

To: [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

From Pat Pollock

Re: Staff report on Additional Residential Units

Council Public Meeting December 2, 2020

I wish to speak to the Additional Residential Units staff report on a number of issues. It may be that these issues have not been worked out yet, but I want to bring them to the attention of staff with this proposal.

I would appreciate clarification of the following.

**a) Additional residential units are permitted in areas zoned for residential development.**

In our area according to the existing zoning by-law 30% lot coverage is allowed. If 5% lot coverage is allowed for an ancillary ARU is this in addition to the 30% lot coverage or is that included in the 30% lot coverage? And if a variance is granted for an additional lot coverage (such as 35% lot coverage) is an ancillary building allowed on that property at an additional 5% lot coverage???

**b) The dwelling and additional residential unit(s) meet all Provincial building code and fire code regulations and requirements.**

We have a number of ARUs in our area that are not permitted. In fact we have one rooming house that has two secondary suites in the basement and ALSO 3 bedrooms and a dining room that are rented out with shared kitchen and bathrooms (this equals 6 ARUs and 10 people living in that one residential house of approximately 3000 square feet). None of these facilities are permitted. How does this policy of ARUs work in these situations? Would the owner have to get permits in order to continue to operate their ARUs? In the case of multiple ARUs in a house such as the one mentioned above with 6, would the owner be required to scale back to the limit stated in this staff report?

**c) . Exterior changes to the existing ground-related dwelling are compatible with the character of the area.**

I'm concerned that when changes are made to the existing building that will affect the character of the neighbourhood, how will these be made to conform to the character of the neighbourhood? How is "character" going to be assessed? What parameters are going to be used? At this time there seems to be no parameters used in assessing "character" and "fit" in variance applications. I am concerned that "character" and "fit" will continue to not be evaluated in the case of ARUs and our neighbourhoods will be further impacted.

**d) The City has recently implemented a new planning application fee specifically to permit an additional residential unit.**

How do you ensure that homeowners who wish to add an ARU will apply for a permit? As I stated before, there are a number of ARUs in our neighbourhood that have not been permitted. How do these

units conform to this process? I hope they are not grandfathered in, since safety of homeowners and renters need to be maintained. Also building codes and fire codes need to be enforced through inspections. The City needs to know where these ARUs are located and a permitting process needs to be in place so that building codes are followed. That is the only way that renters are safe.

**e) In regard to fire services** it is stated that a clear pathway of 1.2 meters needs to be available. What regulations are going to be in place in regard to other fire regulations like smoke alarms and CO detectors? Again, it is the safety that is important here, both to homeowners and renters.

Already in our neighbourhood several homes have their rear entry impeded by sheds that have been built on the side of their house. Somehow, there needs to be rigid fire regulations and zoning by-laws enforced.

**f) How are residences with ARUs going to be taxed?**

In some instances, homeowners are running a rental business in a residential neighbourhood. Is the assessment of taxes going to be different? (there are additional garbage and parking concerns as we know from seeing what happens in our area).

**Conclusion:**

I realize the benefits of ARUs to homeowners and also to renters in providing affordable housing. However as noted above, there are a number of concerns that I have, considering the situation in my neighbourhood and I would like to see them addressed. I appreciate your answers to these concerns.

Pat Pollock

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