

## **Public Comments**

### **Remark #1**

My company owns approx 5.65 acres of Institutional (I) Zoned vacant land. Is there any chance the proposed residential OP and Zoning changes can be added to the existing zoning as to provide opportunities for various types of residential development along with the Institutional Zoning in place now? It would open the door to many development options if the zoning allowed for both.

### **Remark #2**

I am not for the changes. You will have more problems by renting the units.

### **Remark #3**

With regard to the ancillary units or stand alones there is a reference to private sewer and water guidelines and they mention things like wells, septic tanks and field beds. I realize this may be taken care of in the bylaws regarding building codes but would like to think that within city limits none of the three mentioned above would be suitable.

If that means that the primary owner of the property has to pay to put in these services, given that, at least in my area, the units would probably be in the backyard, but all services are fed from the front yard and it would seem difficult to do. Unless the bylaw allows the ancillary unit to tie directly into the water and sewer lines of the main residence. Again this could put a strain on these services for the neighbourhood.

One other concern I have is the issue of overcrowding. I had a duplex in Sudbury where I lived in one half and rented the other half to students.

The rental unit was designated as big enough for two people and there were times when we had to tell the students the boyfriends had to go or they were all going to be evicted because of overcrowding. Does Elliot Lake have an occupancy standard that is enforced by the Health Unit? If not, given these new standards set by the province it may be advisable to consider such a standard.

### **Remark #4**

I would first like to commend the Mayor and Council on their desire and efforts to address the current housing crisis in Elliot Lake. It's hard to believe it wasn't all that long ago rental properties were abundant in town. The present market for real estate is also very surprising, but welcome; it's good to see our community flourishing as far as residential real estate is concerned.

While the concern for affordable rental units is great (and certainly in need of a solution), I hope the Mayor and Council will weigh the options very carefully. In my opinion, rezoning neighbourhoods in order to allow property owners to build rental units in their existing homes is a short term solution that will cause more problems in the longterm, including higher policing and other costs.

Elliot Lake is a beautiful community, filled with many wonderful people. Unfortunately, there are those who own and rent property in town who care little for the advancement or overall good

of the community. Being a twenty-five year resident and property owner in town, I have noticed sweeping change over the years. And not all of these changes have been good.

Sadly, with the good people moving here there has also been an influx of unwanted characters. Elliot Lake has been sold as a retirement utopia for decades, and in many ways it has lived up to that billing. Unfortunately, the community has become a social assistance haven, as well. Criminals, drug addicts and many unwell people have come here, not for the betterment of themselves or the community, but to continue being a drain on society.

Please understand that I have great compassion for those struggling with addiction; it is a serious disease. I also know many decent individuals who, through no fault of their own, have (and continue to have) a need for governmental assistance. These are not the people I'm talking about. There is a place in my heart for these folks, as my previous fundraisers for the Food Bank have proven.

My concern is the landlords—some who don't even live in town—who will rent to anyone without vetting them. These slumlords care little for Elliot Lake or the people in the neighbourhoods where they own property. Their only objective is to make as much money out of their rental units while putting as little in to the community as possible. I have witnessed first hand in my neighbourhood how this has played out. The police are a regular sight on my street.

This rezoning might bring in a few extra dollars in taxes for the city, but the costs could very well outweigh any benefit. I know many of the units that would be converted are semi-detached homes. These homes were never designed to hold more than one family. In many locations, especially in the new sub, severe parking issues will arise (and be even worse in the winter months). Many of these units are unkempt (despite bylaws meant to curb this problem) and are party and drug houses.

The idea that property owners will be able to make a little extra money is a bit misleading, considering many of the rental property owners I've known and spoken to over the years ended up losing money in the long run due to bad tenants. Again, most tenants are good, honest people, but to open the town up in such a way, in my opinion, is asking for trouble. The retirement community glow is fading. Let's not let it die completely.

I believe there is a solution to the housing problem, but that solution is not allowing anyone or everyone to turn their basements into rental units. Perhaps there is a way to encourage companies to build new apartment structures? We, the citizens of Elliot Lake, appreciate all the hard work the Mayor and Council do for the community, and we rely on your wisdom and expertise to help find solutions to issues such as this. I just hope you will look at the overall picture.