

THE CITY OF BARRIE'S
**AFFORDABLE
HOUSING**
BUILT FORM TASK FORCE

Presented By Kris Menzies, BES, BEd, MCIP, RPP

June 20, 2016

Task Force Membership

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

Purpose of Presentation

- 01** Review the mandate of the Task Force
- 02** Assist Council and the Public in understanding the Task Force's thought process
- 03** "Affordable" vs "More Affordable"
- 04** Challenges to Affordability
- 05** Explore potential built forms
- 06** Potential new Zoning By-law considerations
- 07** Financial Incentives

Mandate

Review and recommend innovative ideas for the development of affordable housing.

Note: Housing would primarily be “home ownership” forms or potentially “rental” forms.

Industry “Enticement” Approach

- Strive to achieve a built form/program where there would be industry uptake
- Debate what is “affordable”
- Is “more affordable” appropriate?
- How to provide assurances that the second buyer still enjoys an “affordable” price

Industry “Enticement” Approach

- Reviewed the challenges to offering an affordable Home Ownership product
- How to integrate new built forms into existing communities
- What is the “tool box” that is available to the City for promoting/encouraging an affordable or more affordable product

Industry “Enticement” Approach

- Reviewed “out of the box” thinking
- Explored options that would entice the private sector to develop and construct a more affordable product

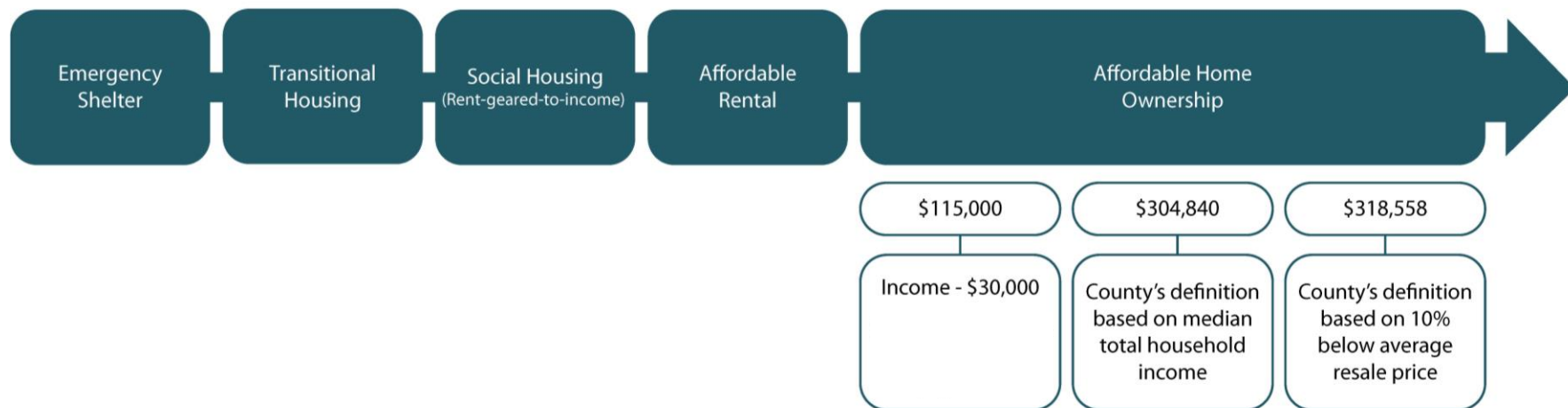
“Affordable” vs “More Affordable”

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

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

“Affordable” vs “More Affordable”

Affordable Housing Spectrum



“Affordable” vs “More Affordable”

Definition is cumbersome

Use of definition has potential risk with respect to maintaining the price for the second unit buyer

The definition may provide for defined “affordable” housing; the Task Force felt that there was also a place for “more affordable” housing

Barriers to Producing Affordable Ownership Products

Cost of Land

Government Fees (e.g. application fees, building permit fees, DC)

Condominium Fees

Processing (timing and criteria)

Urban Design & Site Design requirements

Engineering Requirements

Solutions

Smaller Product

Less Land

Less Fees

Less Processing

Modest design & engineering requirements

As of “right” zoning in some cases

Smaller Product

Maximum Gross Floor Area/unit

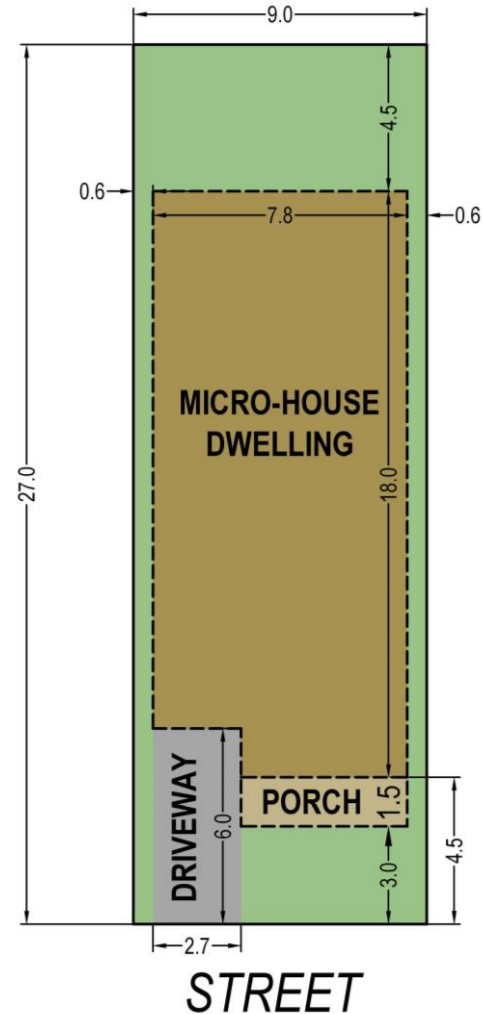
One Storey Units

- 600 square feet (55.7 m²) for one bedroom or studio
- 200 square feet (18.6 m²) for each additional bedroom

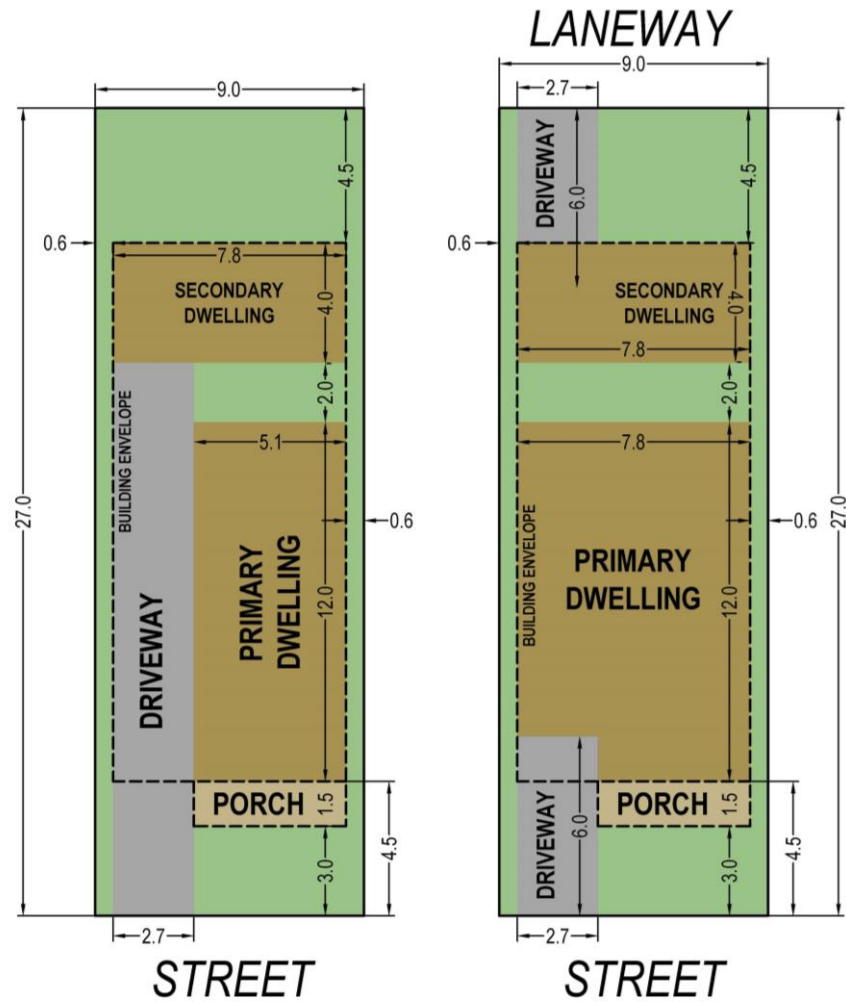
Multi-Storey Units

- 700 square feet (65 m²) for one bedroom or studio
- 200 square feet (18.6 m²) for each additional bedroom

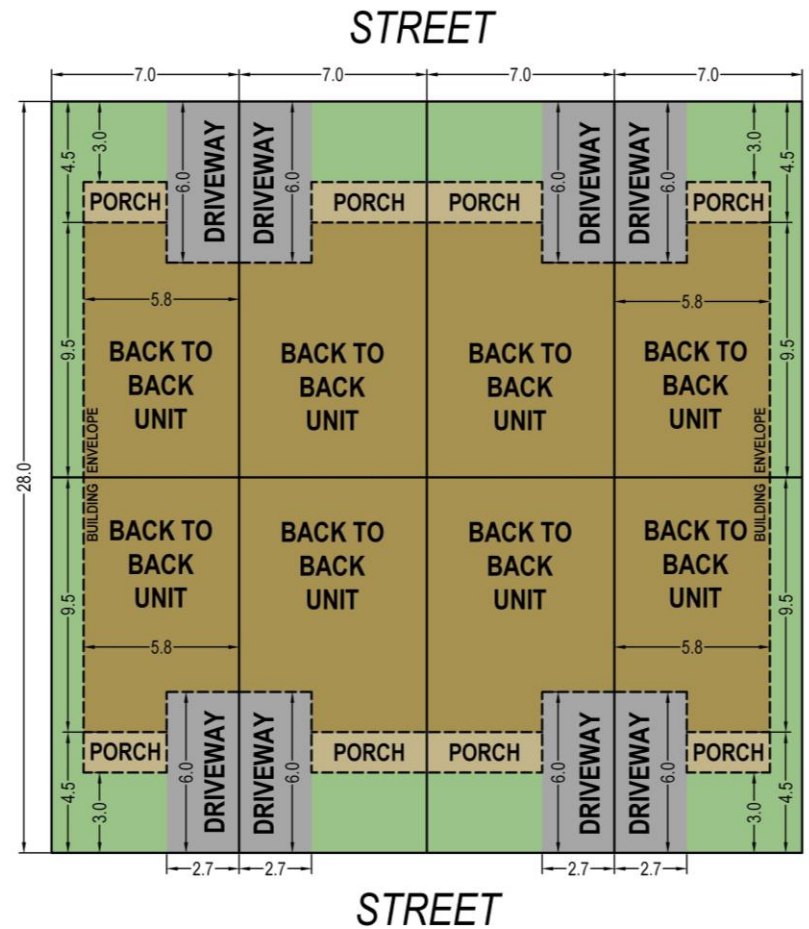
Small Lot Singles



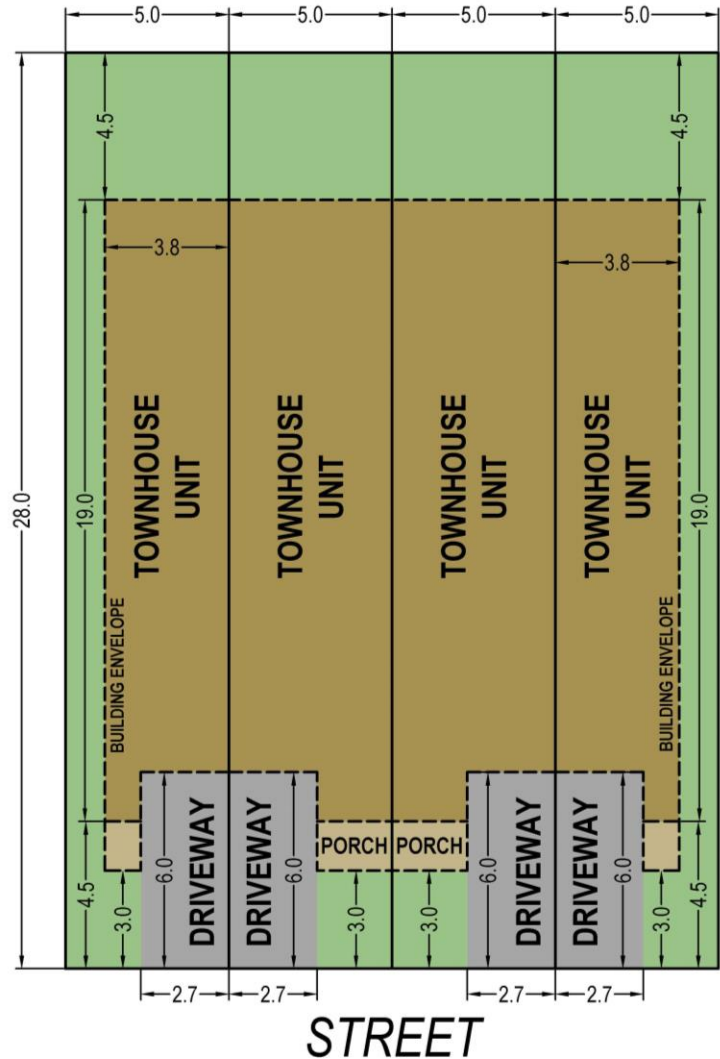
Laneway House



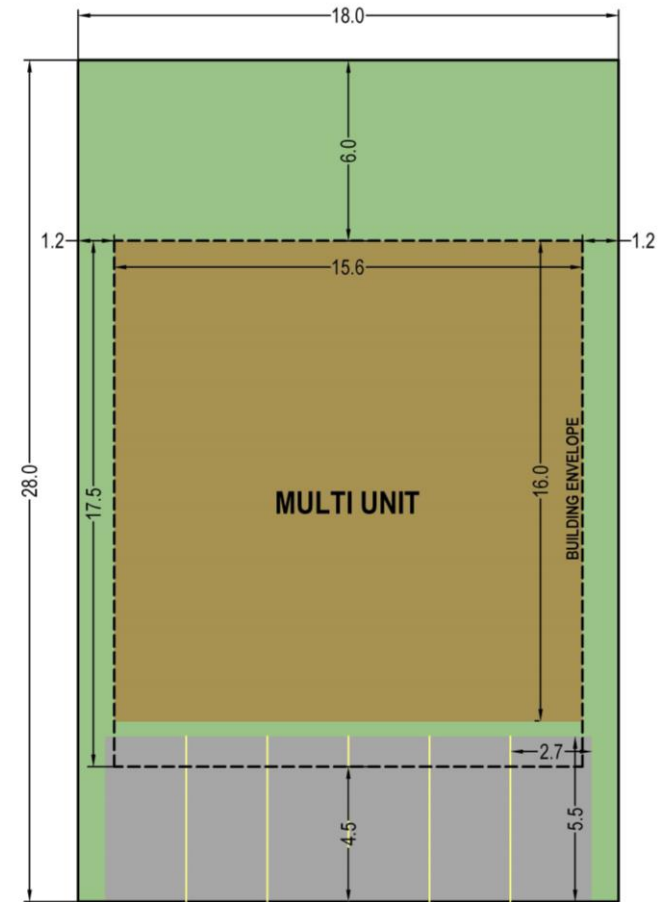
Back to Back Townhouses



Stacked Townhouses

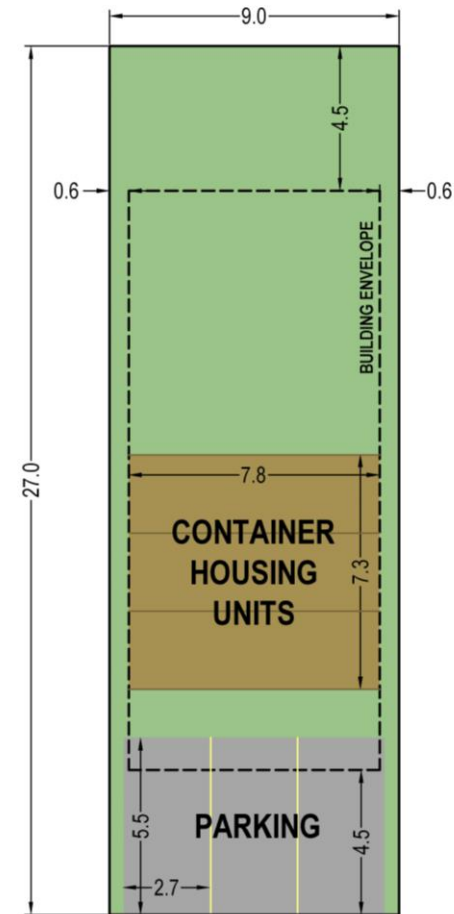


Multi-Unit



STREET

Container House



STREET

New Zoning By-law Considerations

Working OP and Zoning have been developed. They include:

- Definitions
- Built forms
- Zone provisions

Financial Incentives

Development Charges

15-25% reduction in DC's

OR

utilize the “apartment” DC charge

For singles or townhouses

Financial Incentives

Development Charges

| Housing Type | Development Charges |
|--------------|---------------------|
| Singles | \$43,889 |
| Rows/Towns | \$33,254 |
| Apartments | \$27,735 |

Singles - Apartments = \$16,154

Towns - Apartments = \$5,519

Note: 2016 “old” City + Education DC uses. Apartment charge is for 2+ bedroom units.

Financial Incentives

Development Charges

SINGLES DC
\$43,889

EXISTING RESIDENTIAL R1 ZONE

4 UNITS



EXISTING RESIDENTIAL R2 ZONE

6 UNITS



APARTMENT DC
\$27,735

PROPOSED SMALL LOT SINGLE ZONE

10 UNITS



PROPOSED SMALL LOT SINGLE ZONE

10 UNITS



Financial Incentives

City Fees

Reduction or Holiday from Planning,
Engineering, Site Plan & Building Permit fees

Scenario

27 unit townhouse project in a plan of
subdivision which requires pre-consultation,
site plan approval and a rezoning: \$83,751

Per unit = \$3,101

Financial Incentives

Parkland

Reduce or Eliminate the requirement for parkland dedication

Estimated average price/unit for parkland is \$2,000

Financial Incentives

Urban Design

Where enhanced boulevards are required (e.g. Nodes and Corridors), identify that these upgrades are part of the parkland dedication



Source: City of Barrie Intensification Area Urban Design Guidelines, 2012

Financial Incentives

Urban Design

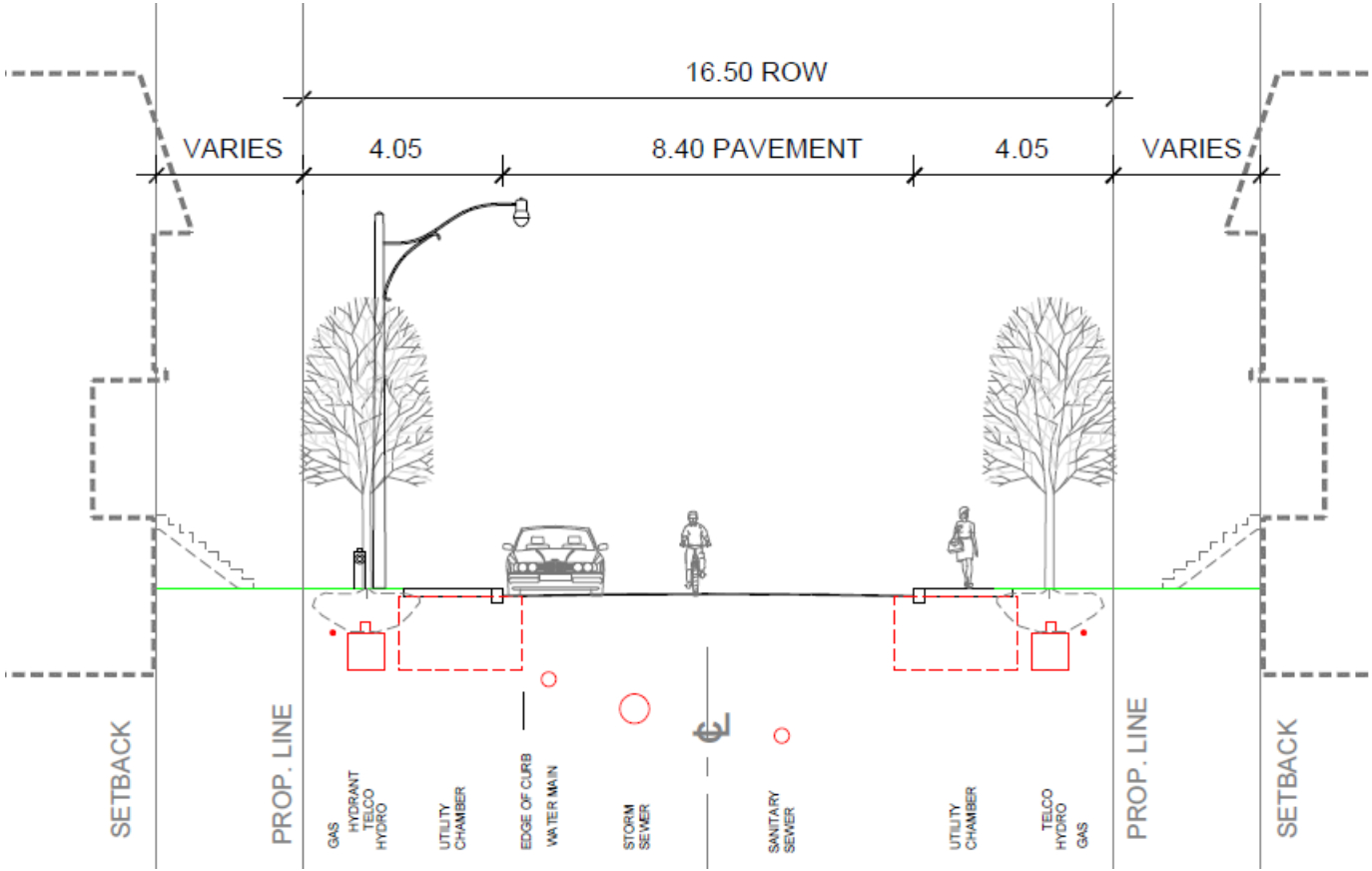
For defined Affordable projects, reduce the boulevard design requirements by 15%-25%



Source: City of Barrie Intensification Area Urban Design Guidelines, 2012

Financial Incentives

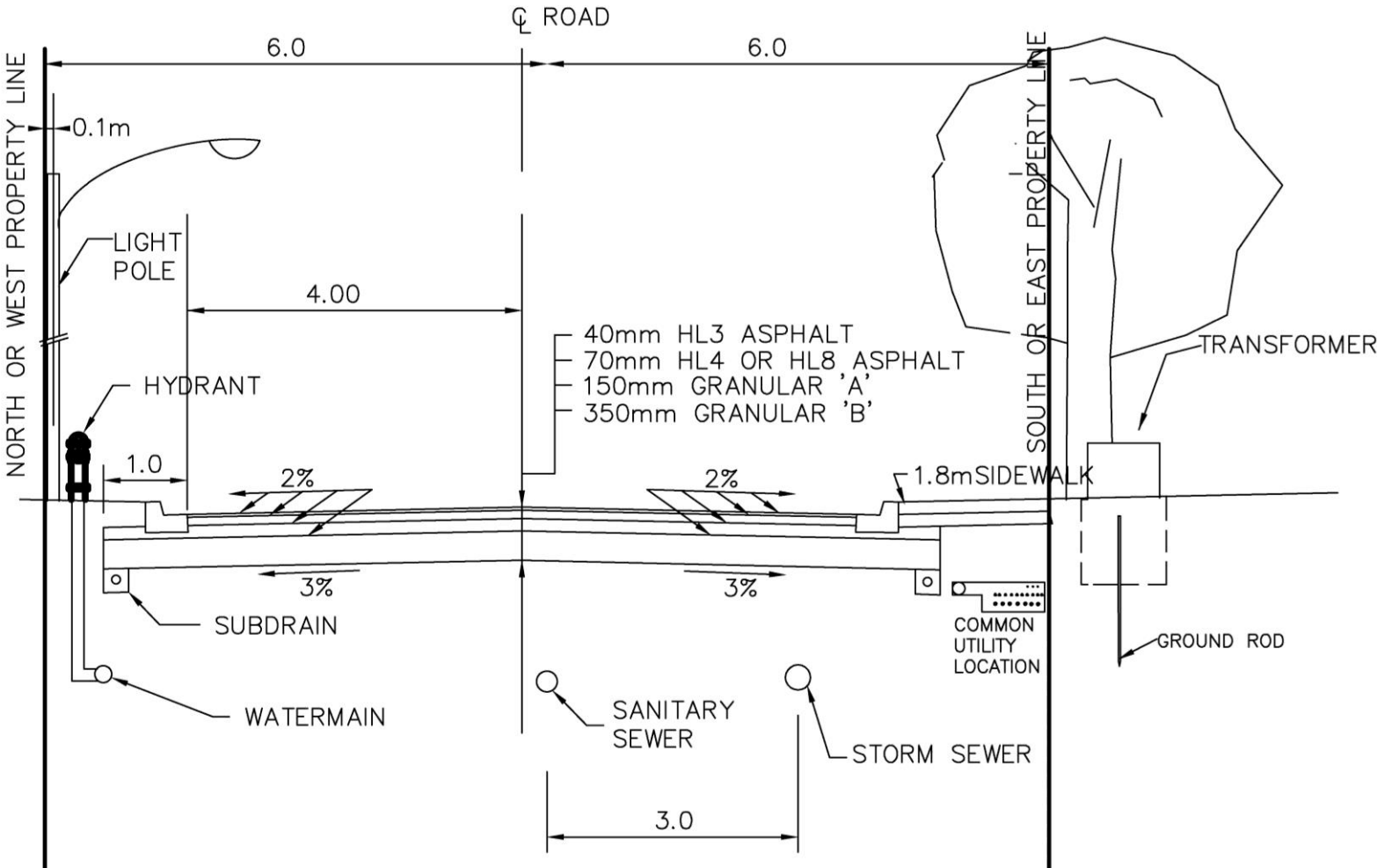
Roads



Reduce the road design standards and permit smaller roads/lanes to be owned and maintained by the City (i.e. no condo fees for common element roads)

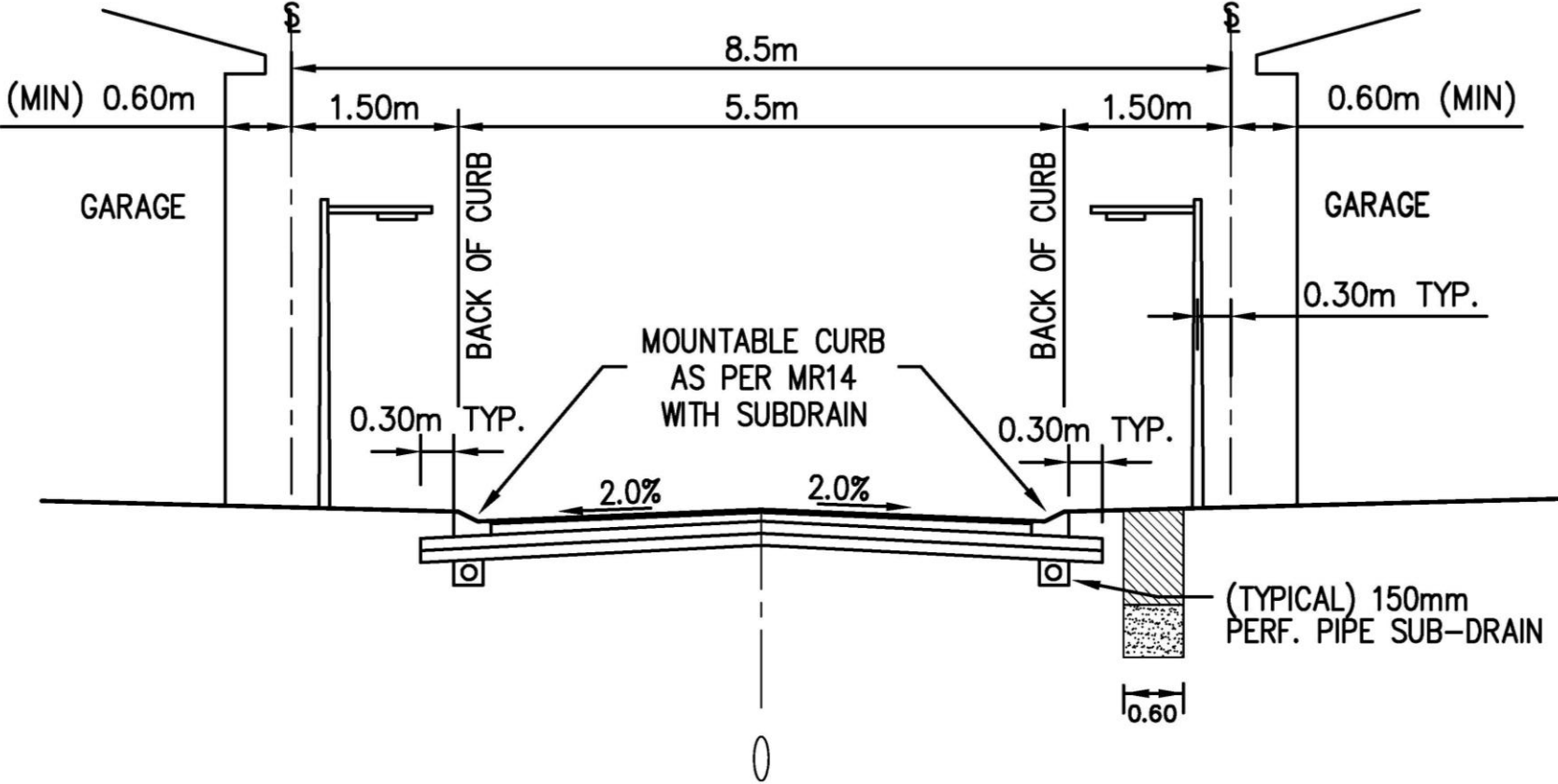
Financial Incentives

Roads



Financial Incentives

Roads



Financial Incentives

Allow for stacked products to be stratified as “freehold
(i.e. no condo fees)



Financial Incentives

Processing

Implement a “Navigator” at City Hall to sheppard qualified applications though the process



Financial Incentives

Processing

Remove or reduce site plan requirements and/or processes.

Conclusion

Affordable **HOUSING** is
achievable in Barrie.



THANK-YOU



Built Form Task Force