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BUILT FORM TASK FORCE WORKING GROUP

BACKGROUND

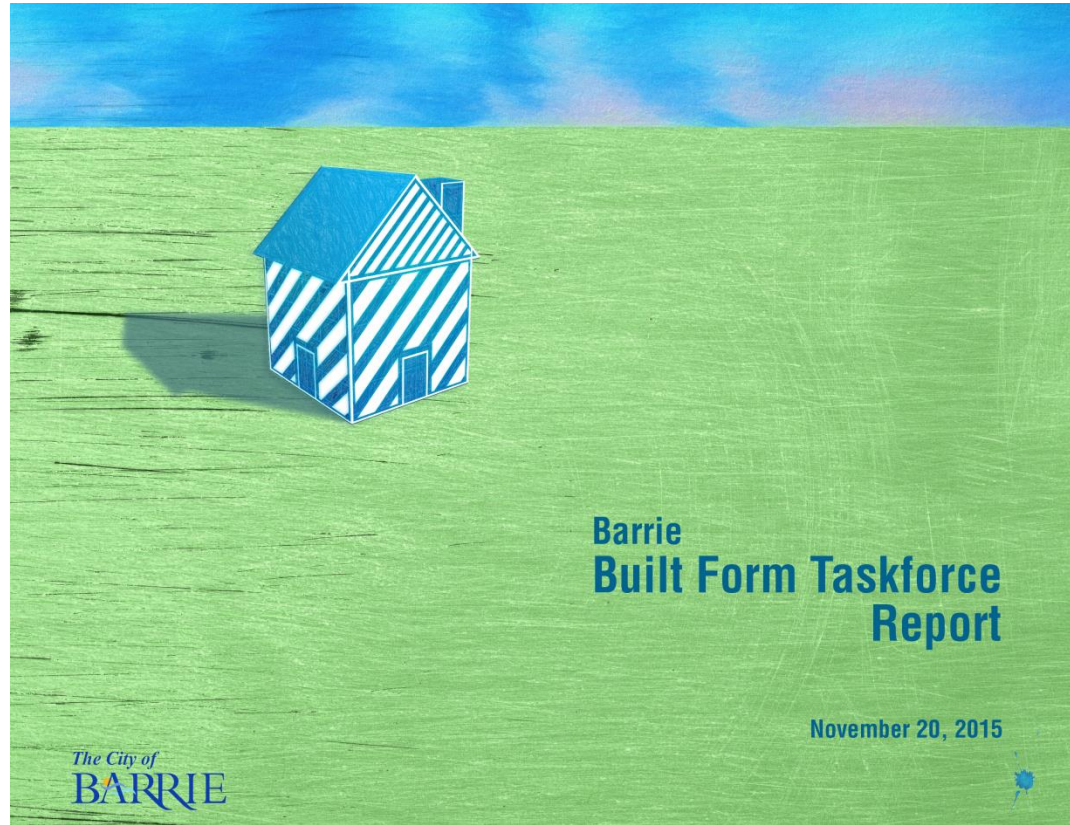
CITY OF BARRIE



AFFORDABLE HOUSING STRATEGY

A 10- YEAR PLAN
“A Place to Call Home”

FEBRUARY 2015



Barrie
Built Form Taskforce
Report

November 20, 2015

The City of
BARRIE



BACKGROUND

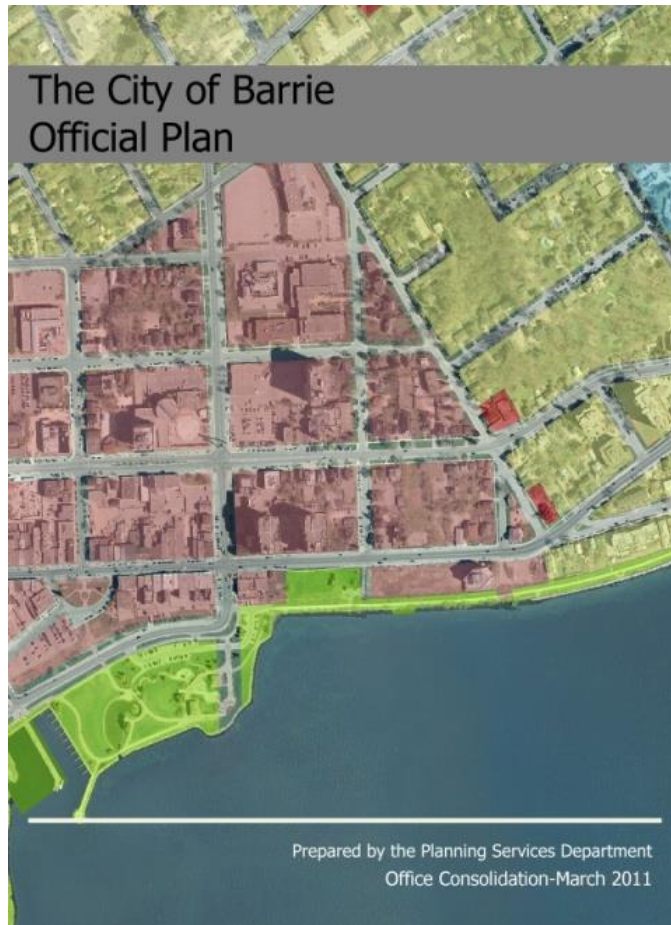
"Establish a sub-committee of the Built Form Task Force to investigate alternative Zoning standards."

OFFICIAL PLAN

Section 3.3.2.1(a):

"The City will encourage the maintenance of reasonable housing costs by encouraging a varied selection with regard to size, density and tenure. The Zoning By-law will be amended to allow for innovative housing where it is recognized to be in accordance with good planning principles."

OFFICIAL PLAN



Section 3.3.2.2 is hereby amended by the addition of new policies which have the effect of ;

- Establishing the policy framework for supplementary zoning standards for *identified* affordable housing projects.
- Eliminating or limiting requirements for site plan for identified affordable housing projects.
- Eliminating parkland dedications and Bonusing requirements for identified affordable housing projects.

ZONING BY-LAW

CITY OF BARRIE

COMPREHENSIVE ZONING BY-LAW



August 2009
Office Consolidation January 2013

Section 3.0- Definitions is amended by adding a definition for Affordable Housing as follows;

Emergency shelters; transitional housing; social housing; and residential rental developments where at least 10 % of the units are to be rented at 80% or less of the average rent in the City; or

Owner occupied units for which the maximum size is:

Multi-Storey units

65 m (700 ft²) of GFA for a 1 bedroom/studio
18.6 m² (200 ft²) of GFA for each additional bedroom

One Storey units

55.7 m² (600 ft²) of GFA for a 1 bedroom/studio
18.6 m² (200 ft²) of GFA for each additional bedroom

ZONING BY-LAW

- New definitions are also added for
 - Micro-housing;
 - Back to back townhousing;
 - Laneway housing; and
 - Container housing.

ZONING BY-LAW

Single Detached Residential R ₁ , R ₂ , R ₃ , & R ₄	<ul style="list-style-type: none"> • Small lot singles • Micro housing (detached) • Laneway housing (detached) • Container housing
Multiple family 1 st Density RM ₁	<ul style="list-style-type: none"> • Small lot singles • Micro housing • Laneway housing • Container housing
Multiple family 2 nd Density RM ₂	<ul style="list-style-type: none"> • Small lot singles • Micro housing • Laneway housing • Back to back townhouses • Small lot townhouses • Multi-unit projects up to six storeys • Container Housing (Multiple Units)
Apartment Dwelling 1 st & 2 nd Density	<ul style="list-style-type: none"> • Back to back townhouses • Small lot townhouses • Container Housing (Multiple Units) • Rental projects which are defined as affordable housing in this By-law. *
City Centre C ₁ , Transitional Commercial C ₂ & Shopping Centre Commercial C ₃	<ul style="list-style-type: none"> • Rental projects built to RA₂ standards which are defined as affordable housing in this By-law *
Mixed Use Node MU ₁ and Mixed Use Corridor MU ₂ (Ground floor commercial and a minimum of height of 3 storeys are required in the MU ₁ zone)	<ul style="list-style-type: none"> • Back to Back Townhouses • Multi-unit projects up to six storey in the MU₂ zone (8 storeys if the project includes ground floor commercial)

NEXT STEPS

- Staff will review proposed OP & ZB and engage stakeholders.
- Separate reports to be prepared on Engineering Standards and Financial Incentives.
- Report back in Q₄ of 2016.