

**From:** denise lane <  
**Sent:** Tuesday, September 28, 2021 3:06 PM  
**To:** cityclerks <[cityclerks@barrie.ca](mailto:cityclerks@barrie.ca)>  
**Subject:** written submission for the Oct.4th City Council Meeting

Attn. Mayor Jeff Lehman and Councillors,

When we moved to Barrie sixteen yrs. ago, we chose to live in beautiful HISTORIC OLD Allandale, buy a beautiful HISTORIC OLD house and view the beautiful HISTORIC OLD trees that surrounded us.

Unfortunately, we had to deal with the first slumlord that bought the house beside us, and are now dealing with the second. They collect huge rental sums and have to be pressured into maintaining their properties.

With second dwellings being approved, this slumlord in ONE DAY, took advantage of the system, and destroyed century old trees, destroyed our view, and destroyed our ability to keep natural fence lines. The building that caused all this grief is the size of another house- WHAT ON EARTH IS GOING ON!

These are not affordable rentals being built. This is the result of slumlords and developers being allowed to put TWO HOMES ON ONE LOT!

To end, there needs to be a stop to the size of these second dwellings, the destruction that they cause to nature, and the lack of accountability to neighbours that they affect.

WE DID NOT CHOOSE TO LIVE LIKE THIS. Please make the necessary changes to help others avoid what has happened to us.

Thank You, Denise Lane and Brian Littlejohns at

Note-the following pictures are what we live

**From:** denise lane <  
**Sent:** Tuesday, September 28, 2021 3:13 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Fw: thought

Attn: Mayor Lehman and Councillors-pictures

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**From:** Arlene McCann <  
**Sent:** July 30, 2021 8:47 AM  
**To:** denise lane <  
**Subject:** Re: thought









**From:** denise lane <  
**Sent:** Tuesday, September 28, 2021 5:16 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** 38 Burton Avenue - Denise Lane & Brian Littlejohn's house

Please find attached photos of [REDACTED] [REDACTED]

Yours sincerely

Denise







Written Submission for Council Oct 4

To Mayor Lehman and Members of Council

Please consider my arguments below regarding affordable housing in Barrie and the approval of permits granted for detached accessory dwellings to be built at the rear of existing primary dwellings.

1. In your staff report DEV021-21 you state that the City has been mandated to create 840 affordable units in Barrie by 2024. I understand that we do need affordable housing but by allowing owners/investors to capitalize on building additional structures to provide occupancy for tenants it should come with a fixed rental income schedule investors must follow. Rental units on either side of my house on \_\_\_\_\_ have multiple tenants in each house with owners/investors reaping the benefits of high rental income.
2. Before approving permits for additional second suites and accessory buildings review the impact it has on the residential neighbourhood. You are pushing residents out of the homes they have resided in for decades.  
Permits should not be issued to owners/investors who are not respecting the aesthetics of the neighbourhood. Either side of my home, both houses have unfinished exterior construction. Building inspectors should not be approving these renovations when clearly they are an eye sore to the neighbourhood. (Photo attached – unfinished exterior basement windows – \_\_\_\_\_ Puget Street). Landscaping is nonexistent and the grass often left uncut.
3. Our environment is in danger when multiple structures are permitted on one lot. Century old trees are being destroyed and being replaced by concrete. Our climate is rapidly changing with high winds, torrential downpours. Flooding in basements is an issue in Barrie and especially with older homes. With additional buildings in backyards will the current drainage system be able to handle the daily use created by multiple tenants on one lot?
4. Allowing only one parking space per dwelling is not realistic when the approved second dwellings and accessory buildings will contain more than one adult. Currently tenant's cars are parked on residential streets creating a safety issue. How will off street parking be handled when snow removal by laws need to be enforced?

In summary, the City should control the number of rentals on one street and permits should not be issued to absentee landlords who cannot respect the neighbourhood and take care of the exterior appearance of their primary building. The City's plan to allow second suites and accessory buildings to be built behind primary buildings for affordable housing should come with strictly enforced by-laws on what rental fee the investors can charge their tenants. There are currently seven people living in \_\_\_\_\_ Puget Street and \_\_\_\_\_ Puget Street has had 10 people. Investors creating second suites and accessory buildings are not renting to families who are in need of affordable housing. They are only interested in renting to multiple people so they can benefit financially. The city should state the number of people allowed in each rental unit and consider the outcome from additional buildings per lot on the drainage system and our environment. Controlling the number of tenants per building would hopefully cut down on the number of vehicles parked on streets.

As much as affordable housing is needed, the impact on long time residents and established neighbourhoods also needs to be given fair consideration.

Thank you

Dilys Monk





September 29, 2021

Written Submission for Council Oct. 4, 2021

By Faye Grant-Rodrigues

Dear Mayor and City Councilors,

I am a resident of Barrie who owns property in Ward 1 and Ward 2 and is a member of the Ward 1 Residents' Association. I have been a lifelong resident of Barrie and am concerned at how developers/realtors are ruining the city through driving out affordable housing and turning neighbourhoods into student ghettos. All of Ward 1 is subject to this due to its proximity to Georgian College and its lack of housing for students. This is not a new issue but perhaps looking at other municipalities and their solutions to this would be strongly advisable. I have no doubt that it is beginning to affect other wards in the city. (See next paragraph)

I am gravely concerned after the neighbours of my Ward 2 property built a second suite and I feel that the city has not done due diligence for long term residents. My concerns about grading were dismissed but no one came to check on their validity. Why are long time residents unable to have a voice in their neighbourhood while new residents are granted exemptions from bylaws? Some of my concerns are environment/climate change, lack of notification/appeal, affordable housing/larger tax base and by law enforcement.

#### Environmental/climate change

Allowing second suites is effectively urbanizing any remaining green spaces which will create new flood zone areas. Look at what happened in Toronto this past month due to heavy rainfall. Landscaping a few shrubs and trees to camouflage the outbuildings in no way addresses the issue of climate change created by more buildings and driveways. The city has created further environmental harm by allowing this measure along with many others.

#### Lack of notification/appeal

I have received multiple notices from the Ministry regarding changes on Hwy 400 which included a number for questions, complaints or concerns. The City of Barrie has also sent me a notice regarding change of road clearance which is two doors away. Why is there no notification from the City of Barrie when such a major change is happening next door to a property? This is not acceptable or neighbourly. Lack of resources should not be the excuse for failing to do your job. See By law enforcement below.

#### Affordable Housing/Larger Tax Base

Exactly how much are these second suite owners charging tenants? Please provide details on rents and duration of rent. Are they really affordable housing and for how long? I suspect that many of these properties are being used as 'cash cows' by absentee landlords whose first goal is to make money. Obviously, the city will be able to collect more taxes from these property owners so the city has a vested interest (conflict of interest) in allowing these second suites. Will our sewage system be able to support the added strain these second suites will add? What about increased police services, education, road use, emergency and hospital services?

## Bylaw enforcement

By allowing these suites the city is creating new bylaws to control them while admitting that they do not have the resources to allow them to notify neighbours. So, how will they be able to enforce them? Are there permanent, full time bylaw enforcement officers? If not, then what hope is there to enforce existing bylaws. If you can't do it well, then don't do it.

The simpler solution would be to stop these second suites to avoid extra enforcement measures needed to control them. There is already a lack of enforcement regarding boarding houses, street parking, noise violations, and many other issues. It is left to neighbours to notify city hall when some of these issues could be dealt with through careful application of existing bylaws.

I am not opposed to affordable housing but this is gouging at the expense of the community. I am disappointed in the manner that Barrie Council has handled this matter. You always have a choice. Make it count.

Thank you,  
Faye Grant-Rodrigues, Ward 1 Residents' Association

September 29, 2021

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

**TO: Mayor J. Lehman and Members of Council**

**RE: Detached Accessory Dwelling Units -  
Proposed Amendments to the Comprehensive Zoning By-law 2009-  
141 for Affordable Housing**

Thank you for the opportunity to provide comments on this important issue. I feel that the proposed amendments to the Comprehensive Zoning By-law regarding Accessory Dwelling Units (ADU) will stifle further construction resulting in fewer housing units being built by the private sector. Provincial legislation encourages additional housing units by permitting these ADU. The proposed zoning by-law amendment will not encourage additional units.

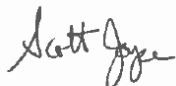
I object to the minimum side yard setback of 3.0 metres and the rear yard setback of 7.0 metres being proposed. 3.0 metres would be a more reasonable rear yard setback to provide some privacy and protection of adjacent neighboring trees.

1.2 metres or less would be a more appropriate minimum side yard setback as many newer houses are built close together. I also object to the proposed outright ban on basements. Lower-level basements can provide safe, clean living space while walk-out basements can also provide additional natural light and a safe second exit from the home.

The restrictions being proposed are not reasonable and will severely stifle the construction of additional future housing units that could be built to accommodate new and existing residents. Restricting the supply of housing units will put upward pressure on rents for existing apartments and homes. Please consider modifying the by-law to greater meet the intent of Provincial legislation and encourage the provision of additional housing units. I also object to any minimum separation distance between these units as this would not be fair or reasonable and would further restrict the construction of additional units.

Thank you considering these options. Please notify me in writing of any further public meetings or correspondence regarding this matter and send a copy of the notice of decision once available.

Sincerely,



William Scott Joyce



## **Proposed city-wide amendments to the comprehensive zoning bylaw 2009-141 for affordable housing**

Mayor Lehman, and Council,

The amendments brought forward by Council have clearly taken into consideration the resident's perspective and I am in support of these amendments.

Prior to these amendments, permits issued to build houses in backyards have resulted in the elimination of the tree canopy in residential neighbourhoods. Green spaces have also been eliminated and neighbours have been left without privacy and with thousands of dollars in damages to their properties, some of which is related to the removal of 100-year-old trees! The character of well-established neighbourhoods, the private residential homes, and the quality of life enjoyed by generations of families are at risk if we do not establish satisfactory bylaws with respect to building houses in backyards!

The negative impact to residents is being felt throughout our city. We have neighbours unwilling to do deputations for fear of retribution from their neighbours, who have bought up houses on their streets as investments to build houses in the backyards. And the environmental impact alone, with the potential removal of thousands of trees and acres of green space is a result that cannot be reversed. We cannot replace 100-year-old trees!

We are here today due to good intentions. The province's mandate to have 3 residential dwellings on one residential lot was an attempt at dealing with the lack of affordable housing. Unfortunately, we are all aware, as is supported by provincial and municipal reports, that this modest increase in supply is no longer creating affordable housing.

Exorbitant rents have only influenced investors to buy up residential houses with the prospect of receiving up to \$3,500 per month from one house with 2 dwellings, and the same from a house built in the back yard. Despite the backyard house being a single dwelling, the City is unable to police illegal 2<sup>nd</sup> dwellings and we know permits have been approved for these backyard houses with 2 front entrances and full basements. The City is also unable to police the number of occupants in each property. More significant, with respect to this bylaw, is the fact that our municipality is unable to ensure any secondary suite, or any house built in the backyard of a single-family residence, **is affordable!** The result of building houses in backyards has a negative impact on most residing residents, whether they own their home or whether they rent their home!

I do have an affordable 2<sup>nd</sup> suite and did a deputation to Council in 2019 due to changes that were proposed to our CIP programs, to eliminate the program supporting the restoration of heritage homes and the creation of a 2<sup>nd</sup> suite. I was approved prior to the CIP changes, and I also received a grant in the form of a forgivable loan, (over 15 years to discourage developers from flipping houses), from the County of Simcoe, entering into a legal agreement to maintain an affordable rent.

Residents are in support of affordable housing but why would investors support it? Building houses in backyards is not creating affordable housing and it is negatively impacting the character of our neighbourhoods, our environment, and the quality of life for those residing in them whether they own or rent.

Barbara Mackie



## Allandale Neighbourhood Association

September 21, 2021

In response to the 44-page staff report recommending amendments to bylaws related to building houses in backyards, we would like to put forward a few questions for clarification:

It has been established that building houses in backyards, according to both provincial and municipal reports, is no longer effective at creating affordable housing. Why is the City of Barrie investing so much time in a failed option?

Prior to consideration of the bylaws relevant to building these detached houses, the original maximum height was 4 metres. Despite concerns acknowledged from residents regarding height, the amendment proposes increasing it to 4.5 metres. Is there any significance to a .5 metre change? With a Committee of Adjustment willing to approve a height of 6 meters, what is the point?

Developers were racing to build houses in backyards because they thought, with the damages incurred related to the excavation for basements, the city would respond by proposing an amendment not to allow basements. There are 2 significant issues related to allowing basements: the destruction of adjacent properties and the use of the basement as an illegal second dwelling. Why are we allowing basements? If consideration was given to cement pads and they did not mitigate the destruction of heritage trees, why not consider helical piers? Without the need for excavation, the environmental impact is negligible.

The excessive number of renters and vehicles in one single-family home has long been a complaint of those neighbouring residents. With the addition of a second, single family home on the same lot, will the city support residents with the pertinent information needed to deal with the resulting provincial offenses?

As directed by Council, staff are continuing to work on many other affordable housing initiatives. Could you please advise what the “many other affordable housing initiatives” are?

The recommended introduction of a scoped site plan control process notes, “It is not a public process. It does not seek input from the public or require approval of Council.” Also recommended to address the concerns from residents in established neighbourhoods, is to provide additional notice stating, “while not a requirement”, “a sign could be placed on the property”. Does Council feel these recommendations are satisfactory in dealing with the concerns of residents?

The environmental and climate change impact matters are being addressed by a slight increase in setbacks and by acknowledging areas, which may be subject to natural hazards such as flooding and erosion. Is this sufficient to mitigate the negative environmental impact in our city?

We have a long history of second suites in single family homes so the intent by staff to clarify definitions by changing it to an accessory dwelling while the house in the backyard is also an accessory dwelling, albeit detached, became confusing in a 44-page report.

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***...preserving, improving, promoting, and educating our community***