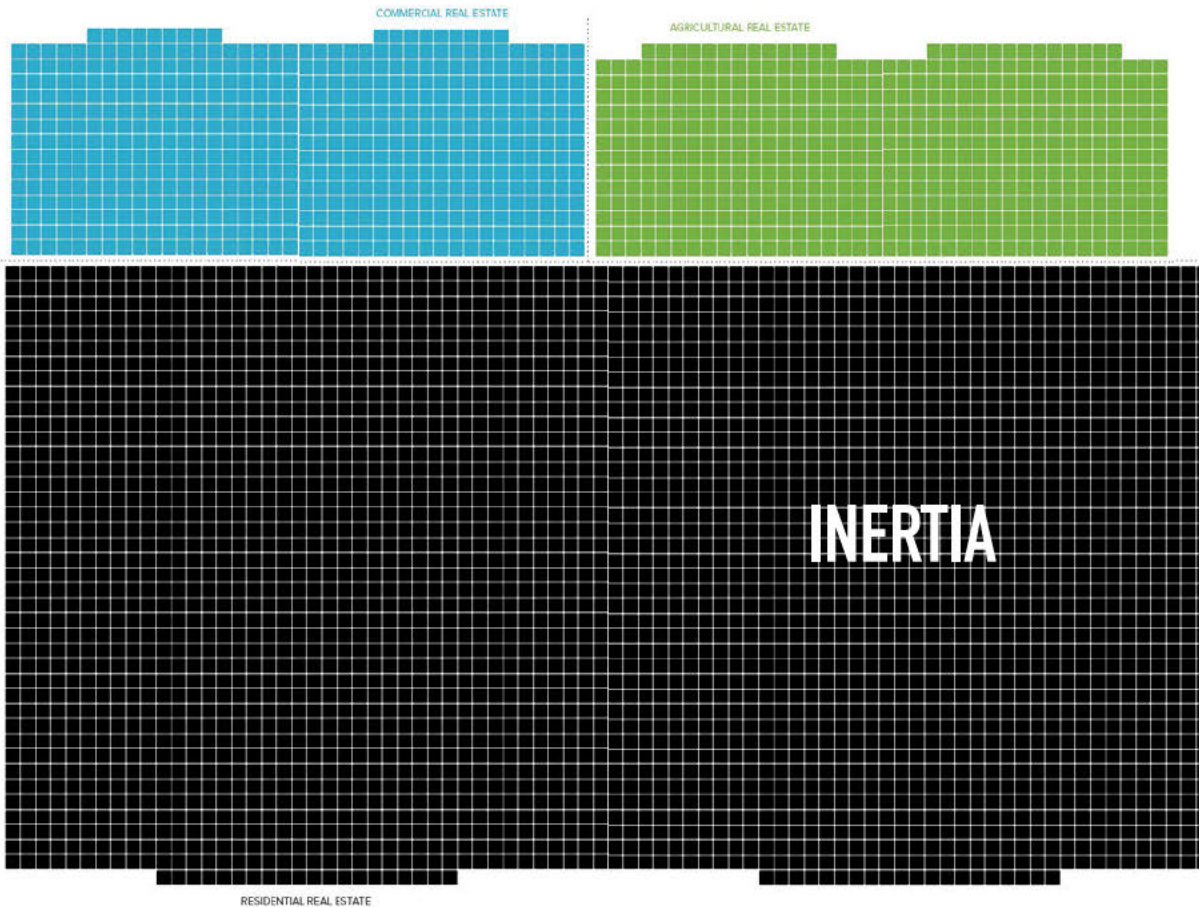
21% of the world's total residential asset value is in North America – despite the fact that only 5% of the population lives there.



Europe contains **24%** of residential assets by value but only houses 11% of the population.

75% OF THE ASSET VOLUME OF THE WORLD'S REAL ESTATE MARKET IS IN RESIDENTIAL REAL ESTATE

(per <http://money.visualcapitalist.com>)



BY 2060, THE
TOTAL GLOBAL
FLOOR AREA OF
BUILDINGS WILL
DOUBLE, WITH
MORE THAN 50%
OF THIS
ANTICIPATED
WITHIN THE NEXT
20 YEARS

(IEA Global Status Report 2017)

FROM: Visual Capitalist: <http://money.visualcapitalist.com/worlds-money-markets-one-visualization-2017/>



2ND SESSION, 39TH LEGISLATURE, ONTARIO
60 ELIZABETH II, 2011

Bill 140

(Chapter 6
Statutes of Ontario, 2011)

**An Act to enact the
Housing Services Act, 2011,
repeal the Social Housing Reform
Act, 2000 and make complementary
and other amendments to other Acts**

The Hon. R. Bartolucci
Minister of Municipal Affairs and Housing

2^e SESSION, 39^e LÉGISLATURE, ONTARIO
60 ELIZABETH II, 2011

Projet de loi 140

(Chapitre 6
Lois de l'Ontario de 2011)

**Loi édictant la Loi de 2011
sur les services de logement,
abrogeant la Loi de 2000
sur la réforme du logement social
et apportant des modifications
corrélatives et autres
à d'autres lois**

L'honorable R. Bartolucci
Ministre des Affaires municipales et du Logement

Legislative
Assembly
of Ontario



Assemblée
législative
de l'Ontario

1ST SESSION, 42ND LEGISLATURE, ONTARIO
68 ELIZABETH II, 2019

Bill 108

(Chapter 9 of the Statutes of Ontario, 2019)

**An Act to amend various statutes with respect to
housing, other development and various other matters**

The Hon. S. Clark
Minister of Municipal Affairs and Housing

2 (1) Subsection 16 (3) of the Act is repealed and the following substituted:

Additional residential unit policies

(3) An official plan shall contain policies that authorize the use of additional residential units by authorizing,

- (a) the use of two residential units in a detached house, semi-detached house or rowhouse; and
- (b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.

SCHEDULE 12 PLANNING ACT

The Schedule amends the *Planning Act*. The amendments include the following:

Additional residential unit policies

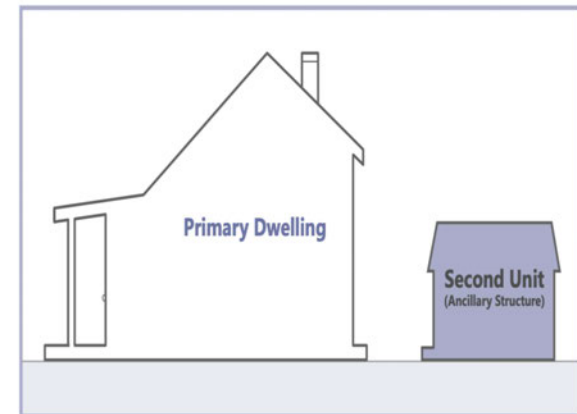
Currently, subsection 16 (3) of the Act requires official plans to contain policies authorizing second residential units by authorizing two residential units in a house with no residential unit in an ancillary building or structure and by authorizing a residential unit in a building or structure ancillary to a house containing a single residential unit. The subsection is re-enacted to require policies authorizing additional residential units by authorizing two residential units in a house and by authorizing a residential unit in a building or structure ancillary to a house.

Inclusionary zoning policies

Currently, under subsection 16 (5), official plans of municipalities that are not prescribed for the purposes of subsection 16 (4) may contain inclusionary zoning policies in respect of all or part of a municipality. Under subsection 16 (5), as re-enacted, official plans of those municipalities may contain those policies in respect of an area that is a protected major transit

SELF INTEREST v PUBLIC INTEREST

Info Sheet - Spring 2017



Second unit - Ancillary structure located on property.

Unit Size

The size of second units and the number of bedrooms should solely be regulated by the Building Code. The Building Code establishes health and safety standards for second units. As such, municipal by-laws should not seek to impose size or other standards that are regulated by the Building Code.

The *Development Charges Act, 1997* (via Ontario Regulation 82/98) states that, in order for second units in existing homes to be exempt from development charges, they must be less than or equal to the size of the primary dwelling. This is the only potential size standard a municipality should contemplate including in a by-law.

As part of the *Made-in-Ontario Environmental Plan*, OHBA further recommends that the provincial government should amend the OBC:

- 🏠 To include affordability as an overarching objective statement;
- 🏠 Put a hold on recent changes to the OBC for further technical consultation;
- 🏠 Establish that “Code is King” by ensuring that the Ontario Building Code is the provincial standard and prohibit municipalities from implementing local building standards bylaws or applying building code standards through the planning process;

PRIMARY
10%
COVERAGE





45%
COVERAGE

FYSB INCREASED, 3 SIGNIFICANT TREES LOST, SIGNIFICANT SHADOWING OF EXSTG. DWELLINGS

WHAT DOES 45% LOT COVERAGE PROMOTE?

PRIMARY



SECONDARY

~15%

~30%

PRIVACY

Table 9.10.15.4.
Maximum Area of Glazed Openings in Exterior Walls of Houses
 Forming Part of Sentences 9.10.15.4.(1) and (2)

Item	Column 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Maximum Total Area of Exposing Building Face, m ²	Maximum Aggregate Area of Glazed Openings, % of Exposing Building Face Area													
		Limiting Distance, m													
		Less than 1.2	1.2	1.5	2	2.5	3	4	6	8	10	12	16	20	25
1.	10	0	8	12	21	33	55	96	100	—	—	—	—	—	—
2.	15	0	8	10	17	25	37	67	100	—	—	—	—	—	—
3.	20	0	8	10	15	21	30	53	100	—	—	—	—	—	—
4.	25	0	8	9	13	19	26	45	100	—	—	—	—	—	—
5.	30	0	7	9	12	17	23	39	88	100	—	—	—	—	—
6.	40	0	7	8	11	15	20	32	69	100	—	—	—	—	—
7.	50	0	7	8	10	14	18	28	57	100	—	—	—	—	—
8.	100	0	7	8	9	11	13	18	34	56	84	100	—	—	—
9.	Over 100	0	7	7	8	9	10	12	19	28	40	55	92	100	—

PRIVACY: 0M = 100%

LIMITING DISTANCE (OBC)



0M-0.6M TO LOT LINE = 0% ALLOWABLE WINDOWS

PRIVACY: 1.2M = 92%

LIMITING DISTANCE (OBC)



1.2M TO LOT LINE = 8% ALLOWABLE WINDOWS

PRIVACY: 3M = 70%

LIMITING DISTANCE (OBC)



3M TO LOT LINE = 30% ALLOWABLE WINDOWS

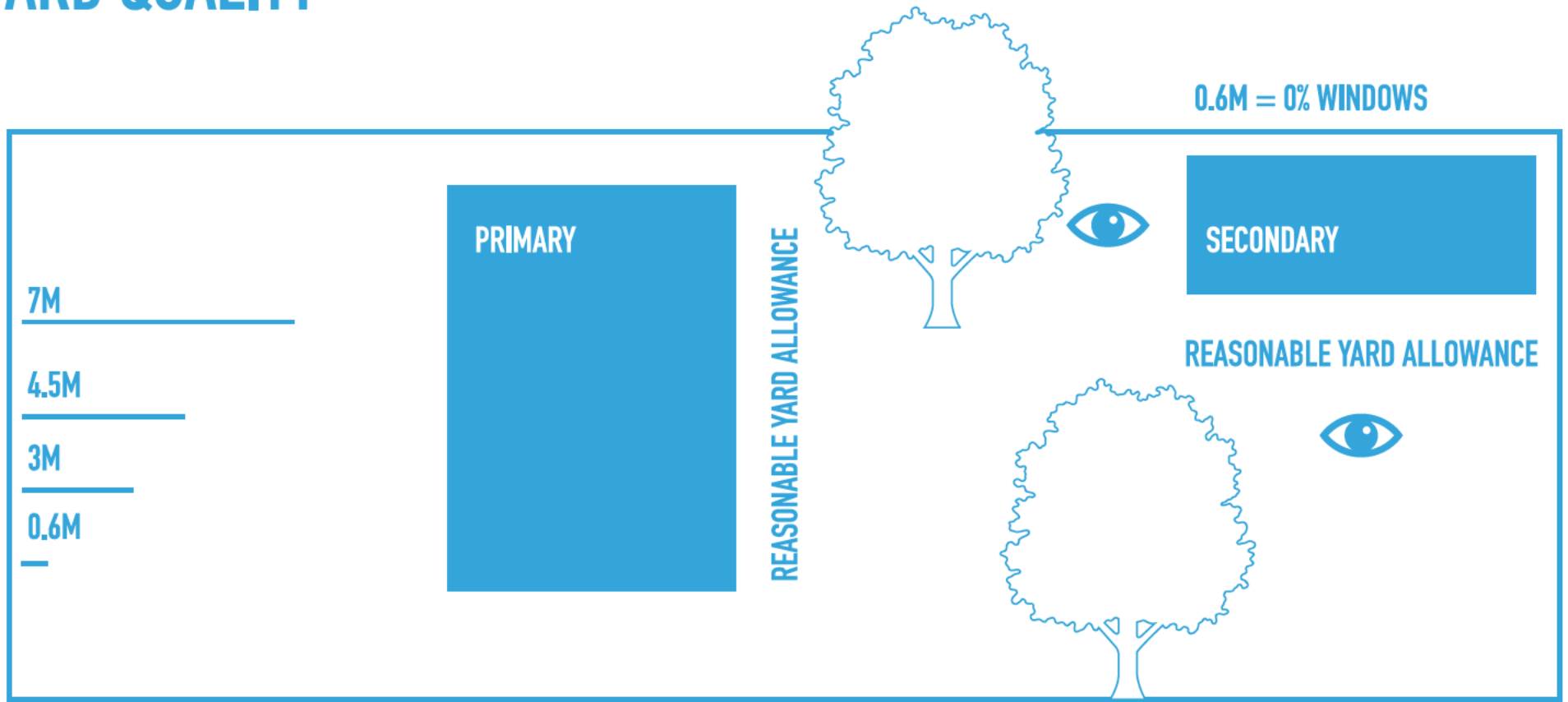
PRIVACY: 7M = 0%

LIMITING DISTANCE (OBC)

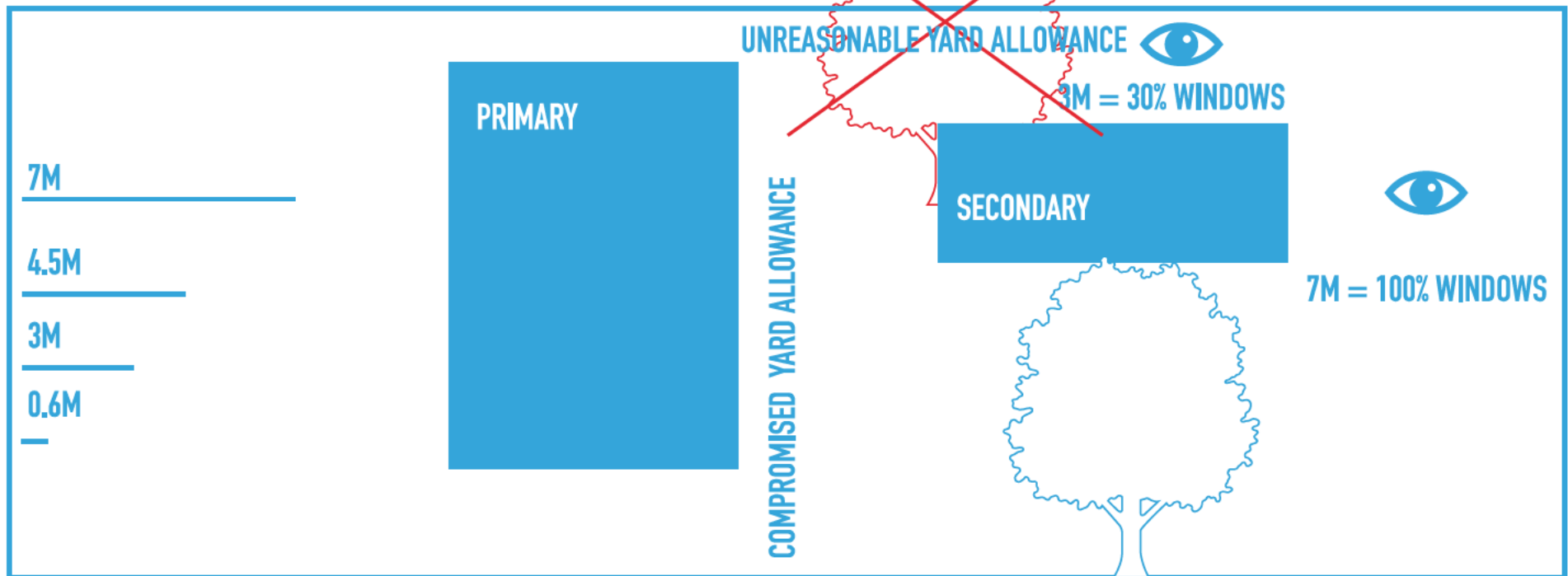


7M TO LOT LINE = 100% ALLOWABLE WINDOWS

YARD QUALITY



YARD QUALITY



REDUCED PRIVACY, LIMITS TO UNIT PLACEMENT, INABILITY TO WORK WITH TREES, REVERSAL OF PRIVACY

From: Meaghan Marshall <
Sent: Monday, October 4, 2021 7:55 AM
To: cityclerks <cityclerks@barrie.ca>
Subject: Deputation Request

Good Morning,

Please accept this email as our request to do a deputation in support of amendments to the comprehensive zoning bylaw 2009-141 for affordable housing.

We are happy to include photos if needed,

Meaghan Kennedy

Denise Schulze

DEPUTATION REQUEST

Request for deputation, any written submissions and background information for consideration by City Council must be submitted to the Legislative and Court Services Department by 9:00 a.m. on the **WEDNESDAY PRIOR TO THE REQUESTED MEETING.**

PLEASE PRINT

COUNCIL MEETING DATE: Oct. 4, 2021		
GENERAL COMMITTEE MOTION NUMBER:		
SUBJECT: Coach House Bylaw Changes		
NAME OF PERSON TO APPEAR: Rachel Holden		
EMAIL ADDRESS:		
STREET ADDRESS:		
City: Barrie		Postal Code:
PHONE:	HOME:	BUSINESS:
NAME OF PERSON REQUESTING APPEARANCE (if different from person appearing):		
PHONE:	HOME:	BUSINESS:
NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable): Uplift Ventures		
BRIEF STATEMENT OF PURPOSE OF DEPUTATION:		
I take issue with the proposed rear yard set backs that go against planning recommendations and the inclusion of site plan control. It will add time and costs to the build and increase rents or reduce project viability.		
LETTER SUBMITTED WITH REQUEST: YES <input type="radio"/> NO <input checked="" type="radio"/>		

Personal information on this form is collected under the legal authority of the Municipal Act, S.O. 2001, c.25 as amended. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act. Questions about this collection should be directed to the City Clerk, City of Barrie, 70 Collier Street, P.O. Box 400, Barrie, L4M 4T5, Telephone 705 739-4204.

City of Barrie, Legislative and Court Services Department
70 Collier Street, P.O. Box 400, Barrie, L4M 4T5
Tel: 705 739-4204 Fax: 739-4243
www.barrie.ca

Taylor McAleer

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Good Evening Mayor Lehman and members of council.

My name is Taylor McAleer. I have been a Barrie resident for over 50 years and I have lived on [REDACTED] in Ward 8 for most of it.

Thank you for the opportunity to speak. I support the proposed changes regarding Detached Accessory Suites in Barrie. I also encourage further restrictions in this regard that would see a reduction in the carbon footprint and the consumption of green space in the city.

Ideally the goal should be home ownership opportunity and not rental availability.

The irony is that the current housing price crisis is also being fueled by developers that are purchasing the very same homes that are within the means of 1st time home owners.

They are taking home ownership opportunities away by decreasing the availability of lower priced homes. Typically these modest homes with larger backyards are being sought after for the development of Detached Accessory Suites.

No one is forced to own a home, but as a consequence, they are being forced to rent. Families looking for starter homes are being deprived of the right to affordable home ownership, when they face competition by investors looking to change the land use for profit.

I have heard too often, the notion that developers are meeting a call and providing service to those in need. This claim of altruism or humanitarianism is repugnant when motives are financial.

When the change to a property incorporates the addition of a Detached Accessory Suite the change becomes permanent. Immediately it becomes less affordable, and serves only those looking to create income. It alters the

homogenous nature of the neighborhood that was defined to support the single-family unit.

The people adjacent to these properties have rights as well, and reasonable expectations regarding the neighborhood in which their investment was made. I had no reason to think that an adjacent property would be able to double or triple its family unit capacity, and less reason to think the number of dwellings would double.

There is/was no precedence. It is/was unheard of, and it, to me is a deception, and inconsistent with existing zone ordinance. I would not have made my biggest life investment here otherwise. I invested in a heritage neighborhood, one that was set on preservation.

Sadly, what may come to be is the displacement of long-time or low-income residents who incur higher property taxes because the market values inflate with the addition of the Detached Accessory Suites.

I believe significant guidelines are needed to prevent our neighborhoods from being commercialized.

My request would be to see targeted affordability programs.....start focusing on underdeveloped areas instead of battling for greater density in existing single-family areas.

There are circumstances where Detached Accessory Suites are not appropriate based on good land planning principles, and more so than ever, increasing our carbon footprint in this manner is irresponsible.

Valid design considerations are needed, particularly in heritage areas. I would also suggest there be limits in the number of detached secondary dwellings allowed per ward and per street.

I am also asking council to impose rent control measures to ensure affordable housing.

I support the changes proposed here this evening. Thank you.

From Arnie Ivsins





