

From: Ryan Small
Sent: Tuesday, January 12, 2021 8:11 PM
To: Daly, Laura <Laura.Daly@burlington.ca>
Subject: Comments to include in Committee Package January 14th

Hi Laura,

Please pass along the following comments:

1 - The current process to get city approvals for rental housing projects with affordable housing elements is too long. Planning and Zoning are not accommodating and only continue to put up barriers to approving new development projects for rental housing. For example, the landscape buffer on Plains Rd E and other areas designated to have higher density. Why can't we encroach on that for hydro transformers? There are countless cases where existing and new projects have been approved to allow this throughout the city. The reputation of Burlington to get approvals is very negative.

2 - Speaking of Burlington Hydro, they are extremely difficult to deal with and no one is held accountable for delays. They are also becoming difficult, no longer allowing pole mount transformers and only allowing 1 of 2 different types of Transformers, pad mount only, to be placed on property. This is hardly accommodating for meeting the needs of new rental housing. The increase in cost to provide pad mount has now increased by \$50,000 to \$100,000 depending upon what needs to be completed.

3 - Affordable Housing - Burlington is one of a handful of municipalities that offer no financial incentives to develop affordable housing. St. Catharines for example offers little or no DC fees, lower property taxes, lower or no Parkland Fees, etc. etc. There is no financial incentive to build rental housing in Burlington.

3 - Density - As we all know the cost of housing has gone up notably in the GTA. Aside from limiting development as noted above, the COB makes it extremely difficult to get approvals for additional separate suites in homes such as in-law suites and basement apartments. The province has allowed this years ago yet COB continues to put up roadblocks hiding behind Zoning and Planning as well as significant financial roadblocks to getting legal suites. Why?

5 - Existing Multi-Unit Buildings - There are several multi-unit buildings in Burlington that have available space that can be converted into usable living space by adding additional apartments.

6 - R Zone Conversions - Allowing existing single family residential buildings to be converted into Triplex buildings to allow for additional housing? Several older 2 story buildings in the city would make for great triplex type homes that would greatly increase rental stock in the city as well as helping existing home owners generate more passive cash flows for property owners personal daily living needs. Consideration needs to be made in this matter. Waiting for larger investors / developers to create rental housing is a very long game.

7 - R Zone Density increase / New Construction - Another spin on the above would be to allow up to 3 units in a new / significant reno house construction on R Zoned properties. Maybe this is restricted to property design to allow for at grade basement windows, interior or exterior access to the 2nd floor, special side yard set back requirements to adjacent properties or a minimum lot width such as 60 feet, etc. Just think that there could be an opportunity for this for the city.

8 - Smoking in Multi-Unit Buildings - Many municipalities have by-laws preventing the smoking inside and in common areas of multi-res buildings. This needs to be seriously considered as second hand smoke and smoking in general is a proven health risk. Further, with the now legal ability to smoke cannabis, this creates even further concerns. This ultimately impacts the quality of the rental stock both in terms of damage to units as well as further barrier to developing new rental housing. It may seem like a minor thing, but it is like the old saying, the last straw that broke the camel's back.

These are just some of my thoughts on getting greater rental housing stock into Burlington. Financial incentives can be made for those that are offering new rental housing in Burlington vs. Condo construction, additional financial incentives to offer affordable housing, and incentives to existing home owners to add a secondary suite, convert to Tri-plex etc.

It's time COB think outside the box. These are just some ideas to consider and ponder and also look at other municipalities that allow greater housing options as noted above..

Sincerely yours...Ryan...

--

Ryan Small
Real Estate Investor