

Legislation Text

File #: 24-A-037, Version: 2

DEPUTATION REGARDING MOTION 24-G-060, PROPOSED CITY-WIDE AMENDMENT TO PERMIT FOUR (4) UNITS ON RESIDENTIALLY ZONED LANDS.

The following individuals provided deputation concerning motion 24-G-060:

1. Cathy Colebatch congratulated the City of Barrie on the recent funding announcements from both the Federal and Provincial Governments, and she feels that the funds will go along way to building homes, improving and adding infrastructure.

Ms. Colebatch acknowledged Councillor Riepma's amendments made at the General Committee meeting on March 20, 2024, to setbacks and heights for additional residential units (ARU's), and Councillor Harris for his comments related to housing targets. She advised that she felt the amendments to the setbacks and height are a great addition to the zoning provisions.

Ms. Colebatch discussed the statistics surrounding second and third residential units, that she felt has helped the municipality reach provincial targets without adding a fourth residential unit. Ms. Colebatch questioned the need to add a fourth residential unit.

Ms. Colebatch noted that she felt that accessory dwelling units have proven to be costly for builders, and as a result she feels do not create affordable units. She described her thoughts on the current state of the rental market as unaffordable. She noted that she feels adding additional units to an already constructed home would cost less than starting from scratch.

Ms. Colebatch noted she felt that not all housing solutions will come from ARU's within the municipality's built boundaries, and that second and third residential units should be addressed outside the built boundaries and new subdivisions. She indicated her observations that new subdivisions typically have a good mix in the type of housing.

Ms. Colebatch reiterated her comments that if the City Wide Zoning By-law Amendment to permit four units on residentially zoned lands, that she is in agreement with the proposed amendments, with an additional item to protect the boundary trees.

Ms. Colebatch discussed that she felt the proposed amendments would not impact street trees, as ARU's are not located on front yards. She stated that boundary trees located in rear yards could be impacted by the construction of ARU's.

2. Karen Buck discussed concerns related to affordable and accessible housing for Barrie residents.

Ms. Buck stated that she is in support of the proposed City-wide amendment to permit 4 units but only where it is deemed compatible with the existing neighbourhoods. She felt that the four-unit housing solution should be considered as an option only if it creates available and affordable units.

Ms. Buck highlighted that she is looking forward to developers in the City working on this housing

option in order to increase both accessible and affordable housing, with the design being compatible with existing neighbourhoods.