

ORCHARD PARK/SHERWOOD FOREST RATEPAYERS



INTRODUCTION

- This is a provincial imposition because of a GTA problem.
- Input on this matter
 - no consensus
 - where is the summary of submissions?

BACKGROUND

- Worked with staff to shrink the GNCN area. Thought that would suffice
- Adding SDU to GNCN would be OK if it was limited to being the only rental bedroom per housing unit. But that is not what is before you!

WE ARE OPPOSED BUT IF YOU ARE GOING AHEAD WE ASK THAT:

- Wait to pass it (or withhold three readings of the by law) until you revise the rental licensing by law. Current rental licensing by law doesn't include townhouses. Procedures and controls need to be in place BEFORE new zoning rules come into force and effect.
- Why is the proposed licensing requirement only for street townhouses and not the other forms of townhouse? Frankly, most people don't know the difference.

WE ARE OPPOSED BUT IF YOU ARE GOING AHEAD WE ASK THAT:

- Get a report back in a year on the # of building permits taken out for secondary dwelling units vs the number of licenses issued in total and in the GNCN, and # of rented bedrooms to see if any tweaks in either the rental by law or the zoning by law are needed.

WHY WE ARE OPPOSED

- The London Plan provides for higher densities along “higher order” street classifications in all areas including the GNCN. It also provides clear infill policies including allowing conversions. This proposed by law provides even more intensification in the GNCN.

WHY WE ARE OPPOSED

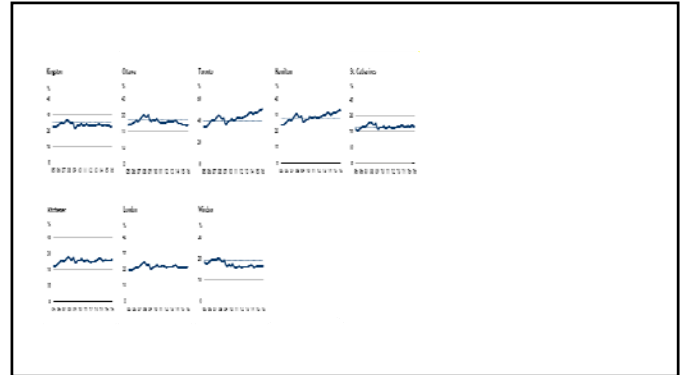
- The purpose of the GNCN strategy was to avoid additional intensification in an area with a high level of intensification. Secondary Dwelling Units as of right have the potential to add to this. There is still no measurement of what is too much intensification in each part of the GNCN or how to control it.

WHY WE ARE OPPOSED

- We have concerns about students as named owners. Owner occupied sure. But who is the named owner? In student areas, parents do acquire housing for a student. (Anecdotal)
- Once installed in a dwelling unit, the secondary unit will generally continue to be a rental unit. If there is no secondary dwelling unit, it is easier to return to non-rental.

WHY WE ARE OPPOSED

- There is no evidence that housing affordability is an issue in London. Data extracted from RBC Economics Research show no change in mortgage carrying costs over the past 10 years in London.
- Anecdotally, if there was demand, new homes would be built with secondary units in them.



WHY WE ARE OPPOSED

No evidence to suggest that students in multi-student living arrangements will leave them for a secondary unit.

There is no evidence to suggest that secondary dwelling units will be priced below market rents.

WHY WE ARE OPPOSED

This may work against one of your other initiatives. You want to reduce trash bag limit to 3 – trash is an issue in the GNCN. We don't believe data was presented to you as to the average # of bags at the curb in the GNCN.

Other than pulling the license, what penalties are available? (Can they be ordered to remove the second kitchen or toilet in the secondary unit?) If they aren't, what happens to violators?

WE ALSO DON'T HAVE A LOT OF FAITH IN the
BY LAW BEING FOLLOWED

- A resident wrote in November of last year:
- I wanted to bring this property to your attention. It is not currently licensed as a rental but look at how it is being marketed:
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- 'incredibly spacious **6 bedroom side split home** on a beautiful tree lined street in a great neighbourhood.....**Potential here for granny suite with separate entrance.**'
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- [XXX Wychwood Pk, xxxxxx, RE/MAX](#)