

July 23, 2017

Re: Added Communication to 14<sup>th</sup> Report of the PEC, Item #15 (Secondary Units)

Dear Mayor and Councillors:

We are writing to urge you to support the staff recommendation regarding secondary units in the Great Near Campus Neighbourhood (14<sup>th</sup> Report of the PEC, Item # 15). During the debate at PEC, it was mentioned that previous special policies “were working,” and from that it was somehow concluded that special policies were no longer needed. Nothing could be further from the truth. By “beginning to work” we mean there has been a reduction in noise, garbage and parking problems. Our neighbourhood continues to be a place where investors can let a house deteriorate and at the same time extract large profits from student renters. Secondary units will in most cases simply add to this market. That is what happened in the early 1990s when secondary units were permitted as a matter of right.

Even so, we are not asking for a ban. Anyone in our neighbourhood wanting to build a secondary unit would just have to seek a variance. This intermediate step would provide a way for the impacts of a proposed secondary unit to be reviewed. We have worked with city staff for over 15 years to find solutions to the problems facing our neighbourhood. The recommendation the Planning Department has put it front of you was reached after much consultation with residents. Don't vote against it under some misguided idea that special policies for our neighbourhood are no longer needed.

Councillor Park made a good point toward the end of the PEC meeting when she said there are “hot zones” within the Great Near Campus Neighbourhood. Perhaps the best solution is to refer the matter back to staff to further refine the areas where a special policy is needed.

Marie Blosh and Samuel Trosow  
43 Mayfair Drive, London