

Proposed Official Plan & Zoning By-law Amendments:
**TO PERMIT SECOND SUITES IN THE
GEORGIAN NEIGHBOURHOOD STUDY
BOUNDARY AREA**

Public Meeting

Monday June 10, 2019

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MANAGER, GROWTH AND DEVELOPMENT



The Purpose of the Proposed Amendment

- To consider the creation of second suites within the Georgian Neighbourhood Study Boundary Area, where they are currently not permitted.
- The proposed amendments include text changes to the Official Plan and both text and mapping changes to the Zoning By-law 2009-141.

The Proposed Official Plan Amendment



That Section 3.3.2.2 (e) be replaced with the following

“Second Suites are permitted in single detached, semi-detached and street townhouses subject to the standards and provisions of the Comprehensive Zoning By-law. Second suites are ~~not permitted Georgian College Neighbourhood Community Improvement Plan on the basis that the City has taken significant initiatives to encourage purpose built student housing within this area in order to maintain the stability of existing neighbourhoods and minimize the impact of an undue concentration of second suites within this area. (OPA 51 By-law 2015-055)~~ in the all areas of the City to encourage affordable, safe housing”.

No other changes are being considered at this time & all other City and by-law standards continue to apply

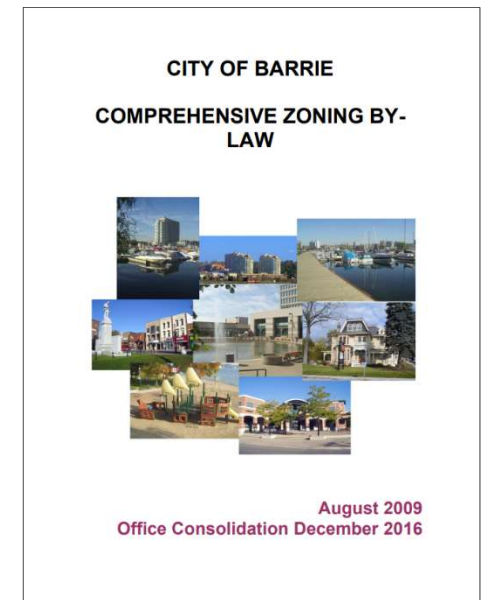
The Proposed Zoning By-law Amendment (text)

That Section 5.2.9.1 (a) be removed;

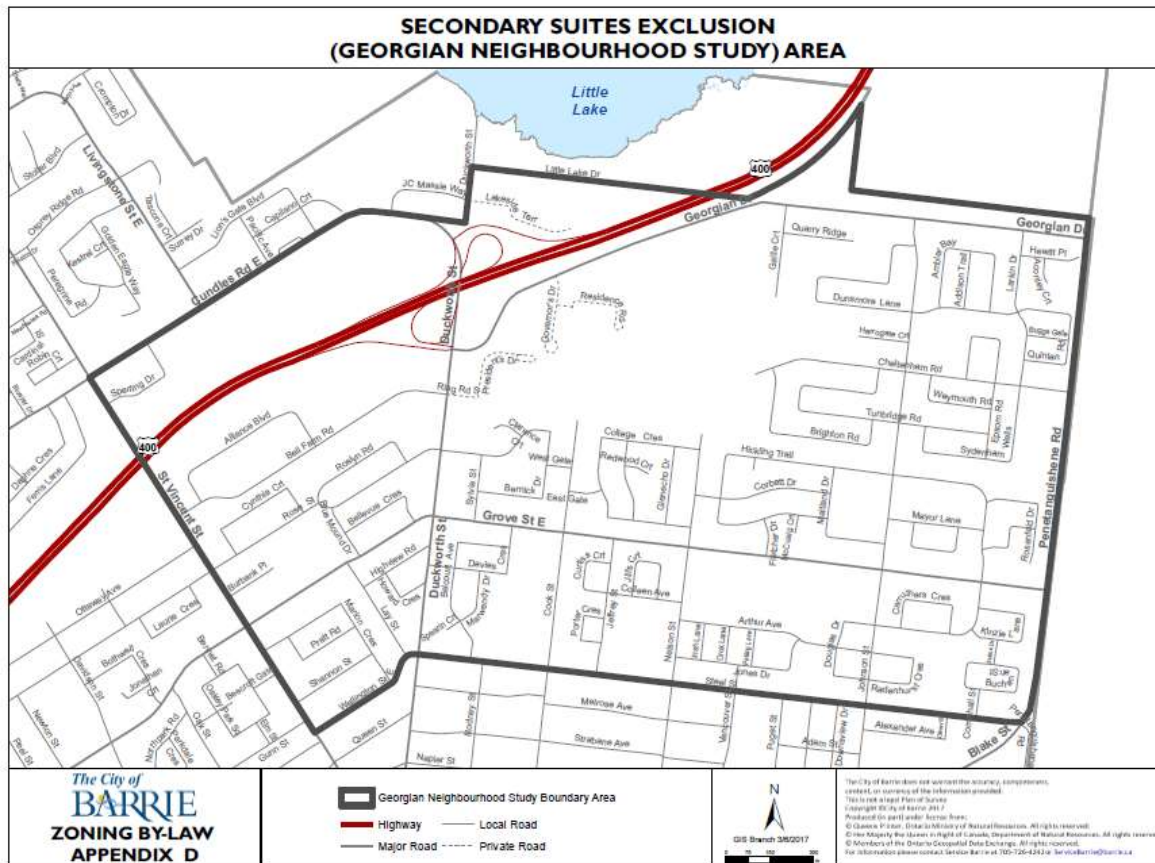
~~“A second suite shall not be permitted in the Georgian Neighbourhood Study Boundary Area identified in Schedule “A”.~~

Schedule “A” be amended to remove the ‘Georgian Neighbourhood Study Area’ boundary, and;

Appendix “D” of the Zoning By-law be removed.



The Proposed Zoning By-law Amendment (maps)



Schedule “A” be amended to remove the ‘Georgian Neighbourhood Study Area’ boundary

Appendix “D” of the Zoning By-law be removed

Important to Note

- **Bill 108: *More Homes, More Choices Act 2019*** changes are proposed to the *Planning Act* to permit secondary dwelling units in any single / semi / rowhouse and ***also*** to permit a secondary dwelling unit in an ancillary building
 - Permitting up to 3 residential dwelling units per lot (two in the main building and one in an ancillary building)
- ***Housekeeping amendments***
 - consistent with direction from the Ministry of Municipal Affairs and Housing that the size of second suites and the number of bedrooms permitted should be solely regulated by the Ontario Building Code
 - the proposal to remove the reference to the maximum number of bedrooms and to amend the minimum size of unit to 35m²

Neighbourhood Integration

- The very fact that second suites are not permitted in this area has made neighbourhood integration difficult to manage and enforce. Second suites exist and enforcement is challenging.
- Property standards related to rental properties and absentee landlords are real issues but not unique to second suites and not unique to the Georgian Neighbourhood.
- Barrie has a Town and Gown Committee. These committees are recognized as an important and effective practice for improving neighbourhood integration. Continued evolution of the work this Committee does is important.
- Licensing by-laws for rental properties have been explored elsewhere (Thorold, Waterloo, London and North Bay). Barrie previously explored this option and did not recommend pursuing it.

Next Steps & Questions

- Here tonight to obtain public input on this matter.
- Review and address the comments received in the recommendation report to Council, likely in the fall of 2019.