

# City of Barrie Affordable Housing Strategy Update

## Policy Options Discussion

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SEPTEMBER 27<sup>TH</sup>, 2023 – AFFORDABILITY COMMITTEE

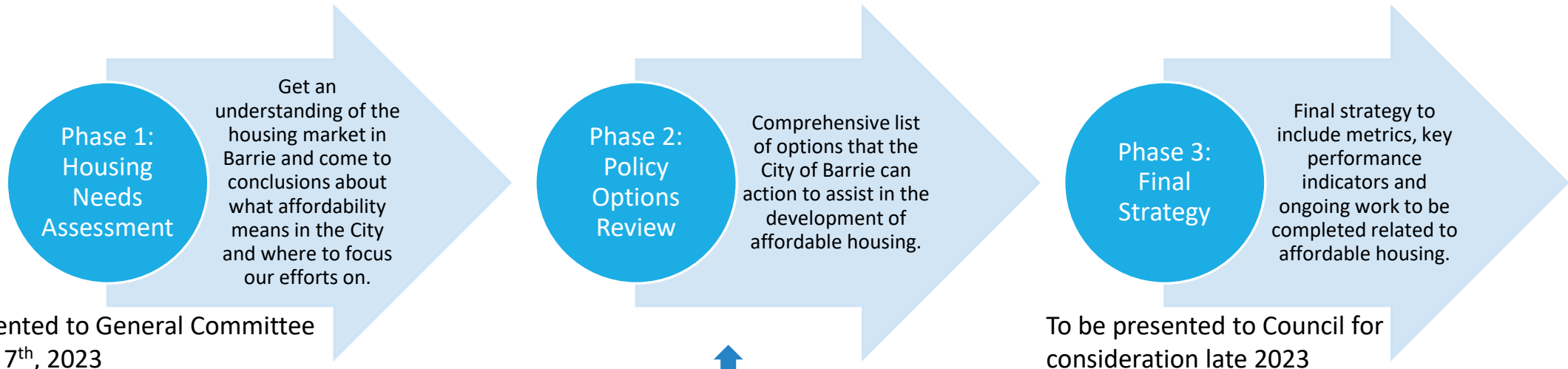
MICHELLE BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

MADELINE KOWALCHUK, SENIOR PLANNER



# Project Update

← Ongoing public consultation and review with the Technical Advisory Committee →



# 10 Action Items

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1. Undertake a Comprehensive Review of the City's Zoning By-Law
2. Offer Development Incentives for Targeted Projects Through a CIP and/or MCFB
3. Prioritize Housing Outcomes on Public Land
4. Work Towards a Decision Faster (Shorten Approvals Timelines)
5. Create a Funding Stream Specifically for Affordable Housing
6. Create a Concierge Program to Connect Parties Who are Interested in Partnering to Deliver New Housing
7. Participate in Simcoe County's Secondary Suites Program
8. Enact a Rental Replacement By-law to Preserve Existing Rental Stock
9. Continue Shifting the Public Discourse Around Growth, Density, and Affordable Housing
10. Explore the Potential for Inclusionary Zoning in Barrie

★	Minimum Impact
★★	Low Impact
★★★	Moderate Impact
★★★★	High Impact
★★★★★	Maximum Impact

\$	Low-Cost (\$100,000 or less)
\$\$	Medium Cost (\$100,000 to \$1M)
\$\$\$	High-Cost (\$1M or more)

Immediate:	Implementation immediately after the Strategy is completed.
Near-Term:	Implementation in less than one year.
Medium-Term:	Implementation between one and three years to implement.
Long-Term:	Implementation to take three or more years to implement.

1. Undertake a comprehensive review of the City's Zoning By-law (Underway)		
★★★★★	\$\$	Medium Term
2. Offer Development Incentives for Targeted Projects Through a CIP or MCFB (Underway)		
★★★★	\$\$\$	Medium Term
3. Prioritize Housing Outcomes on Public Land		
★	\$	Medium Term
4. Work Towards a Decision Faster		
★★★★	\$\$	Medium Term
5. Create a Funding Stream Specifically for Affordable Housing		
★★★★	\$	Near Term

6. Create a Concierge Program Connecting Parties Who are Interested in Partnering to Deliver New Housing (Underway)		
★★★★	\$	Near Term
7. Enhance the Simcoe County Secondary Suite Program for Barrie (Barrie Bonus)		
★★★	\$\$/\$\$\$	Near Term
8. Enact a Rental Replacement By-law to Preserve Existing Rental Stock		
★★★	\$	Near Term
9. Continue Shifting the Public Discourse Around Growth/Housing		
★★★	\$	Immediate
10. Explore the Potential for Inclusionary Zoning in Barrie		
★★★	\$\$/\$\$\$	Medium Term

# Additional Initiatives

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In addition to the 10 action items, the following 13 initiatives can be integrated into the affordable housing strategy.

- Invest Budget Surpluses Into Desired Housing Outcomes
- Explore the Potential for Density Bonusing for Priority Projects
- Ensure the City has Robust Data Collection to Support Good Decision-Making
- Be Encouraging of Non-Traditional Construction Techniques, Housing Tenures, and Funding Models
- Require Housing Above or in Conjunction with New Public / Community Facilities
- Declare Housing as a Human Right
- Advocate for the Elimination or Deferral of HST on New Purpose-Built Rental Developments
- Advocate to CMHC for More Streamlined Access to Funding and Financing Programs
- Advocate for More Revenue Tools to Reduce the Burden on the Property Tax Base
- Ask the Province to Define Attainable Housing and Incentivize It
- Advocate for Increased Labour Supply for New Development
- Advocate for More Progressive Property Taxation Options
- Leverage the Collective Power of Municipalities in Advocacy

# The Policy Options are organized in 4 Pillars

Policy Reform	Development Incentives
<ul style="list-style-type: none"><li>• <b>Undertake a comprehensive review of the Zoning By-law</b></li><li>• <b>Work towards a decision faster (Shorter Approval Timelines)</b></li><li>• Rental replacement by-law</li><li>• <b>Explore inclusionary zoning</b></li></ul>	<ul style="list-style-type: none"><li>• <b>Offer development incentives through a CIP or MCFB</b></li><li>• <b>Create a funding stream for affordable housing</b></li><li>• <b>Enhance the secondary suite program (Barrie Bonus)</b></li><li>• Invest budget surplus into desired housing (If available)</li><li>• Explore the potential for density bonusing</li></ul>
Leadership	Advocacy
<ul style="list-style-type: none"><li>• <b>Prioritize housing on public lands</b></li><li>• <b>Create a concierge program for affordable housing partnership</b></li><li>• <b>Continue shifting the public discourse</b></li><li>• Ensure the City has robust data collection for good decision-making</li><li>• Be encouraging of non-traditional construction, tenures and funding models</li><li>• Declare housing as a human right</li></ul>	<ul style="list-style-type: none"><li>• Advocate for the elimination or deferral of HST on new purpose-built rental</li><li>• Advocate to CMHC for more streamlined access to funding and financing programs</li><li>• Advocate for more revenue tools to reduce the burden on the property tax base</li><li>• Ask the province to define attainable housing and incentivize it</li><li>• Advocate for increased labour supply for new development</li><li>• Advocate for more progressive property taxation options</li><li>• Leverage the collective power of municipalities in advocacy</li></ul>

Item in Bold = 10 actions

# Considerations



Budget to support the strategy



Resources to implement the strategy

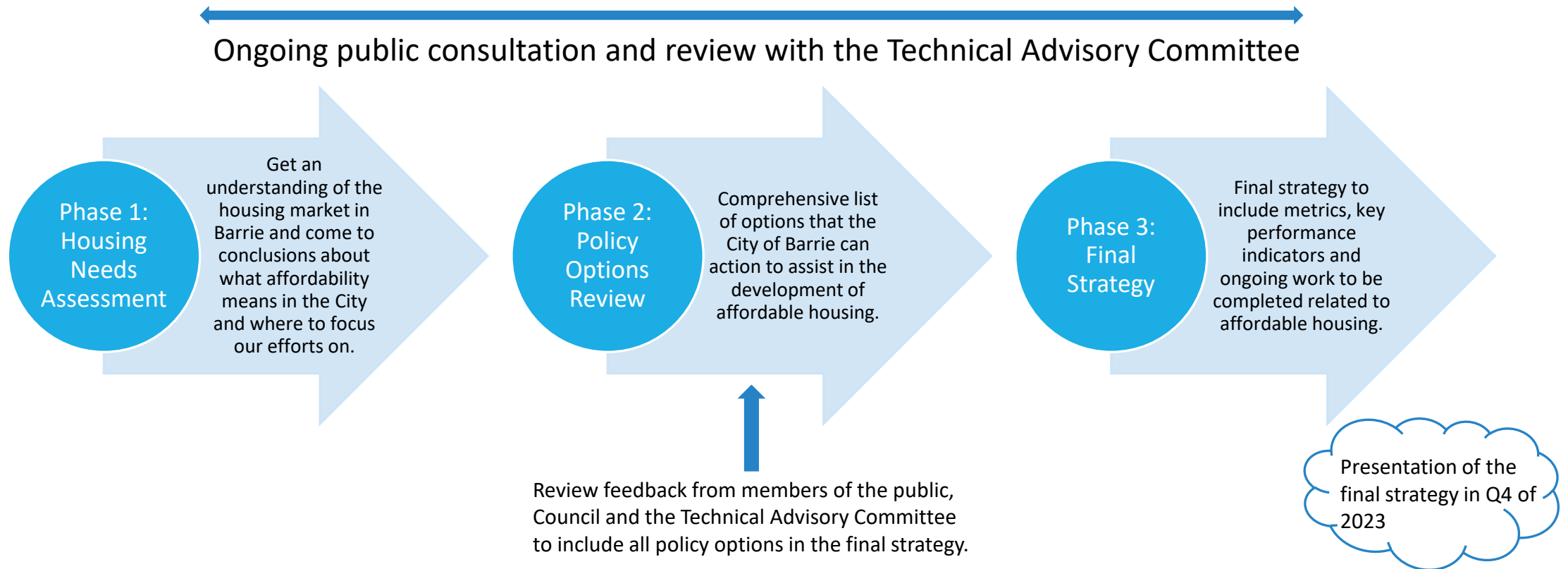


Does Council support the Actions/Initiatives



Did we miss anything?

# Next Steps – We want to hear from you!



Visit [buildingbarrie.ca/AffordableHousing](http://buildingbarrie.ca/AffordableHousing) for Project Updates

# Questions and Comments

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ADDITIONAL QUESTIONS AND COMMENTS CAN BE SENT TO  
[MADELINE.SNOW@BARRIE.CA](mailto:MADELINE.SNOW@BARRIE.CA) OR [JENNIFER.ROBERTS@BARRIE.CA](mailto:JENNIFER.ROBERTS@BARRIE.CA)

