



Barrie Built Form Taskforce Report

Presentation to City Council November 30, 2015



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**"We shape our buildings
and then they shape us,"**

Winston Churchill



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All great things thought of and created begin with...

Open, creative, insightful thinking.

Our team was just that, and more - much more.



The Built Form Taskforce represented a broad base of expertise:

Planning - Legal - Civic - Builders & Developers

Faith Groups - Architects - Not-for-Profits

Health - Social Services - Affordable Housing Specialists

...a Dream Team

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**The Built Form Taskforce, also represented
The strength, depth and commitment of a
broad-based community consultation.**



The Barrie Built Form Taskforce worked within this concept:

- **The Built Form is the built environment - our Buildings.**
- **The Built Form strengthens the interactive relationship of people to the built environment.**
- **How the Built Form works is a function of how well it is planned.**
- **How the Built Form is shaped must represent the needs and priorities of our community.**
- **Behind the shaped Built Form is the planning process and how we focus our regulations, building codes and zoning to strengthen ourselves as a community.**

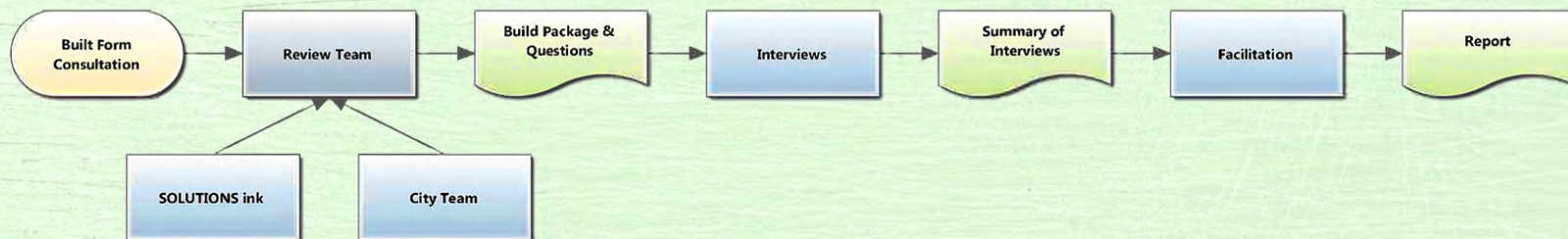


“We need to start to rethink how we make stuff. That includes looking at existing structures...”

Interview Quote

The Barrie Built Form Taskforce Process:

- Taskforce created 5 questions for confidential interviews.
- Interviewed Taskforce Members & 3 other experts.
- 11,000 words of interview notes were reviewed.
- Taskforce members then streamed the raw data.
- Taskforce 3 times to respond to a report direction.
- Taskforce moved to final recommendations.



**“The management of
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Interview Quote



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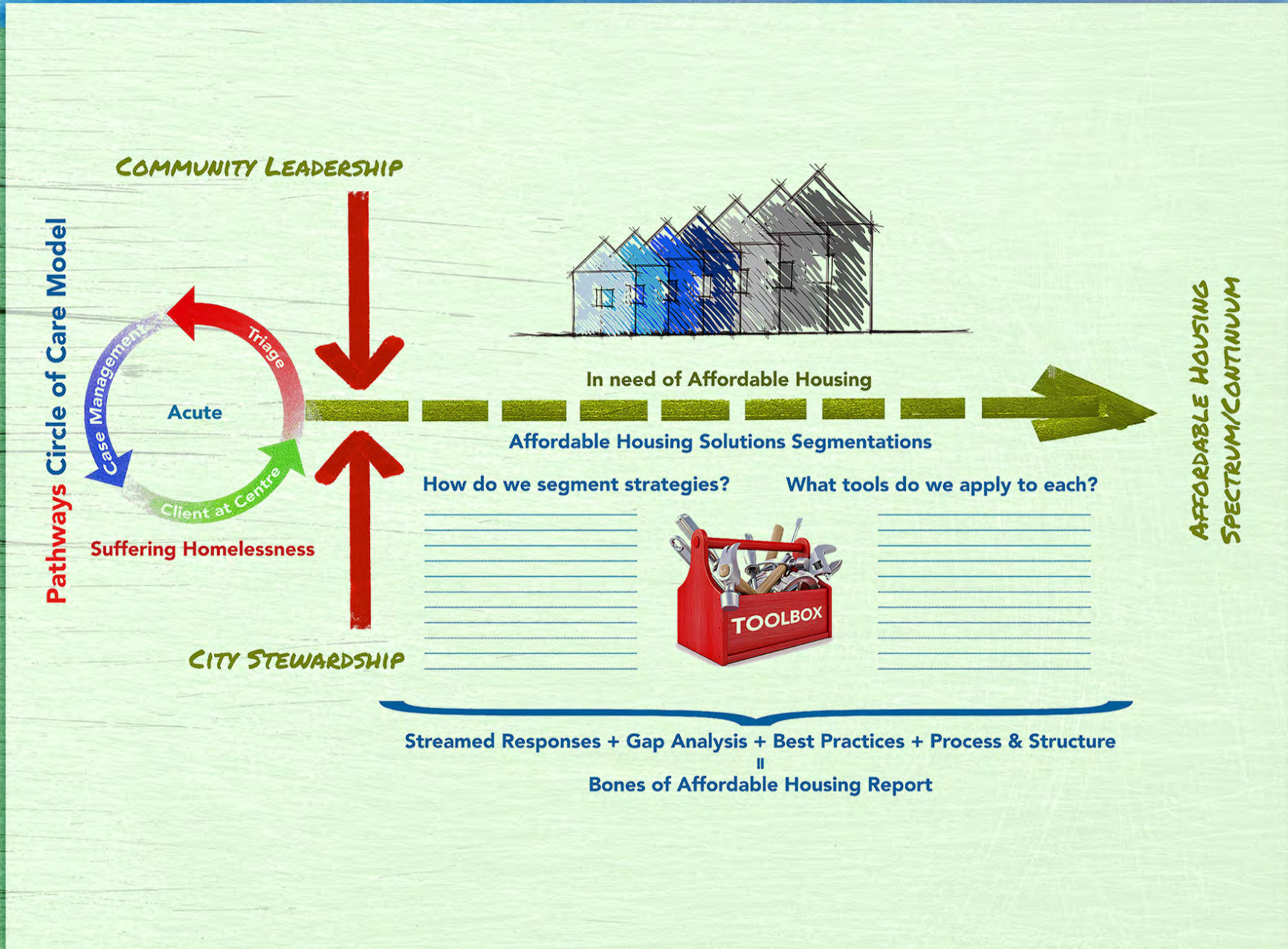
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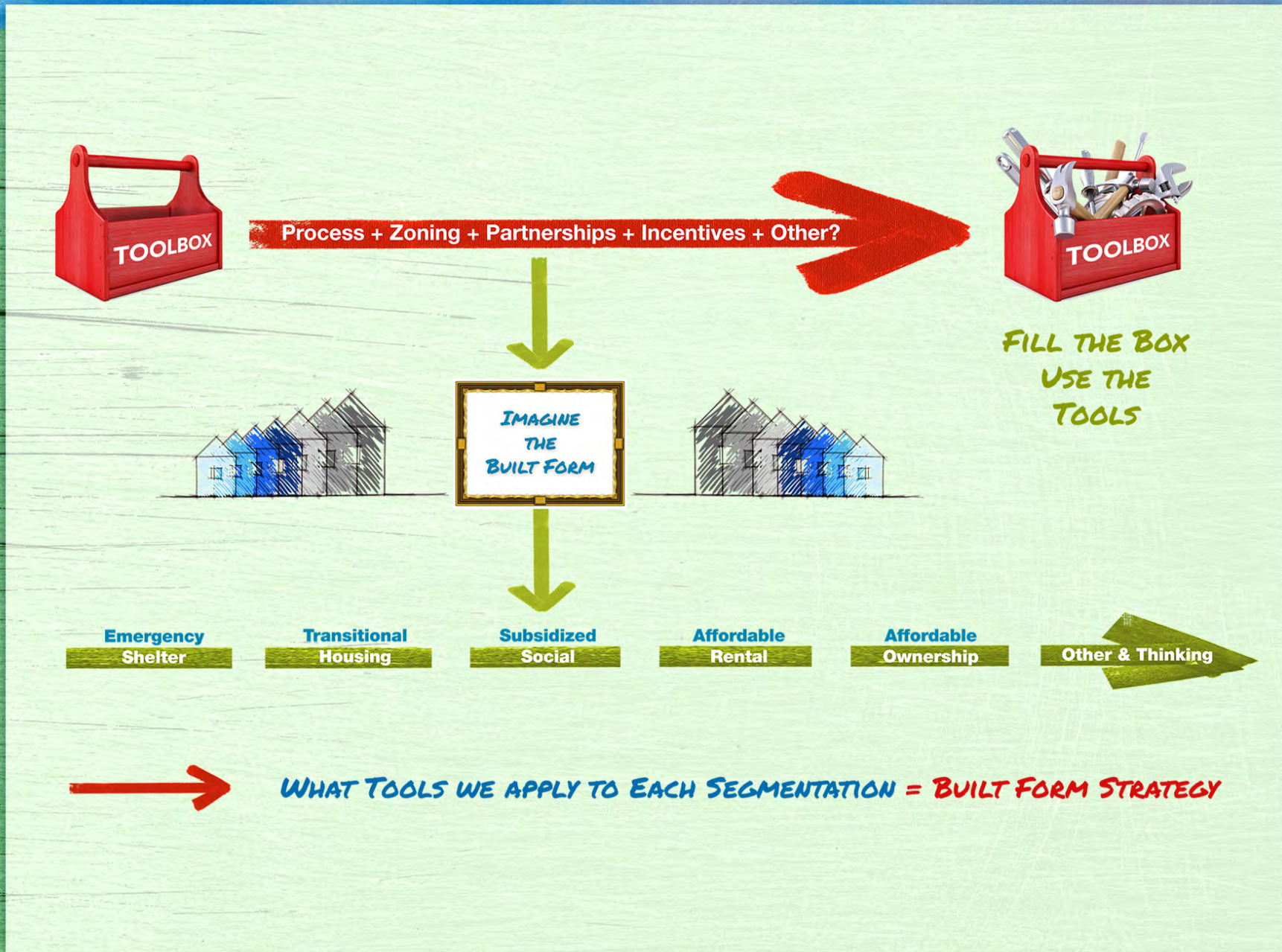
Interview Quote



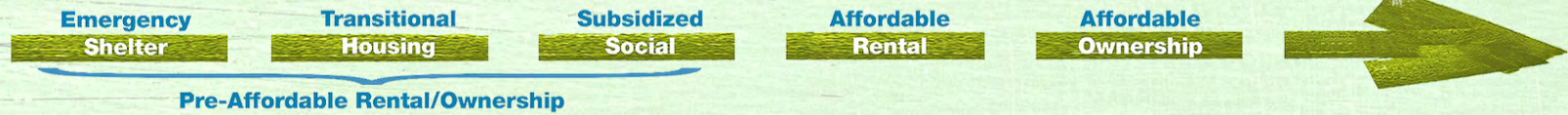
What Happened?



What Happened?



- Emergency Shelter
- Transitional Housing
- Subsidized Social
- Affordable Rental
- Affordable Ownership



Segmentation

What Happened?



- Process
- Development Approvals
- Partnerships
- Incentives
- Built Form

Tools



**“The management of
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Interview Quote



Apply Tools (*Process, Development Approvals, Partnerships, Incentives and Built Form*) within **Segmentation** (*Transitional Housing, Subsidized Social, Affordable Rental and Affordable Ownership*) to stimulate and maximize the production of affordable housing solutions in Barrie;



Utilize the affordable housing production targets as outlined in the **Affordable Housing Strategy** and the **Segmentation** structures and apply the strategic weighting and focus of **Tools** to stimulate production of Affordable Housing;



Process Tool – Create an Affordable Housing Navigator responsibility within an existing position in the planning department in order to expedite development approvals and to meet targets within segmentation directions;

Develop an education and communications strategy policy to combat NIMBYism, support community and political understanding of the need and importance of affordable housing solutions and how they can be integrated seamlessly into existing neighbourhoods.



Development Approvals Tool – Within segmentation targets, review existing zoning bylaws and amend zoning standards and policies that impede the creation of affordable housing units, and;

In order to meet segmentation targets, and given there is no zoning category for affordable housing, pre-zone sites to direct the creation of affordable housing projects in priority neighbourhoods throughout the City.



Application of Partnerships Tool – Within segmentation targets, identify possible partnerships and joint ventures, and;

Facilitate partnership proposals between the private and not-for-profit sectors and other levels of government to leverage affordable housing opportunities in Barrie.



Application of Incentives Tool – Weight incentives to achieve affordable housing segmentation goals;

Incentivize and encourage affordable housing units in mixed-use developments and multi-use residential developments, and;

Within segmentation goals, weight incentives to encourage affordable housing built form integration of varying types into neighbourhoods that have transit, employment and other lifestyle enabling amenities.



Application of Built Form Tool – Apply Built Form solutions that are strategic to segmentation targets;

Within segmentation targets, support Building Code and bylaw standards that would allow innovative design, and;

Lobby the Province for changes to the Building Code to permit alternative forms of housing while maintaining safety and quality of life for residents;



Application of Built Form Tool – Establish a Working Group of the Built Form Task Force to investigate alternative forms of housing that includes the following members:

Karen Hansen; Kris Menzies;

Sean Mason; Lisa Bertram; Ted Handy;

Richard Forward; Merwan Kalyaniwalla;

Chris Granville



Recommendations – Emergency Shelter Housing:

Process	Development Approvals	Partnerships	Incentives	Built Form
<ul style="list-style-type: none"> • Create a priority-driven, streamlined process that enables accelerated timelines; • Issue permits and conditional permits up to occupancy while internal departments and external agencies review. 	<ul style="list-style-type: none"> • Remove minimum distance restrictions for the establishment of emergency shelters – social services facility; • Maximize use of land through a reduction in standards such as parking and setback within the new social services definition. 	<ul style="list-style-type: none"> • Support and encourage partnership-driven proposals for emergency shelters including government, social service agencies, faith community, and not-for profit organizations. 	<ul style="list-style-type: none"> • 100% relief of DCs; • 100 % of Building Permit Fees; • 100% Planning Application Fees; • Tax Increment Grant; • If required, commit city-owned lands for the creation of emergency shelters. 	<ul style="list-style-type: none"> • Institutional buildings; • Conversion of existing institutional or commercial buildings; • Conversion of single or multiple family housing.



Recommendations – Transitional Housing:

Process	Development Approvals	Partnerships	Incentives	Built Form
<ul style="list-style-type: none"> • Create a priority-driven, streamlined process that enables accelerated timelines; • Issue permits and conditional permits up to occupancy while internal departments and external agencies review. 	<ul style="list-style-type: none"> • Removed minimum distance restrictions for the establishment of transitional housing – social services facility; • Maximize use of land through a reduction in standards such as parking and setback within the new social services definition; • Allow conversion of under- utilized commercial sites / buildings to residential zoning. 	<ul style="list-style-type: none"> • Support and encourage partnership-driven proposals for transitional housing including government, social service agencies, faith community, and not-for profit organizations. 	<ul style="list-style-type: none"> • 75% relief of DCs; • 75% of Building Permit Fees; • 75% Planning Application Fees; • Tax Increment Grant; • Utilize section 37 of the Planning Act to stimulate the production of transitional housing through increased density or the cash-in-lieu policy; • Consider gifting city owned lands for transitional housing. 	<ul style="list-style-type: none"> • Conversion of existing institutional or commercial buildings; • Multi – unit housing (apartments, walk-ups, townhomes); • As a component of institutional buildings or properties (example - YMCA, churches etc.).



Recommendations – Subsidized Social Housing:

Process	Development Approvals	Partnerships	Incentives	Built Form
<ul style="list-style-type: none"> • Create a priority-driven, streamlined process that enables accelerated timelines. 	<ul style="list-style-type: none"> • Consider the rezoning strategic lands that are not presently permitted for residential use and / or increasing density allowances to stimulate production of affordable units; • Reduce lot size and minimum setback standards; • Eliminate or reduce parking requirements, parkland dedication, landscaping and other zoning requirements; • Investigate new zoning categories to allow for micro, container and other innovative housing; • Maximize the potential of infill sites through the integration of housing-stimulating zoning categories and permissions. 	<ul style="list-style-type: none"> • Support and encourage partnership-driven proposals for subsidized social housing; • Encourage partnerships that include agencies like churches, service clubs, government along with builders and developers; • Support partnerships that integrate affordable housing solutions within commercial or institutional developments. 	<ul style="list-style-type: none"> • 50% relief of DCs • 50% of Building Permit Fees; • 50% Planning Application Fees; • Tax Increment Grant; • Amend the development charge bylaw to better reflect new and alternative built forms; • Consider gifting city owned land • Utilize section 37 of the Planning Act to stimulate the production of subsidised social housing utilizing the cash-in-lieu policy. 	<ul style="list-style-type: none"> • Medium to high density residential housing that fits with the neighborhood. • High-rise apartments; • 3 - 5 storey walk ups; • Back to back, multiplex and other innovative designs for townhouses; • Micro units; • Container conversion; • A component of institutional buildings or properties (example - YMCA, faith groups etc.).



Recommendations – Affordable Rental Housing:

Process	Development Approvals	Partnerships	Incentives	Built Form
<ul style="list-style-type: none"> • Create a priority-driven, streamlined process that enables accelerated timelines; 	<ul style="list-style-type: none"> • Consider the rezoning strategic lands that are not presently permitted for residential use and / or increasing density allowances to stimulate production of affordable units; • Reduce lot size and minimum setback standards; • Eliminate or reduce parking requirements, parkland dedication, landscaping and other zoning requirements; • Investigate new zoning categories to allow for micro, container and other innovative housing; • Maximize the potential of infill sites through the integration of housing-stimulating zoning categories and permissions. 	<ul style="list-style-type: none"> • Support and encourage partnership-driven proposals for affordable rental housing. • Allow investor projects to apply for consideration under the affordable housing criteria as outlined in the affordable housing strategy • Encourage partnerships that include agencies like churches, service clubs, government along with builders and developers; • Support partnerships that integrate affordable housing solutions within commercial or institutional developments. 	<ul style="list-style-type: none"> • 25% relief of DCs; • 25% of Building Permit Fees; • 25% Planning Application Fees; • Tax Increment Grant; • Amend the Development Charges bylaw to better reflect new and alternative built forms; • Utilize section 37 of the Planning Act to stimulate the production of affordable housing units in high density developments. 	<ul style="list-style-type: none"> • Medium to high density residential housing that fits with the neighborhood. • High-rise apartments; • 3 – 5 storey walk ups; • Back to back, multiple storey and other innovative townhouse designs; • Micro units; • Container conversion; • Small lot single family housing; • Multiplex housing; • Second suites; • A component of institutional buildings or properties (example - YMCA, seniors' residences, faith groups etc.).



Recommendations – Affordable Home Ownership:

Process

- Create a priority-driven, streamlined process that enables accelerated timelines;

Development Approvals

- Investigate and review zoning constraints with respect to setbacks, back-to-back townhouses, and other design innovations and criteria to stimulate the production of affordable ownership;
- Consider the rezoning on lands that would not normally permit residential use;
- Reduce lot size and minimum setback standards and eliminate or reduce parking requirements, parkland dedication, landscaping and other zoning requirements;
- Investigate new zoning categories to allow for micro and container housing;
- Maximize the potential of infill sites through the integration of housing-stimulating zoning categories and permissions;
- Pre-zone strategic sites throughout the city for residential use to stimulate higher density for affordable housing projects.

Partnerships

- Support and encourage partnership-driven proposals for affordable ownership housing;
- Allow investor projects to apply for consideration under the affordable housing criteria.

Incentives

- 15% relief of DCs;
- Tax Increment Grant;
- Amend the development charges bylaw to reflect new and alternative built forms.

Built Form

- Medium to high density residential housing that fits with the neighborhood;
- Non-condoized multiplex housing;
- Back to back townhouses;
- Small lot single family housing;
- Container housing;
- Micro housing;
- Infill housing and pocket neighbourhood concept

