

- ADDENDUM -
- GUELPH CITY COUNCIL MEETING -
- August 3, 2010 -

DELEGATIONS

- a) **246 Arkell Road: Proposed Draft Plan of Subdivision and Zoning By-law Amendment (File 23T10501/ZC1003) – Ward 6**
- M. Staples

Correspondence:

- Flora Anderson

- b) **Proposed Amendment to Zoning By-law Number (1995)-14864, as amended, (Guelph's Comprehensive Zoning By-law) Regarding Shared Rental Housing**

- Daphne Wainman-Wood on behalf of OUNRA (Old University Neighbourhood Resident Association)
- Donna Haley
- TerriAnn Ford
- Bruce Ryan
- Marcel Schlaf
- John Campbell
- Sylvia Watson

Correspondence:

- Winn Halina
- John Batt

- c) **Proposed Administrative Amendment to Zoning By-law Number (1995)-14864, as amended (Guelph's Comprehensive Zoning By-law)**

- Daphne Wainman-Wood on behalf of OUNRA (Old University Neighbourhood Resident Association)

- d) **1291 Gordon Street: Update on Proposed Zoning By-law Amendment (File ZC0905)**

- Judy Martin
- Laura Murr

"THAT By-law Numbers (2010)-19058 to (2010)-19059, inclusive, are hereby passed."

BY-LAWS

By-law Number (2010)-19059
A by-law to authorize the execution of a Subdivision Agreement between Carson Reid Homes Ltd., The Corporation of the City of Guelph and Pacific & Western Bank of Canada. (Watson Creek Subdivision, Phase 3 – 23T-06601 and 23T-98501)

To execute a Subdivision Agreement for Watson Creek Subdivision, Phase 3.

copy: Planning
RECEIVED
JUL 28 2010
CITY CLERK'S OFFICE

July 26, 2010

The City of Guelph
Community Design & Development Services,
1 Carden Street,
Guelph, Ontario
N1H 3A1

ATTENTION: Lois Giles
City Clerk

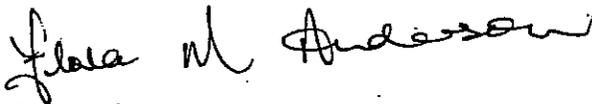
REFERENCE: File # 23T-1051/ZC1003
246 Arkell Road, Guelph

Dear Lois,

We have received your Notice of Public Meeting of July 12, 2010 (received July 22, 2010). We own the property known as Arkell Road and are interested in the intent of the owner as it relates to permanent fencing at property lines, snow storage in winter and the control of construction traffic and personnel.

I can be reached at

Yours very truly,



Flora Anderson

OUNRA Delegation to Guelph City Council – August 3, 2010
Comments on Proposed Amendments to Guelph’s Comprehensive Zoning By-law Regarding Shared Rental Housing

The following is a synopsis of the OUNRA delegation’s presentation to Council.

Report number 10-84 is a step in the right direction.

First time in the past year the issue of shared rental housing has been dealt with in a comprehensive manner within one report (i.e. zoning and licensing together).

However it is only the zoning portion which is being considered at this meeting. It is important that both forms of regulation be addressed and put in place simultaneously.

It is imperative that the moratorium on the registration of new shared-rental housing units continue until both the zoning bylaw is amended and the licensing program is in place.

Review of the proposal, focusing on the items we take issue with:

Re: ‘Proposed Zoning Definitions’

There is no definition for a ‘Two-Unit House’ included in the report.

Re: Separation Distances (Zoning)

Report proposes a 100m separation between Two-Unit Houses with 6 or more bedrooms. There is a different 100m separation required between Lodging Houses, resulting in the potential for alternating Two-Unit Houses and Lodging Houses at an average of every 50m along neighbourhood streets.

In Old University, that means every second property could become a Two Unit House (with 6 or more bedrooms) or a Lodging House.

This is not acceptable.

We request that the same 100m separation apply to both Two Unit Houses (with 6 or more bedrooms) and Lodging Houses.

Re: Number of bedrooms that can be rented (Licensing)

4 lodging units in a dwelling is too many. With the current proposal in place, there is nothing stopping every house down the street from becoming a shared rental house.

Additional disincentives are required. We request capping the number of lodging

units in any dwelling at 3, not 4.

To harmonize this change with the Lodging House rules (Zoning), we request that the lower limit of lodging-units in Lodging Houses be 4, not 5.

Re: Enforcement

This will be a challenging regime to enforce. We request assurances that the City will enforce it's rules, shut down illegal operations, and monitor the licensed ones to ensure compliance over the long term.

On a related issue:

Report 10-78 – Proposed Administrative Amendment to Guelph Comprehensive Zoning By-law, proposes changing the maximum size of an accessory apartment to 100 s.m. from 80 s.m.. This issue should be dealt with as part of the changes being considered to shared rental housing.

Comments to Council on Shared Rental Housing

My wife and I moved to xxxxxx in 1984. It was then and pretty much remains an ideal street on which to live and raise a family. The neighbours are friendly and supportive. There is a good sense of community.

But changes are underway in the Old University neighbourhood that give reason for worry. Some areas, particularly the Hales/Moore streets have largely been taken over by landlords who are renting to large groups of unrelated persons in houses that are not subject to the density restrictions placed on lodging houses. The sense of community there has largely disappeared and those streets no longer offer the qualities one would expect in a residential area primarily for family living. Instead, one sees a deteriorating housing stock, shabby lawns and gardens, and rubbish frequently left on the side of the street for weeks at a time. The few families still living there report unending noise and disturbance.

When we moved onto xxxxxx there were no houses being rented to large groups of unrelated persons. Now, 20% of the houses between Edinburgh and Maple are so occupied. This has happened slowly but steadily over the last 15 years.

Thankfully, my section of the neighbourhood has not deteriorated to the level seen at Hales/Moore. Of course, there is sometimes too much noise late at night and I sometimes find myself putting the bags of rubbish back inside the rented property yards after they have been on the street for several days because the garbage sorting has not been properly done and therefore not picked up on garbage day.

But at 20% density, the number of houses rented to unrelated persons on our street is still small enough that the existing bylaws concerned with noise and nuisance work reasonably well. On more than one occasion at 3 am I have called the police and they have always responded with reasonable effect. After all, these unrelated persons are sensitive to the fact that they are living on a street with families who don't party all the time and who work to keep their properties presentable. But calling the police is not a pleasant thing to be doing; if I were in a part of the neighbourhood where I had to do it often, I can assure you that I would soon be looking to move to a part of the city where calls to the police are unnecessary.

I think, though, that there is a critical tipping point beyond which the bigger sense of community living changes. When the majority in a neighbourhood have many loud parties, let the houses go to seed, and leave rubbish around, it feels ok; it feels acceptable and there is little pressure to not do it.

If there is a loud party, others on the street who are thinking about their own next party are not likely to call the police about the noise. When this change in density passes the tipping point, the noise and nuisance bylaws that worked earlier no longer seem effective.

Where is this tipping point? I suspect, but don't know, that it is somewhere between 25% and 40%. Clearly, my section of Forest Street might be nearing this tipping point. Unless something happens to stop the change from owner occupied family homes to properties being rented to large groups of unrelated person, this decent family environment will disappear too from my part of the Old University neighbourhood.

I believe the only thing that can stop the progressive shift from family homes to rental properties for large numbers of unrelated persons is through the kind of zoning restrictions that apply to lodging houses. Something must be done to limit their presence in neighbourhoods or the blight that has overtaken Hales/Moore will spread.

Bruce Ryan
August 1, 2010

Re: Changes to Shared Rental Housing Regulations

In order to prevent future destabilization in neighborhoods with “two-unit houses” and to bring back the neighborhoods that are already destabilized, three things have to be in place in my opinion:

1. Separation distances must be established.
2. There must be fewer “absentee landlord” two-unit houses (or more that are owner occupied).
3. In areas where the density of two-unit housing is high and these dwellings fall within the (hopefully) proposed separation distances, should such a dwelling be sold, then it must either be owner occupied or not be used again as a two-unit rental in order to conform to the new separation distances.

I live on xxxxxx where 5 houses are owner occupied and 11 houses are rentals of different types (one of these is a registered lodging house and one a four-plex). Of the 11 rentals, six of them are beside one another on the north side of the street. Nine adults are permanent residents living among 44-66 students. When I moved into this area 10 years ago, there were only 4 houses on Moore Ave. that were rentals. The rest were owner occupied. I do not wish this type of destabilization to happen elsewhere and would dearly like to see a mixed neighborhood restored to my area. Hopefully there is a chance that this could happen.

Respectfully,

Winn Halina

HOUSING WITH ACCESSORY APARTMENTS

Where there are existing properties, where the city has approved an accessory apartment, there must be a grandfather clause. Existing properties of this sort have been arranged to provide cheap accommodation for, usually, students. If they are made to reduce the number of students, there will be three options: firstly to increase the rents on the bedrooms allowed secondly sell the house and get out of the rental business thirdly sue the city for lost revenue.

There should be a maximum of 3 bedrooms per apartment for new accessory apartment houses. The decision as to whether or not to allow new accessory apartments should be based on size and amenities not purely on a legislated number of rooms.

There should not be a charge for rental properties of any type to finance the inspections if adopted.

If there are problems with students having raucous parties etc. the existing laws should be exercised, not new measures introduced. There should be penalties for the offenders and not making all rental properties made to share the blame.

Best regards.....John Batt