

# CITY OF BARRIE AFFORDABLE HOUSING STRATEGY

Planning Services Department

Presentation to General Services Committee  
Ross Cotton, Policy Planner,  
Planning Services  
May 5, 2014



## AFFORDABLE HOUSING STRATEGY

### Overview

- Strong Communities Through Affordable Housing Act, 2011 (former Bill 140) came into effect January 1, 2012
- Included amendments to Planning Act relating to second units being permitted in detached, semi-detached, townhouses or related accessory buildings
- Provision for no OMB Appeals permitted on Official Plan Amendments and Zoning changes to permit second residential units

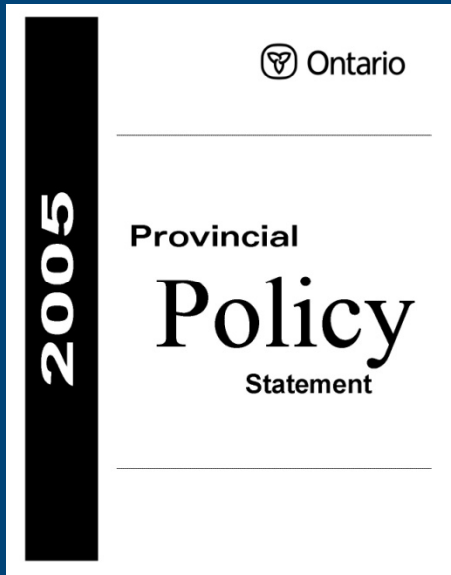
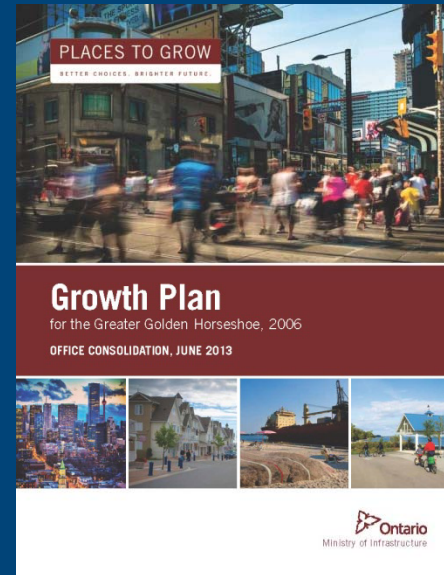
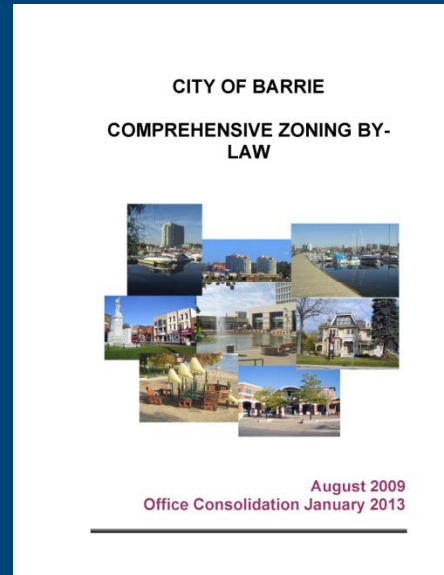
# AFFORDABLE HOUSING STRATEGY

## Steps by City of Barrie

- Staff Report with draft Affordable Housing Strategy to General Committee February 24/14
- Open House April 16<sup>th</sup> on second suites
- Open House April 24<sup>th</sup> on other affordable housing strategies
- Statutory Public Meeting May 5th

# AFFORDABLE HOUSING STRATEGY

## Legislation and Policy Framework



# AFFORDABLE HOUSING STRATEGY

## Community Context

### Population

- Population change – 2013: 144,500 persons  
2031: 210,000 persons  
2041: 253,000 persons
- Need for new housing including affordable units as population increases



# AFFORDABLE HOUSING STRATEGY

## Ownership

- Average prices of resale units is \$334,000 in Sept. 2013.
- Average new house price is to \$460,858 in Sept 2013 (CMHC).
- Based on PPS and City's Official Plan definition of "affordable", 10% of new dwellings and 22% of resale dwellings would be affordable at the 60th percentile income level (\$82,600 gross family income). Approximately 29,000 households in the City are below this affordability level.





# AFFORDABLE HOUSING STRATEGY

## Rental Housing

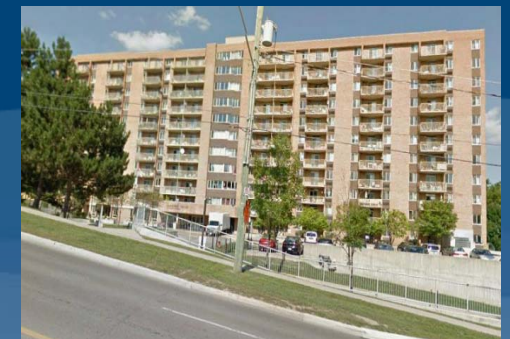
- CMHC forecast vacancy rate of 2.3 % for 2013.
- 5% is considered “healthy” housing rental market
- An average monthly rent for 2 bedroom unit was \$1,037 for 2013
- 6<sup>th</sup> highest rent in Canada
- City has no Demolition Control or Rental Conversion By-laws to control rental housing loss



# AFFORDABLE HOUSING STRATEGY

## Social Housing

- County of Simcoe owns 307 units in Barrie for families and seniors
- There are an additional 1558 units provided combined between Barrie Municipal Non-Profit Housing and other non-profit and co-op providers
- County had Waitlist in Barrie of 1,501 households in 2012 increasing from 1350 in 2011
- Average wait for rent-geared-to-income housing ranged from 2.3 to 4.2 years
- Identified shortage of 1 bedroom units





# AFFORDABLE HOUSING STRATEGY

## Student Housing

- Estimated 2,650 Georgian students that cannot be accommodated in dedicated student housing
- CMHC indicates that this significantly affects the rental housing supply in Barrie
- Anticipate new proposed purpose built student housing will assist in lessening rental demands



# AFFORDABLE HOUSING STRATEGY

## Proposed Strategies

### Official Plan Revisions

- Policies to allow second suites
- Policies to control conversion from rental to condominium tenure
- Policy allowing municipal purchase and sale of land for affordable housing
- Policy referencing affordable housing in Community Improvement Areas
- Policy allows Temporary Use for garden suites for 20 yr



## AFFORDABLE HOUSING STRATEGY

- Zoning presently allows second suites in the following Zone:  
Multiple Second Suite (RM1-SS)  
Two Unit houses permitted in:  
Residential Multiple (RM1)  
Residential Multiple (RM2)  
Residential Multiple (RM2-TH)  
Apartment RA1 and RA2
- City has registration process for second suites with 770 units now registered.



## Proposed Zoning Amendment for second suites

- Broadening of Zones where second suites are permitted:
  - Residential (R1)
  - Residential (R2)
  - Residential (R3)
  - Residential (R4)
- Also allow accessory building to be used for second suite in corresponding Zones

## AFFORDABLE HOUSING STRATEGY

Zoning Development standards for second suites:

- 1 parking space per dwelling unit (tandem is permitted)
- 1 second suite per property
- In the R1 to R4 Zones – in main building or in accessory building, second unit with a min 35 sq m and max 50 sq m floor area. Intent is one bedroom unit per Ontario Building Code. No changes for other Zones
- Lot and building must meet all Zoning standards of Zone eg. Lot frontage, lot area, setbacks, parking etc.
- Meet all other law such as Building Code, Fire Code, electrical etc

## AFFORDABLE HOUSING STRATEGY

### Initiatives to assist in the provision of Affordable Housing

- Passing of Demolition Control By-law and Demolition and Conversion of Rental Housing By-law
- Bonusing for affordable housing
- Provision of blocks and lots for affordable housing in new Plans of Subdivision
- Review opportunities for financial incentives for affordable housing by not-for-profit housing providers
- Amend Development Charges By-law to allow portion for funding of social housing



## AFFORDABLE HOUSING STRATEGY

- Tracking system to record 10 % minimum target for provision of affordable housing
- Support affordable housing through provision of municipally owned land
- Incentives for Brownfield development with affordable housing

## AFFORDABLE HOUSING STRATEGY

- Support non-profit housing providers through provision of land or other means of support
- Communicate with existing non-profit providers to determine how the City can support their existing housing initiatives
- Encourage the Federal Government to extend existing programs or introduce new programs for Year 2015 and beyond

# AFFORDABLE HOUSING STRATEGY

## Next Steps

- Staff Report and Final Affordable Housing Strategy prepared for General Committee
- Revise proposed OP and ZB Amendments and other related By-laws for Council consideration
- Undertake to review and report on other opportunities outlined in the Strategy