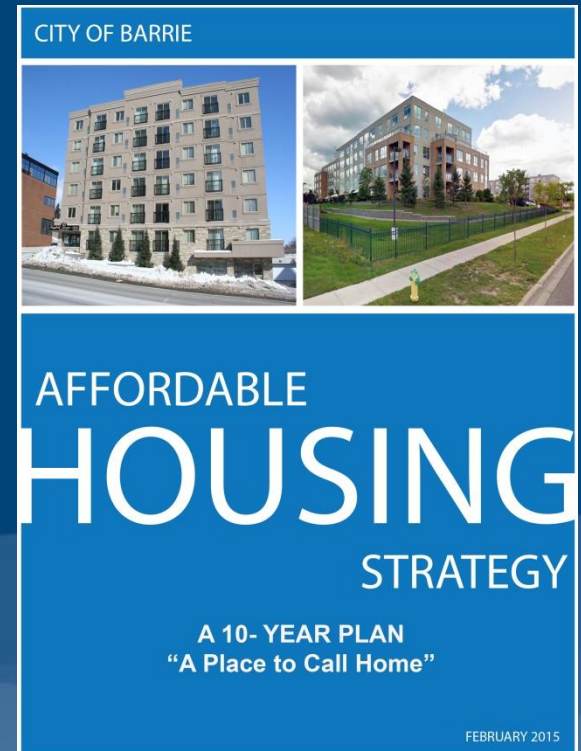


# CITY OF BARRIE AFFORDABLE HOUSING STRATEGY

Planning Services Department

Presentation to General Committee  
Merwan Kalyaniwalla, Manager of Policy Planning  
Janet Foster, Senior Development Planner  
Planning Services  
February 9, 2015



# AFFORDABLE HOUSING STRATEGY

## Legislation and Policy Framework

**2005**

Ontario

Provincial  
**Policy**  
Statement

**PLACES TO GROW**  
BETTER CHOICES. BRIGHTER FUTURE

**Growth Plan**  
for the Greater Golden Horseshoe, 2006  
OFFICE CONSOLIDATION, JUNE 2013

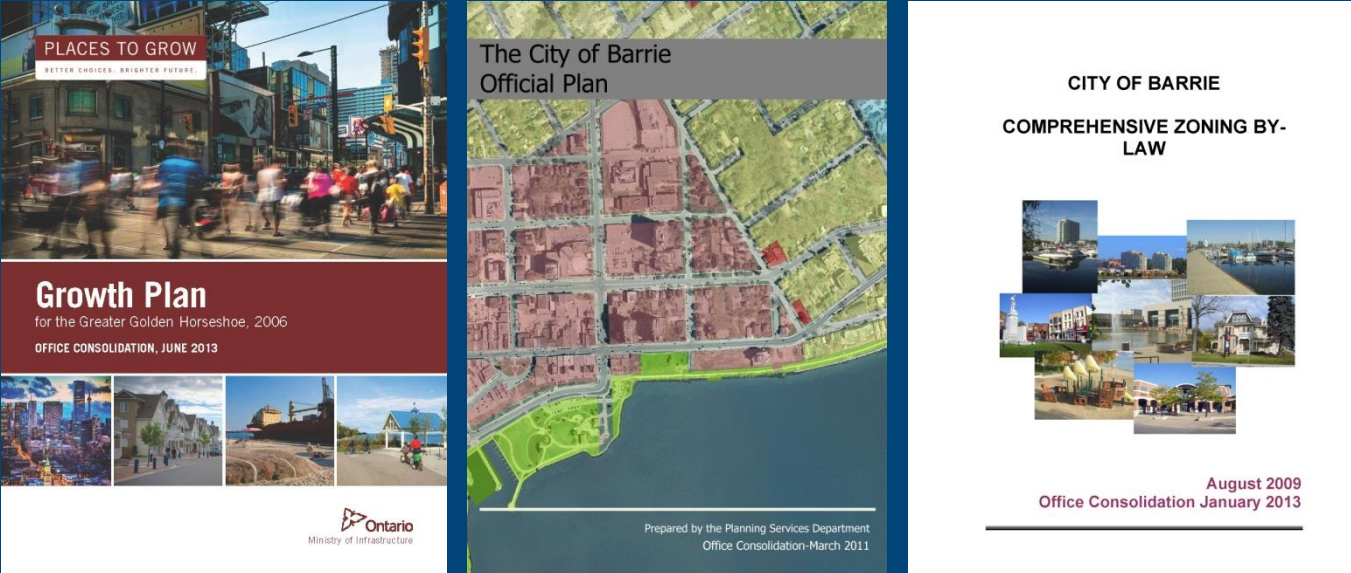
The City of Barrie  
Official Plan

CITY OF BARRIE  
COMPREHENSIVE ZONING BY-LAW

August 2009  
Office Consolidation January 2013

Ontario  
Ministry of Infrastructure

Prepared by the Planning Services Department  
Office Consolidation-March 2011



# AFFORDABLE HOUSING STRATEGY

## Overview

- Affordable Housing has been a long standing issue.
- City established Mayor's Task Force on Affordable Housing between 2001 – 2003.
- Affordable housing is a matter of provincial interest.
- Barrie forecasted to grow to a quarter of a million people by 2041.
- Strategic thinking required to ensure adequate housing.

# AFFORDABLE HOUSING STRATEGY

## Purpose, Objective and Target

- To increase the supply and range of affordable housing options.
- Identify and initiate action items to:
  - Amend policy documents and adopt bylaws that would encourage the development of more affordable housing across the City.
  - Provide financial incentives for the development of affordable housing.
  - Protect existing housing stock and discourage condominium conversion.
  - Support and work in partnership with health and social service providers.
- Target 600 new affordable units by the year 2025.

# AFFORDABLE HOUSING STRATEGY

## How is Affordable Defined

### Home Ownership

In the case of home ownership, the least of:

#### New

- Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual income for low and moderate income households; or

#### Resale

- Housing for which the purchase price is at least 10% below the average price of a resale unit in the regional market area.

# AFFORDABLE HOUSING STRATEGY

## Rental Housing

In the case of rental housing, the least expensive of:

- A unit for which the rent does not exceed 30% of the gross annual household income for low and moderate income households; or
- A unit for which the rent is at or below the average market rent of a unit in the regional market.

# AFFORDABLE HOUSING STRATEGY

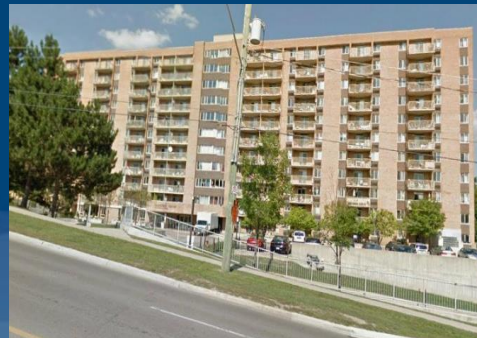
## 2014 Statistics

- Approximately 28% of the Barrie Labour force is employed in lower paying jobs.
- Minimum wage, \$11.00/hr; retirement pension at 65 is \$1,065/month; disability benefit is \$1264/month.
- Vacancy rate of 1.6% (average over 3 years was 2.2%) 5% is considered “healthy” housing rental market.
- An average monthly rent for 2 bedroom unit was \$1,118.
- Average price for a new detached house was \$457,880, resale house was \$338,000.
- Average household income was approximately \$86,000.

# AFFORDABLE HOUSING STRATEGY

## Simcoe County is the Social Services Provider

- The County of Simcoe is the designated Service Manager responsible for the planning, funding and management of social housing programs (provider of housing units, rent subsidy and allowances, down payment forgivable loans, and distribution of grant program money).
- Waitlist for subsidized housing in Barrie exceeds 1700 households.
- The City of Barrie contributes to the County budget for the provision of social housing programs. In 2014, contribution was \$6.737M





# AFFORDABLE HOUSING STRATEGY

## Existing Initiatives

- Official Plan Policies
  - 10% of all new housing to be affordable.
  - Permissions for second suites.
- Shopping Centre C3 zones with residential
- Development Charges
  - No DCs for second suites.
  - 50% discount for non-profit.
  - 25% discount for residential in the City Centre.
- Multi-residential Tax Ratio
  - Equal to that of residential and farm tax rate.



# AFFORDABLE HOUSING STRATEGY

## Existing Initiatives

- Student Housing
  - Community Improvement Plan.
- Shared Social Services Facility
  - New location 88-90 Mulcaster Street.
- Second Suites
  - Permitted in RM1-SS zones.
  - Recognition of second suites created during The Resident's Rights Act, 1994-1996.
  - Registration System established
    - 798 units registered.



# AFFORDABLE HOUSING STRATEGY

## Recommended Action Items

- Leverage Federal Government for Continued Funding
  - Operating Agreements are nearing expiry with housing providers such as Barrie Municipal Non Profit Housing Corporation.
  - Funding may not be available for subsidy or capital building repairs.
  - Encourage the Federal Government to extend existing programs or introduce new programs for 2015 and beyond.
  - Barrie to continue to support Barrie Municipal Non Profit Housing Corporation and others with provision of land where feasible.
- Bonusing Policies
  - OP policies to secure community benefit including affordable housing.
  - Financial contribution or creation of affordable units.
  - Prioritize affordable housing in consideration of Bonusing.

# AFFORDABLE HOUSING STRATEGY

## Recommended Action Items

- Financial Incentives
  - Review of Development Charge By-law for opportunity to discount DCs for affordable housing and/or collection of money to fund the construction of new units.
  - Review of Community Improvement Plans to specifically identify incentives for affordable housing.
  - Preparation of new Community Improvement Plan for incentives for Brownfield redevelopment.
- Affordable Housing First
  - Sale of City lands in support of affordable housing as a priority.
  - Encourage School Boards to consider affordable housing as a priority in the sale of surplus lands.

# AFFORDABLE HOUSING STRATEGY

## Recommended Action Items

- Demolition and Condominium Conversion Control
  - Passing of a Demolition Control Bylaw to maintain housing stock.
  - Review existing Council Policy on Condominium Conversion and amend the Official Plan to include policies on Condominium Conversion.
- New Development
  - Applications for new residential development will target 10% for affordable units.
  - Planning Justification reports in support of planning applications shall address how affordable housing is being implemented in the design.

# AFFORDABLE HOUSING STRATEGY

## Recommended Action Items

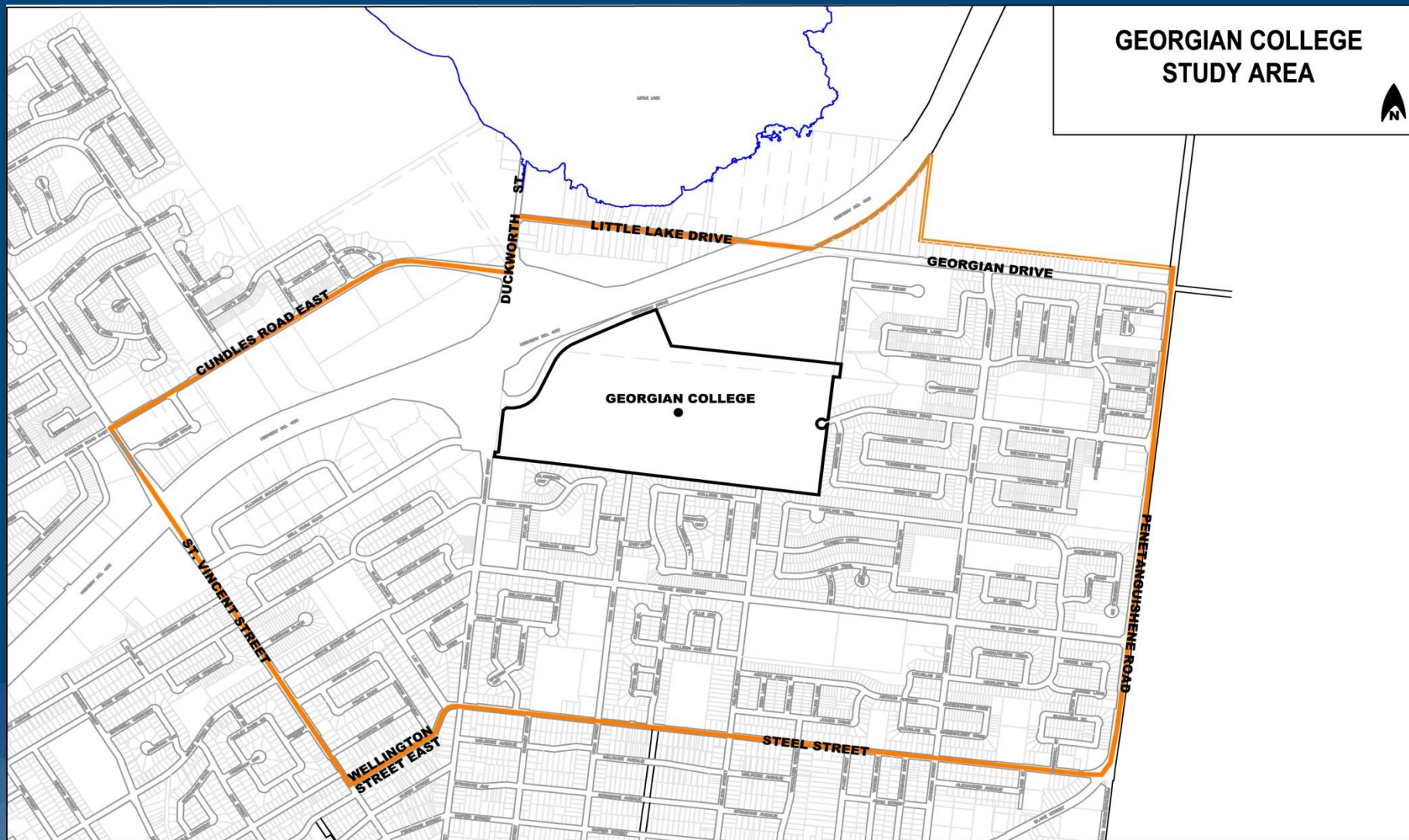
- Monitoring System
  - A monitoring/tracking system will record affordable housing performance indicators over the long and short term.
- Built Form Task Force
  - Establish a Task Force with representation from the development community and affordable housing providers.
  - Research alternative forms of development, construction materials and innovative ideas.
  - Find community champions to lead, be visionary, influence and stimulate new affordable housing development.
  - Apply to CMHC for funding to research alternatives.

# AFFORDABLE HOUSING STRATEGY

## Recommended Action Items

- Second Suites
  - By-law to permit second suites in single, semi-detached and row-houses, R1, R2, R3, R4, RM1, RM2 and RM2-TH, except in Georgian College Neighbourhood boundary.
  - Maximum of 1 second suite per lot.
  - Maximum of 40% of gross floor area of principle dwelling.
  - Maximum of 2 bedrooms.
  - Permitted in accessory structures, maximum size 50m<sup>2</sup> or 10% of lot area, 4m building height.
  - One parking space per dwelling unit required.
  - Front façade of dwelling not to be altered.
  - Must have frontage on a municipal street.
  - Council approval not subject to appeal

# AFFORDABLE HOUSING STRATEGY





# AFFORDABLE HOUSING STRATEGY

## Next Step

- Following Council adoption of the City of Barrie Affordable Housing Strategy, staff will begin implementing the recommended action items.
- The Strategy will be used to guide policy direction for City initiated action and for external stakeholders and partners in the provision of affordable housing.
- Staff will prepare a monitoring program and report back to Council on the successes and challenges faced in the upcoming year.
- Staff will report back to General Committee seeking approvals for the implementation of items once finalized and as necessary.