

3.8 City-Wide 5 Bedroom Limits and Increased Permissions for Additional Residential Units (OZ-9661)

Thank you

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The North Talbot Neighbourhood and Broughdale Neighbourhood never received notices regarding increasing bedroom limits in near campus neighbourhoods. These two neighbourhoods are dominated by student housing and should have been approached.

Also, a developer submitted written comments referring to people living in these neighbourhoods as NIMBY. No one's concerns should ever be referred to as NIMBY. It is disrespectful. People's concerns are their own and should be heard.

In Near Campus Neighbourhoods, the bedroom limit should remain the same because temporary housing is over represented.

Prior to the limit of 3 bedrooms per unit, there was no cap. The cap was implemented to relieve some of the negative consequences of large units. Staff appear to be unfamiliar with this history of the three bedroom cap.

We seem to be going backwards. **If the city increases bedroom limits to 5 per unit, they are creating frat houses, and/or rooming houses. It is unlikely that anyone other than students can afford these units because rooms in near campus neighbourhood typically cost a min. of \$1000 monthly per room. Families would not be able to afford an entire unit at this cost. This would entrench the transient quality of these neighbourhoods. It is also exploitative of students because landlords tend to require 'guarantors'.**

Too much temporary housing destabilizes a neighbourhood and makes it unsafe.

The majority of these units are empty for several months out of the year. The emptiness of the neighbourhood is prone to squatters and break-ins, or small pop-up encampments in the rear of the property. There are few eyes and ears in the neighbourhood to watch over it. Many times, the police have asked me if I have an outdoor camera directed at the street. I was told by police that the neighbourhood is anonymous. The combination of visitors to the neighbourhood and the empty houses, lets anyone be invisible on the street.

We don't need more of the same.

In less transient neighbourhoods, people know or recognize each other, and this makes it safer.

The NIMBY part of it, and likely why the developer referred to residents as such, is that permanent residents, at times, resent investment landlords because they tend to be absentee landlords with no property management. They are hands off; set no standards for their tenants; no limits on parking; ignore open space requirements, and do not maintain the integrity of the property. This is not an exaggeration. Students are viewed as transient money makers. They come and they go, and each time the rent is raised substantially. Many developers prefer student renters just for this reason. It is exploitative.

I know because I am a landlord, and as a landlord I talk to the owners of the surrounding properties. For example, I have long term tenants and the rent upon entry was approx. at market value. With the rapid rent increases, because of the turnover of students, my current rents are far below market value now. Recently, I had a vacancy and increased the rent \$300 a month for the new tenants, and it is already below market value today. **As a landlord I have benefitted from this exploitation, and I see it for what it is.**

The Near Campus Neighbourhoods have no eyes or ears, and therefore investment landlords tend to have a total discard for sites plans, Ontario Land Tribunal (OLT) decisions, open space requirements and property standards. There is no enforcement.

Attached is a photograph of the front of [REDACTED] John Street. This [REDACTED] [REDACTED] already, and when the OLT issued a decision limiting parking to three rear spaces, this landlord installed front parking and removed the curb to accommodate the driveway. The new house had three units with three bedrooms housing **9 adult students**, each potentially arriving with their own vehicle. That was many years ago, and despite complaints to site plan compliance, there has never been any enforcement. This landlord knew there would be no consequences, and that's why he was brazen.

These neighbourhoods have no enforcement, other than garbage, but even here, garbage can remain on a property for weeks. **The city cannot enforce property standards** if they are ignored. The city cannot enter a property and do the work and then charge the property owner. The property owner would simply ask them to leave. Enforcement can only wait until a property is derelict, and then order demolition. Since students are temporary, they tend to tolerate poor property standards or just move.

I believe Councillor Trosow asked recently why we let properties deteriorate to the point of demolition. That's why.

Near Campus Neighbourhoods are not like other neighbourhoods dominated by single detached houses that tend to be occupied by one family unit or highrises where there is on site property management. They are not chaotic or neglected like student neighbourhoods, and therefore there should be no change to the bedroom limit.

Unless the city is going to increase enforcement, increasing the bedroom limit is just going backwards and making these neighbourhoods more difficult to live in.

Decreased setbacks:

Setbacks are all about safety and environmental issues. **The reason we have setbacks is to allow air circulation between buildings, moisture evaporation, drainage, privacy and green space. Environmentally, open space is needed to absorb rainwater to replenish groundwater.** Ground water is being depleted worldwide as we pave over land, and at the same time drain underground aquifers. **It is the process of rainwater being filtered through the ground that cleans our water.** AND, it is not OK to pave over 'in the name' of increasing density as water tables need to be replenished everywhere and not just 'outside' of cities.

It is tiresome to witness the lack of basic environmental understanding both in the planning department and on Council.

Please do not increase bedroom limits in near campus neighbourhoods. Please maintain setbacks as they are regulated for a reason. Please design livable neighbourhoods. Increasing the number of bedrooms per unit is being pushed by investment property owners because they stand to make a lot of money without any commitment to the neighbourhood.

I hope will you listen to the people that live in these neighbourhoods as much as you do to developers.

Thank You

Photographs:

■■■ John Street

backyards removed for parking

■■■ John: a garbage complaint was filed with by-law enforcement over two weeks ago and still action.

As of today, Jan. 29, 2024

street garbage from the last garbage pick-up on Jan. 26, 2024

My guess is, that every single person on Council would be NIMBY if this was your neighbourhood.









