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PLANNING
SERVICES

May 30, 2019

Legislative and Court Services
45 Cedar Pointe Dr,
Barrie, ON L4N 5R7

Re: Zoning by-law 2009-141 removal of second suite exclusion for College area (Meeting June 10, 2019)

Hi,

I am writing with concerns regarding the changing of the by-law to remove the exclusion of second suites in the Georgian College area. I have an issue with this as I live in this area, and moved here knowing this by-law was in place. I had major issues with a rental unit next door to my townhouse when I lived in Ward 3. Over 69 noise issues in the course of a year, countless calls to Barrie Police, two court visits, and in the end, I still had to move because nothing could be enforced.

I moved to the East End, knowing this by-law existed. Let's be clear, there are illegal second suite units on the street I live on, but so far there have been issues with one house, but neighbours complained and finally the absent owner sold it. But, the rent is NOT affordable at all in the units on my street, and some neighbours complain about the parking situation (tenants having to park on the road).

I am all for affordable housing, but I have yet to meet someone putting in a second suite in their house and offering it at an affordable rate. Let's be honest – people are doing this strictly for profit and to pay off their own mortgage. How will this (affordability) be regulated? The city cannot currently go into people's houses to check for illegal units, so the city won't receive more tax revenue from this. Some people (a minority) will choose to register them, but the rent will be market value, not affordable. However, many will still remain illegal/unregistered.

There is also an issue with some of these units only having the owner live in them for a short time, and then they rent out 2 units. This has happened on my mom's street (also in the exclusion zone – there are 2 legal units registered in the 90's on the street, the last few years have seen at least 5 others added – all during the exclusion timeframe, so I doubt they are registered). The owners buy the house, live in it for a year (while have adding the second suite) and then move out, renting both). There are a lot of unkempt lawns on her street, and people are parking on the lawns, and it is a muddy mess.

Barrie needs affordable housing without a doubt. However, removing the by-law for the Georgian College area will not help in the least as you cannot regulate the rent, and you cannot regulate the units. A small percentage of the landlords will be

amazing. However, most live elsewhere, and will not upkeep the house, the garbage or the noise levels.

Getting the exclusion by-law passed was a massive fight and undertaking, and I am absolutely dismayed and heartbroken you are planning on changing this. I feel for the police who will once again be overloaded with complaints if you allow this to happen. Barrie is a big city now, and let's let one small portion of the east end stay as is, with the by-law for exclusion of second suites stay in place. The police don't need this, but every citizen in Barrie has the right to enjoy their home and neighbourhood in peace including the east end. I truly went through a horrible battle for 3 years and it took a toll on my physical health. I don't want this to happen again to myself, or others living in Ward 2 near the affected zone.

My mom lives on a street (in this zone) that is now half rentals and half seniors – and now the seniors want to move because of the lack of upkeep of the rentals, people destroying lawns by parking on them – and the massive amounts of on-street parking on the cul-de-sac, and when they move, these houses will become two units.

Please take the consideration of all citizens in this matter, especially those who have lived here a long time and are paying their fair share of taxes. Not everyone looking for affordable housing is a Georgian student. Some are working adults, and they most likely work in other areas of the city, so let's keep putting the second suites there.

This is a step backwards and it is not a step in the right direction, especially since so many residents put up a long and hard fight to have a peaceful, clean neighbourhood and get this by-law put in place.

I am not against rentals completely – there is a family on my street renting a house, and they take pride in their home and yard, but I am against the city changing a by-law in favour of something you CANNOT regulate. I can't stress that enough.

I will support this when the city CAN mandate the rent people charge, so it is actually affordable, and the city CAN inspect/check out homes that possibly have illegal and/or unregistered units in them (many are not up to fire code with two exits).

As I have stated, there are tons of neighbourhoods in the city that can accommodate these units otherwise. Please think this over and consider all the facts carefully.

Sincerely



Tara Wanamaker



May 23, 2019

City of Barrie
70 Collier St
P.O. Box 400
Barrie ON L4M 4T5

ATTN: Legislative and Court Services

RE: File No: D09-72/D14-1666) - Proposed Official Plan Amendment: Section 3.3.2.2. & Zoning By-law Amendment: Section 5.2.9. to permit Second Suites within the Georgian Neighbourhood Study Boundary Area

This letter is issued in support of the proposed amendments to both the City of Barrie Official Plan and City of Barrie Zoning By-law to remove the current restriction of permitting Second Suites within the specified Georgian Neighbourhood Study Boundary Area [GNSBA] zone.

As a Building Code Mentor, specializing in the legalization of unregistered apartments (including Second Suites) resident safety is considered of utmost importance. Illegal apartments are all too common in many Municipalities with restricted areas, such as the GNSBA, that foster renovations of existing houses into multi-unit residential buildings without meeting Building Code and Bylaw requirements.

It is estimated "as many as 15% of secondary rental suites in detached homes are being operated in Canada illegally.....in many cases, illegally-operated secondary suites also go unreported to insurance providers".(¶) Though it is difficult to assign an exact amount to the number of illegal Second Suites located within the City of Barrie, of the 4,165 apartments(+) known if even 15% of these are illegally-operated it would result in 624 illegal apartments. The Staff Report provided for this meeting, available online at the City of Barrie website, acknowledges City Staff are aware of many illegal Secondary Suites in the GNSBA zone.

Provincial Building Codes and Municipal Bylaws focus on Health, Safety and Accessibility. Not to take away from the importance of Health and Accessibility below are a few facts and considerations with respect to Fire Safety within homes in Ontario. These facts provide support of the importance to permit owners the opportunity to register Second Suites within the GNSBA zone to help save lives;

- Between the years of 2012 - 2016, 49% of Loss fires occurred in the residential property class, refer to image below. A Loss Fire is defined as any fire with an injury, fatality or dollar loss reported. (µ)

¶ Global News. "If you haven't disclosed your home's rental suite, you may be breaking the law". August 2, 2017.

<https://globalnews.ca/news/3644308/disclose-rental-suite-breaking-law/>

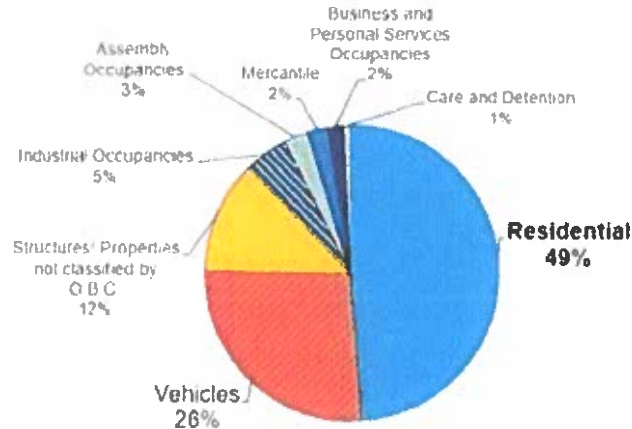
† Canadian Mortgage and Housing Corporation. *Housing Market Information - Rental Market Report Barrie CMA*. Released 2018.

<https://www.cmhc-schl.gc.ca/en/data-and-research/publications-and-reports/rental-market-reports-major-centres>

µ Ministry of the Solicitor General. *Fire Loss in Ontario 2012-2016*. December 2017.

https://www.mcscs.jus.gov.on.ca/english/FireMarshal/MediaRelationsandResources/FireStatistics/OntarioFires/FireLossesCausesTrendsIssues/stats_causes.html

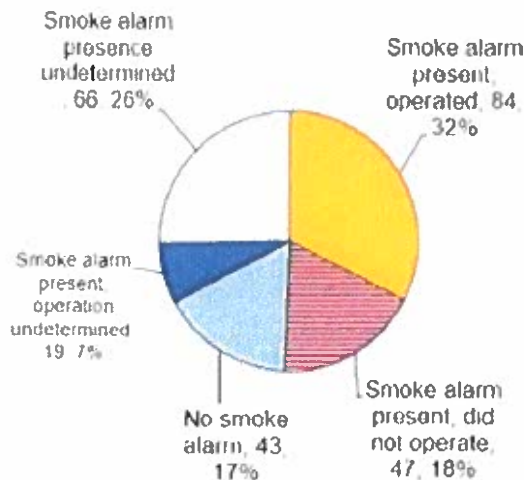
Loss Fires by Property Class



Number of loss fires 2012 to 2016: 54,457

- Smoke alarm operation is crucial to successful evacuation of residents. Smoke alarms are often interconnected throughout the building in registered Second Suites to notify all building occupants of a fire event. From 2012-2016, 68% of Fatal Fires in residential properties did not have smoke alarms or the smoke alarms were not present or functioning in some manner. Excluding arson fires - see image below. (†)

Residential FATAL Fires: Smoke Alarm Operation

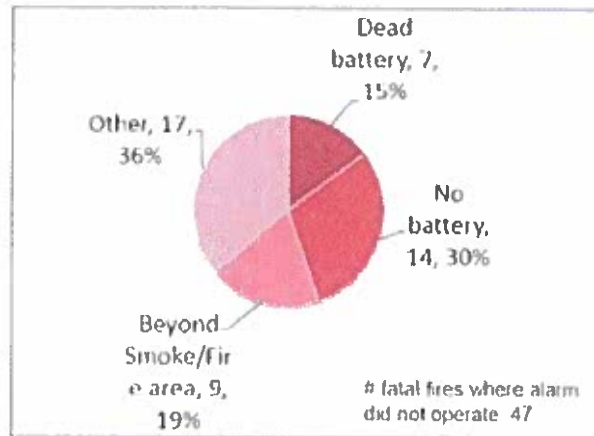


Number of residential fatal fires* 259

† Ministry of the Solicitor General. *Ontario Smoke Alarm Status in Residential Fires 2012 to 2016*. December 2017.
https://www.mcscs.jus.gov.on.ca/english/FireMarshal/MediaRelationsandResources/FireStatistics/OntarioFires/SmokeAlarmStatusinHomeFires/stats_sa_status.html

- Further clarification on when smoke alarms were present but did not work, identified as 18% in the above, further reinforces the importance of legalizing Secondary Suites to increase the chances smoke alarms will be fully operational. As you can see in the image below 45% of the smoke alarms which were present but did not operate either had a dead battery or no battery at all. ¶ Interconnected hardwired smoke alarms as required by Building Codes eliminates the reliance on batteries.

Residential FATAL Fires: Smoke Alarm Did Not Operate - Why?



Operating smoke alarms are one integral piece of the puzzle to legalizing apartments for safe communities. Wall and Floor construction with time associated to them so they will withstand the effects of a fire along with designed exit facilities, both in compliance with Building Codes, increases chances of occupants of the building as a whole to escape in an emergency.

If we consider the theoretical 624 illegal apartments in Barrie as estimated above, a minimum of 624 residents (not including any portion of the house occupied by the owners) are at risk for their lives.

Furthermore, the resurgence of television shows and media articles discussing how Second Suites help offset mortgage costs and provide additional income fuels the development of unregistered apartments.

I believe it is crucial to adopt the amendments to both the Official Plan and Zoning By-law to facilitate a path for the legalization of existing and new Second Suites in the Georgian Neighbourhood Study Boundary Area [GNSBA] to ensure safe communities throughout the City of Barrie.

Thank you,



Steven Moreau
Building Code Mentor

June 5th, 2019

Ms. Wendy Cooke
City Clerk for the City of Barrie
70 Collier Street
Barrie, Ontario
L4M 4T5

FILE NO.: D09-72/D14-1666

Attention: Ms. Cooke,

Re: An amendment to permit secondary suites within the Georgian Neighbourhood Study Boundary.

Thank you for circulating notification of the above noted Official Plan Amendment and Zoning By-law Amendment applications to this office.

Planning staff have no objection to the applications, however, would like to highlight that new units would be subject to Education Development Charges pursuant to the applicable Education Development Charges By-law at the time of building permit application. Furthermore, I would like to request notification of the decision of Council.

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

Katie Kirton, MCIP, RPP
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Simcoe County District School Board
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