

From: Mel Woolsey

Sent: June 15, 2021 10:56 AM

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

Cc: Office of the Mayor <OfficeoftheMayor@barrie.ca>; Clare Riepma <Clare.Riepma@barrie.ca>; Keenan Aylwin <Keenan.Aylwin@barrie.ca>; Ann-Marie Kungl <Ann-Marie.Kungl@barrie.ca>; Barry Ward <Barry.Ward@barrie.ca>; Robert Thomson <Robert.Thomson@barrie.ca>; Natalie Harris <Natalie.Harris@barrie.ca>; Gary Harvey <Gary.Harvey@barrie.ca>; Jim Harris <Jim.Harris@barrie.ca>; Sergio Morales <Sergio.Morales@barrie.ca>; Mike McCann <Mike.McCann@barrie.ca>

Subject: Big mistake changing the secondary dwelling rules

Good morning Shelby,

It has been brought to my attention that the City of Barrie is considering the elimination of Secondary Dwelling units (Garden Suites). I am currently involved as an investor in these secondary suites which has not only been a great investment for us but has made our tenants very happy. After posting our last duplex for rent we had over 200 applicants in less than 24 hours, so what does that tell us? Yes, the obvious answer is that there are a lot of people in our area needing not only a place to live but something affordable.

My Dad who lives alone cannot afford to stay in his house based on his pension so we are considering a Garden Suite to offset his costs, so he can enjoy living where he is comfortably.

There are a lot of people that build these Garden Suites, not only as an investment but to make sure that their parents or children have a place to live comfortably. I have friends that moved back to the area from Vancouver and unfortunately, they could not get a mortgage due to their credit and just starting a new job in Barrie. They could not find a place to rent anywhere around Barrie and in fact are renting on the other side of Collingwood because that is all they could find. There are bidding wars for people to get into Rentals, and some are paying one years rent up front.

My kids said to me the other day that it seems like there are a lot more homeless people in Barrie and they are correct, but where is that going to go if you take away Secondary Dwelling Units.

Think of the repercussions if you eliminate these Secondary Dwellings because there will be a lot less options for an area that is clearly in trouble already.

I understand that there are people in the City of Barrie upset about these being built in their neighbour's yard changing how their yard may look, but unfortunately you are not going to keep everyone happy, but you can make a difference in peoples lives because they have a place to live...which is more important?

Thank you for your time and consideration.

Mel Woolsey
Barrie Resident

From: Mel Woolsey
Sent: June 15, 2021 12:21 PM
To: Shelby White <Shelby.White@barrie.ca>
Subject: RE: Big mistake changing the secondary dwelling rules

Hi Shelby,

After reviewing the documents I would like to say that I support them and think that the current standards for detached accessory units should not be changed. The proposed changes will result in less units being built, supply being decreased and affordability being decreased creating even worse problems than we already have.

I also have a lot of respect for Brady McDonald from BK investments and his knowledge and support his argument and position.

Thank you for giving us the opportunity to be heard.

Have a great day!

From: Shannon P Murree
Sent: June 15, 2021 3:55 PM
To: Shelby White <Shelby.White@barrie.ca>
Cc: Shannon P Murree
Subject: Zoning By-law Updates for Affordable Housing

Shelby White, RPP, Planner
The City of Barrie

re: tonight's meeting proposed amendment is to facilitate more affordable housing options, and to update and refine the intent and contents of Comprehensive Zoning By-law 2009-141

As an investor agent who predominantly works with very caring and responsible housing providers, I strongly oppose the proposed changes to the above. Please add my name to the list of others concerned about these changes and would go against the very thing in terms of available housing should things go through as proposed. It's way too new and due to some having "NIMBY", the proposals would not make improvements to the affordable housing situation.

Thank you

[Shannon P. Murree](#)

From: cathy.colebatch

Sent: June 15, 2021 2:02 PM

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

Cc: <Tomasz.Wierzba@barrie.ca>

Subject: RE: City Initiated Amendment to Comprehensive Zoning By--Law - Affordable Housing

Good Afternoon Shelby

In reviewing the information provided in chart form, I do have a few questions of clarity and general comments.

Certainly from a residents perspective this looks very encouraging. I have registered for the Public meeting tonight.

Here are my questions.

- In new builds of accessory buildings, why can't you use the basement?
- Definition of a duplex? Is a semi detached 1 1/2 or 2 story considered a duplex?
- What is tandem parking? To create tandem parking would you need to widen a driveway?
- Potential number of cars on a lot, if proposed amendments pass would be 3? 1 per each unit
- Are we only allowing a 2 story dwelling to be built if the lower level is garage space, allowing 1 unit on the upper floor area?
- If no garage, built unit would be 1 story only with 1 unit @4.5m in height?
- In a semi detached building, allowing 1 second suite on either side would allow the potential for 4 families and 4 parking spots? Are we looking at maximum number of people? If this is correct you could have the potential for approx 4 people, 4 units=16 people living next door to single family homes in a residential neighbourhood? This will change the character of Historic Neighbourhoods and all residential neighbourhoods.
- Limiting the number of units per - two second suites in primary building, and 1 accessory building is good news, however wonder about a two storey accessory building when the primary building is only a bungalow or 1 1/2 story. The second building becomes a visual eyesore and over shadows the primary building especially in Historic Areas. Can the height be reduced according to height of the primary building.

Respectfully

Cathy Colebatch - Co-Chair ANA



BARRIE AFFORDABLE HOUSING - PROPOSED ZONING BY-LAW AMENDMENT

Submission from the SCATEH Barrie Chapter

June 15, 2021

The SCATEH Barrie Chapter wishes to thank the planning committee for the opportunity to voice our support for city staff's proposed amendments to these zoning bylaws related to affordable housing.

As we understand it, a review of these bylaws came as a recommendation from the Affordable Housing Monitoring Report, and the proposed changes are an effort to both remove barriers and provide clarity regarding the creation of additional units in existing dwellings.

Converting basements and attics into apartments, backyard tiny homes, and other creative ways of adding additional housing on existing lots in our neighbourhoods are really great ways to create affordable housing options in our city. Considering the affordable housing crisis we are in, bylaw amendments that make it easier to build affordable housing are welcome. These bylaw amendments also seem to address some of the size and height requirements and set out requirements for the amount of green space that needs to remain on lots. Our hope is that these clarifications will quiet some of the NIMBYism that can surround these projects.

Coincidentally, this meeting is taking place during YIMBY Week. YIMBY stands for Yes In My Back Yard, and the purpose of this campaign is to remind us all that everyone deserves a safe, affordable, hopeful place to call home, and when that is the case our entire community benefits. We do believe that these bylaw amendments can help us get there. However, what we have seen is that just because a housing unit costs less to build, that does not necessarily mean it will cost less to rent - landlords tend to pocket any savings and charge whatever the market will bear. A reminder that in our city right now we often see basement apartments or these accessory dwellings built in backyards go for \$1800-\$2000/month.

So, while outside the scope of the bylaw amendments, we continue to urge the City to consider all of the tools at your disposal to control rent prices - caps, or incentives in exchange for caps on these new units similar to the Second suites grants from the County, but also vacancy taxes and policies that would protect existing affordable housing stock from being scooped up by real estate investment conglomerates., such as Core Development Group Ltd. that has announced its plans to start buying up large quantities of single-family homes in Barrie to rent out at a huge profit to their investors. With the financialization of housing, housing has become for many a commodity to invest in first, and a home second. When housing is hoarded, what we all understand as the basic economic principle of supply and demand doesn't apply in the same way. More supply, at least at the rates we are able to produce it, is not bringing the housing costs down. Refusing to put policies in place to protect the right to housing is not a neutral move - it directly benefits those with wealth to invest and it forces those without that wealth into precarious housing, food insecurity, or even homelessness.

As always, thank you for the opportunity to provide comments. We support the bylaw amendment and we remain at your disposal as you work to address the affordable housing shortage in our city.

June 15, 2021

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

TO: Mayor J. Lehman and Members of Planning Committee

**RE: Detached Accessory Dwelling Units - Basements
Proposed Changes to Comprehensive Zoning By-law**

Thank you for the opportunity to provide comments. Please consider modifying the proposed zoning by-law amendment to permit basements with habitable space within detached accessory dwelling units to provide additional living space and a safe second exit.

I would like to construct a detached accessory dwelling unit with a walkout basement this year to help provide more affordable accommodation in the City and to help off-set my mortgage costs. The subject lot that my family has an interest in slopes substantially to the rear and lends itself to a walk out basement. The basement level could provide additional habitable living space with lots of natural sunlight. Basements can also be used for additional storage, utility rooms containing the furnace and hot water tank, laundry rooms and provide a safe secure second exit from the home.

I also understand that the size of these units may be limited to 45% of the principal building. Without permitting a basement, this would severely reduce the amount of living space in the proposed accessory dwelling unit due to the small size of the existing principal bungalow on the subject lot. This may in turn make the project financially unfeasible.

While I understand that some other accessory units may have been recently constructed with an illegal second unit in the basement, I feel this can be dealt with through by-law enforcement of existing laws.

Please consider permitting habitable space within walk-out basements in detached accessory dwelling units for the reasons noted above and to provide a safe second access from these units. Thank you for your consideration. Please notify me in writing of any further public meetings and send a copy of the notice of decision once available.

Sincerely,

