



**Planning and Building Services Department**  
**MEMORANDUM**

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<b>TO:</b>	<b>MAYOR J. LEHMAN AND MEMBERS OF COUNCIL</b>	<b>FILE: A02-BUI &amp; D14-1605</b>
<b>FROM:</b>	<b>M. KALYANIWALLA, MANAGER OF SUSTAINABLE DEVELOPMENT</b>	
<b>NOTED:</b>	<b>R. FORWARD, MBA, M.Sc., P. ENG. GENERAL MANAGER OF INFRASTRUCTURE &amp; GROWTH MANAGEMENT</b>	
	<b>C. LADD, CHIEF ADMINISTRATIVE OFFICER</b>	
<b>RE:</b>	<b>BUILT FORM WORKING GROUP RECOMMENDATIONS</b>	
<b>DATE:</b>	<b>JUNE 26, 2017</b>	

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The purpose of this memorandum is to provide Members of Council with an update on the status of the recommendations of the Built Form Task Force Working Group. The Built Form Working Group was established to review and recommend innovative ideas for the development of Affordable Housing (see attached Schedule "A" for the Working Group membership). These recommendations include the creation of new definitions for affordable housing, as well as for a variety of housing types which are not currently common in Barrie and for reduced zoning and engineering standards related to identified affordable housing projects.

The Working Group met over the course of 2016 to review the existing zoning, engineering and building standards identified as barriers to the supply of affordable housing. The Working Group identified a series of barriers ranging from the cost of land, development charges, parkland dedication, density, landscaping requirements, right-of-way widths as well as alternative built forms to help address the issue of affordability.

The Working Group identified a series of dwelling unit types that have the potential to be developed at reduced costs and reviewed the impact on affordability of all of the above. The built forms that were identified as having the potential for affordability included: container housing, micro-housing, small lot singles, small lot towns, back-to-back towns and multi-unit development in a six storey structure.

With regard to other City standards, specifically engineering standards, the Working Group recommended reduced engineering standards including reductions in right-of-way widths, allowance for rear yard laneways, reduction of sight triangle requirement, allowance for permitting infrastructure across private properties through the use of easements, and an elimination of parkland dedication requirements.

Staff have been reviewing the recommended changes to both zoning and engineering standards and have identified a number of potential issues with the recommendations. The Engineering and Corporate Asset Management departments have undertaken a detailed review of the proposed amendments to the City's existing engineering standards and have identified that the reduction in engineering and zoning standards could potentially result in additional costs to the municipality or reductions in service levels for areas where these standards are applied. These will be reported on for final decision.

Furthermore, following a detailed review of the By-law, it has been determined that a number of the recommended changes to the Zoning By-law are not necessary to support the different housing types proposed by the Built Form Working Group. In fact some of the unit types being recommended are currently under review or being developed in the City at this time.



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The City currently is processing a variety of applications which are proposing development that generally implements the recommendations of the Built Form Working Group in varying degrees. Given that there are some “real life, on the ground” examples of the recommendations of the group, staff are proceeding with the processing of these applications as trial runs of the proposed reduced standards prior to recommending wholesale changes to either the City’s Zoning By-law or Engineering Standards. This will give Council the opportunity to make an informed decision based on real world examples of which actions result in meaningful contributions to the provision of affordable housing, which actions make no difference, and which standards should be amended/reduced on a city wide basis to reflect new trends and policy initiatives in city building.

Staff are recommending this approach to ensure that the City’s standards and service levels are only modified if the changes actually result in addressing the growing cost of housing. This will also allow Council to make an informed decision on the impact of the proposed modifications on the general tax rate and the corresponding impact on the cost of housing.

Next Step

Following the development of the pilot projects, staff will report back to Council with an assessment of the impact of the reduction in standards on costs and service levels as well as the net effect on the affordability of the units within these areas. This report will include recommendations on any appropriate changes to the Zoning By-law or City standards.

Attachment: Schedule “A” – Working Group Membership



**Schedule "A"**

**Working Group Membership**

- Bradley Pratt – Builder
- Karen Hansen – Developer
- Lisa Bertram – Builder/Contractor
- Sean Mason – Developer/Builder
- Ted Handy – Architect
- Chris Glanville – Supervisor of Small Buildings, Building Services Branch
- Frank Palka – Manager of Development Services, Engineering Services
- Merwan Kalyaniwalla – Manager of Sustainable Development, Planning Services Branch
- Richard Forward – General Manager of Infrastructure & Growth Management
- Stephen Naylor – Director of Planning Services
- Kris Menzies – Urban Planner