

## **Public Comments for December 6, 2021 – Public Meeting**

Public Comments Regarding Zoning Amendment for 143 Frobel Dr.

### **Remark #1 from Dana & Christina Jacques**

To the City of Elliot Lake regarding the proposed Zoning By-law Amendment for the property of 143 Frobel Drive,

We the residents of 158 Frobel Drive, Dana and Christina Jacques, are responding to the letter we received regarding the consideration of using the dwelling on 143 Frobel Drive as a transitional housing unit. It has come to our attention from neighbors and with much research this change could drastically affect many aspects. We purchased our home in 2018, with the assumption of a quiet, kid friendly neighbourhood. The past three years this neighbourhood has reached our expectations. It has become a neighbourhood that our children and many neighbouring children could play freely with a sense of security that we would not necessarily get from living in a lower income section of town. With the zoning development on such address, could increase crime rates, police presence, drug paraphernalia, and many dangerous situations we don't wish to expose our children to. Our children enjoy the freedom they have with their neighbouring friends, and as their parents we want to continue to provide our children with the ability to grow and become independent when in society, and this starts at a young age of allowing them to learn street dangers in our safe quiet neighbourhood. With much research surrounding the effects of these types of dwellings in residential neighbourhoods, it is a huge concern that we will not be able to provide that sense of safety and security for our children. Additionally, as a young family, we have done our best from a young age to be able to afford and provide this type of neighbourhood for our children. With this, we purchased our home for a greater value than if we went to a lower income section of Elliot Lake. Our home is not only our safe zone, but it is an investment for our future. We have put a lot of valuable upgrades into our home, to help with ensuing the value of our home continues to be a valuable asset for our future. With such proposal of the dwelling mentioned, this could drastically affect the value of our home. This is a risk, that we could avoid, then our home will continue to be our investment over the next 15-20 years while we continue to raise our family.

It is greatly understandable that these types of dwellings are needed in our city, however we do not believe that they should be "scattered" around the city, increasing a sense of security and benefits of purchasing in a quiet neighbourhood being affected in all areas of the city. If the city could continue to maintain the issues related to lower income dwellings to the already known areas of the city, then it allows those who wish to not be near such issues the ability to have that option. We acknowledge that not every low income, or transitional homes brings these disadvantages, but with high statistics, it is not a chance we want to put our children or our financial future in. We do wish that a dwelling for such is provided for those in need, and wish the best of luck to those who are taking action to provide such, but we would appreciate if our concerns were taken into consideration about the location in which it is being provided. Thank you for your time.

**Remark #2 from Natalie & Michel Lebel**

The corporation of the city of Elliot Lake

Concerning a proposed zoning by-law amendment of 143 Frobél Drive in Elliot Lake

Good day,

We, residents of 156 Frobél Drive, Natalie and Michel Lebel are responding to the letter received regarding a major, unpleasant change possibly being considered on our street at 143 Frobél Dr. We are not in favor of this amendment. We purchased a home in August 2021, knowing we were on a quiet and safe residential zone, we paid 285 000\$ and are investing another 50 000\$ in the near future. Please keep it as is, no amendment is asked, keep our community safe and pleasant. After researching and understanding the situation, we are against having the zoning By-law Amendment for the following reasons:

- Elevated crime rate.
- Violence increased, involving residence spouse / theft / break-ins / drug use;
- Increased incidents involving police (we currently require a minimal police presence and wish to keep it that way)
- Higher chances of finding drugs paraphernalia in our area (we want to keep our children and grandchildren living in a quiet and safe environment)
- Having such a home in our neighborhood makes this area much less desirable which lead to lower home values.
- Lower value of our houses (will the town be refunding our losses?)
- When moving to Elliot Lake, we chose this area for the reason it was quiet and safe, therefor paid the amount needed.
- Children and teenagers of our area on Frobél deserve to be considered and such a home would not help their upbringing, they should not be subjected to the incident surrounding this kind of housing.
- There has been research already made on these kinds of homes in residential areas that should be investigated. Nothing good can come out of this.
- This kind of establishment would be better suited in a low-rental or commercial setting away from a residential area with working families and children.
- It makes no sense to have a home on Frobél Drive away from amenities when most of those whom attend these homes have no access to transportation of their own.

Hoping you take these points in consideration and have not already made a decision. Please keep us notified. Also, we wish to attend the public meeting and hope you will take this letter into consideration.

Thank you in advance for you full cooperation,

**Remark #3 from Carol Rott**

We received a notice which was circulated in the neighbourhood concerning the rezoning of the above-noted property. We have no objection to the new Transitional Housing designation. There

was a reference to [realtor.ca](http://realtor.ca) to support the notion that the crime level will increase and the value of property will decrease.

I was a realtor for 26 years and retired in 2015. The existing Transitional Housing in Elliot Lake via Maplegate has not disturbed the neighborhood where it is located and it will not disturb the new sub neighbourhood.

Council is aware that there is a housing shortage in general in our City. The transitional housing fills a dire need for both men and women who require housing. Please approve the rezoning and provide shelter that is definitely in short supply.

Thank you.

**Remark #4 from Lise Belliard**

Conseil municipal d'Elliot Lake, résidents et toutes personnes intéressées

**Aspect négatif du 143 Frobél drive**

Loin des services comme les banques, les aides médicales, psychologiques, services sociaux.

Coûts de transport : autobus ou taxi

Loin des épiceries, pharmacies et autres magasins.

Trop près d'une autre maison de pension, logements de transition sur la rue Beaumier pour hommes. Le mari dans une maison et la femme dans l'autre, possibilité d'agression?

Pas de pare-feu entre l'étage du haut et du sous-sol

Fenêtre de sortie d'urgence située sous un patio

**Aspect négatif pour les résidents du quartier :**

Baisse de la valeur des propriétés

Risque de l'augmentation de la criminalité

Augmentation du trafic ( déjà remarquée)

City of Elliot Lake, 25 novembre 2021

We, residents of 145 Frobél, are very concerned about the proposed change of the zoning by-law of Lot 5, Plan 1M440, 143 Frobél drive.

because

- ⑩ Lost of property value
- ⑩ Raising in crime
- ⑩ More trafic
- ⑩ questions about with whom do we discuss for having a tree causing damage being trim,

Reasons for not having a transistion housing at 143 Frobél drive

- ⑩ far from services : banks, doctors, social services, psychologic services, legal services
- ⑩ Expenses for bus or taxi., \$\$\$\$
- ⑩ Far from groceries stores, drugstores, librairy and others services
- ⑩ Too close from men transistion housing on Beaumier
- ⑩ House not suitable neither secure for a large group. No fire wall between first floor and basement. Emergency window/exit in the basement situated under the patio.

We wish to appeal of this decision and be at the public meeting via Zoom Monday the 6 of December 2021.

Nov 24/2021

Re: Rezoning 143 Frobel - Copies to all Council Members.

I reside at 150 Frobel and I am very appalled as to what is being considered. To re-zone 143 Frobel for the sole purpose of a "Harm Reduction Place" from Hephgate will cause horrendous problems and trouble. My husband and I moved to Elliot Lake because of its beauty, peacefulness. Its lakes, rock formations and mountains are breathtaking. Once this re-zoning is allowed to regretfully take place, these types of homes will be popping up like dandelions. Please do not re-zone 143 Frobel or any other homes in our wonderful place I now call home "Elliot Lake." Would love to speak to any council member regarding this issue.

Louise Graham  
150 Frobel Dr.

Nov 24/2021

Re: Council (Copies to all)

I can't believe you are contemplating re-naming 143 Frobeld into a Maplegette "Harm Reduction Unit". We moved to Elliott Lake for a quiet retirement place in a beautiful country setting. Now you are considering a home unsupervised that allows drugs, booze and alcohol on site. Any council member who would like to discuss this issue please drop by.

J. Frobeld

150 Frobeld.



November 26, 2021

Zoning By-law Amendment

SIR OR Madam,

I, Garry Romain, of 57 Beaumier, am against the amendment. I am the owner of a house around the corner of 143 Froebel Ave.

IT seems that the property value of our home will be affected and that the crime rate will dramatically increase, for these reasons I am against the amendment

Thank you  
Sincerely

Garry and Julianne  
Romain

## Re: Zone Changes Frobeld Drive

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From: Douglas Smith [REDACTED]

To: [REDACTED]

Date: Fri, Nov 12, 2021, 8:37 PM

**First point of order, I AM HIGHLY AGAINST THE ZONE CHANGE TO ALLOW ROOM RENTALS/BOARDING TRANSITIONAL HOUSING AT 143 FROBEL DRIVE**

or anywhere else in the Esten subdivision community of private residences and other wise quiet and safe.

WE moved to Elliot Lake and purchased a home here in the Esten subdivision because this area was zoned

for residential housing and not commercial, mostly retirees.

I am astounded that the city would introduce a system that would, that could, possibly drag the value of our homes down by as much as 26.5 % and another possibility of introducing a crime rate of 56 % to the Esten Subdivision area or the city of Elliot Lake for that matter..

The Esten subdivision is predominately seniors and your rezoning could possibly jeopardize their safety

as they're out walking their pets or mainly a health stroll. I am reflecting on the impending statistics of a 56% crime rate already established in other communities.

I am not against providing shelters for the unfortunate but **these homes/shelters should be set up in areas of high rentals which are already zoned as such, as in apartment complex zones where individuals and families are much more transient such as those who would be using these shelters.**

**Also there are few close amenities in this area to support this " room rentals/boarding transitional housing ".**

I have first hand knowledge of how neighborhoods degraded having worked in the Toronto GTA as a service

electrician and many of my calls came from the city of Toronto. Beautiful homes and neighborhoods developed into less than desirable locations. Once these areas are rezoned you know as well as I do that this will not stop at just one but many halfway housing developments will be established over time..

**The old adage which I'm sure many of you have heard, "If you build it, they will come " and this holds true. They will come from all over as the system finds these locations..**



In my humble opinion this endeavor goes completely against the efforts this city has been trying to accomplish over the years of enticing seniors to move here bringing their purchasing power and establishing quiet safe neighborhoods.

**If the city goes ahead with this type of rezoning planning, nothing would turn me away faster than this action !! Further more, is the city going to need more taxes to pay for this? Do these individuals in their situation have the funds to support the hockey team, the aquatic pool, new proposed athletic centre, the Arts, the ski clubs, the snowmobile clubs and associated services that come with all these adventures ??**

**I think not !!**

I'll thank you in advance for your assistance with this matter.

Douglas Smith, Beaumier Crescent.

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*Success is when you can look back at your life and the memories make you smile*  
Doug S.

December 1, 2021

Mayor and Council of the City of Elliot Lake  
c/o Natalie Bray, City Clerk  
City of Elliot Lake  
45 Hillside Drive South  
Elliot Lake Ontario P5A 1X5

Dear Mayor Marchisella, Councillors, and Ms. Bray:

Re: Zoning By-Law Amendment Application  
143 Frobel Drive, Elliot Lake, Lot 5 Gunterman Twp, Reg Plan No. M440

We are opposed to the zoning bylaw amendment to 143 Frobel Drive, Elliot Lake, which would allow the Elliot Lake Women's Group Inc., also known as Maplegate House for Women to operate a transitional housing at the above location.

My wife and I both come from a law enforcement background. In 20 years of policing I have never seen a shelter or associated housing operate without 24/7 supervision and staffing, controlled access monitoring who is entering or leaving the premise during the day and at night. At night the doors are locked at a certain time, and anyone who shows up after that time is not allowed access and anyone who leaves after the doors are locked, are not allowed back in until the next day.

What is Maplegate's purpose for this transitional housing? What programs and support are available to the intended residents? Counselling? Substance abuse rehabilitation programs? Job and Life skills training? Access to upgrading of education. Business community sponsorship offering jobs/job skills training? Is there involvement with the John Howard Society and/or Probation and Parole Services to help those residents who were recently involved with the Justice System assimilate back into the community as a productive member of society?

#### Population Density

This community was designed as a high density area with a mix of multi unit dwellings (townhouses, semi-detached and single family dwellings) The infrastructure was based on this plan approximately 40 years ago. At that time, most families only had one vehicle, now, the majority of households have two or more vehicles. Existing traffic in this area is extremely busy now. Adding more multi-occupant dwellings will further increase an already overloaded traffic infrastructure. This would occur whether or not the occupants have vehicles. It will also put more pressure on strained community resources and emergency services, such as ambulance, fire, and policing. Response times for calls for service by the police are unacceptably lengthy and sometimes non-existent.

### Community and Occupant Safety

This area has an increasing number of families with children, as well as other vulnerable citizens ie: seniors with mobility issues. More traffic on an already overloaded capacity increases risk to these high risk groups. What is Maplegate's purpose and intent for their "transitional homes?" They admittedly operate under a "Harm Reduction Model" which means any of their clients/residents are free to consume alcohol or drugs.

Therefore, their policy excludes homeless individuals, abused women and men with or without children who are not substance abuse users/abusers, recovering alcoholics or substance users and/or abusers who are looking for a safe place to be so they can "transition" from their current situation to permanent housing. To our knowledge, the purpose of "transitional housing" is to help clients to acquire permanent housing.

I also believe this would preclude Oak Rehabilitation Centre clients from accessing Maplegate's services and housing, which would help prepare them to transition. Therefore, the policy they have adapted would indicate occupants of Maplegate's "transition" homes would be either substance users and/or abusers.

Under these circumstances without the aforementioned security measures, monitored visitor access, 24/7 supervision, access to relevant programs, including but not limited to life/job skills, business community involvement, I am of the opinion that this not only puts residents in a possible unsafe situation, but also puts the community in an unsafe situation.

In my experience as a police officer I have seen first hand what dangers can occur ranging from assaults, to bodily harm, to suicides, to outright murder, what unsupervised alcohol and drug consumption can result in. Is the City ready to accept responsibility for these possibilities?

### Possible Conflict of Interest and Unlawful Operation

Maplegate already operates a male transitional home at 138 Froebel Drive, which is a semi detached unit. 7 Diefenbaker and 143 Froebel are up and running prior to any by-law permitting their existence and operation. To me, this shows a willingness of Maplegate to disregard the process and laws set up by the Municipality to ensure a safe and lawful community.

What other laws, regulations and operating norms are being violated?

It has come to my attention that both 7 Diefenbaker and 143 Froebel were acquired from a current employee of Maplegate. Is this lawful for a non-profit to do, or at the very least, a conflict of interest?

According to the application submitted by Maplegate to change the Bylaw to permit its "transitional homes" it would appear that their lawyer, and the City of Elliot Lake's lawyer are the same. Is this a conflict of interest?

In conclusion, we are aware that the Human Rights Tribunal has stated that Bylaws are for buildings, not for people.

We agree that everyone has a right to safe and secure housing and in this particular case, so do the residents of this community who already live here. We also believe that in making a decision concerning such a building that the intended use and location of such a building should take into account, the impact and use of such a building would have on the safety, security, desires, and best interest of the residents of this community.

Respectfully submitted,



Michael and Beverly Honsberger

MH/bh