

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”

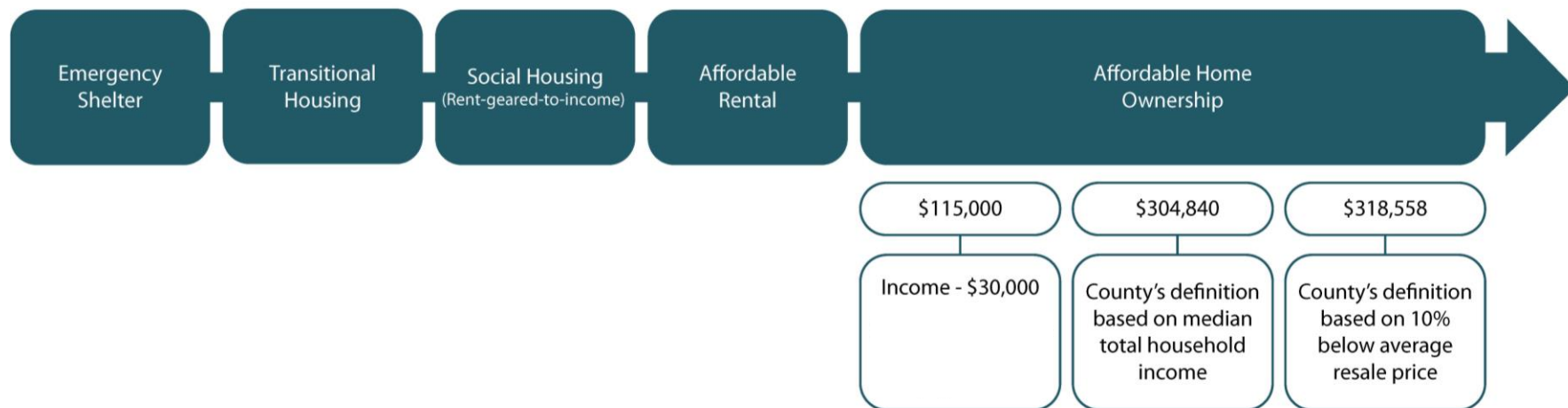
Housing for which the purchase price results in annual accommodation costs which does not exceed 30% of **gross annual household income for low and moderate income households**; or

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

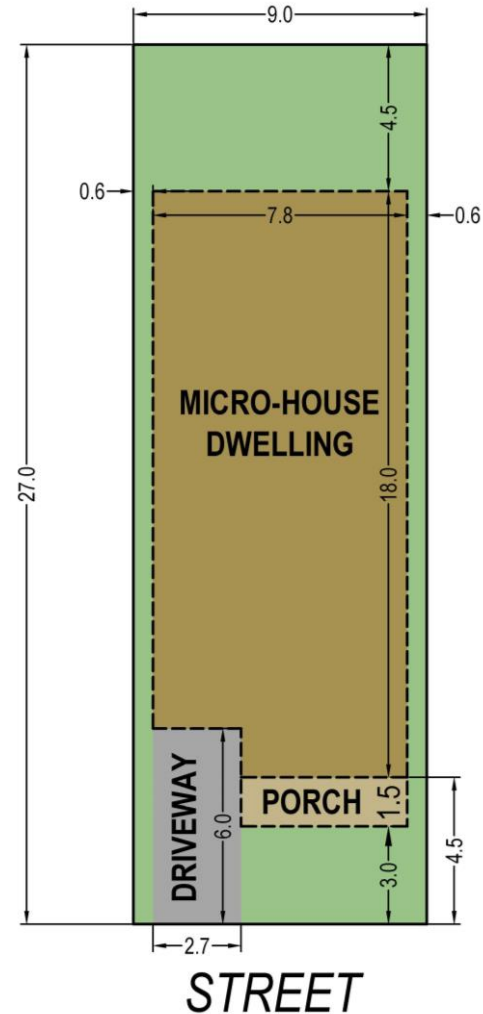
### One Storey Units

- 600 square feet (55.7 m<sup>2</sup>) for one bedroom or studio
- 200 square feet (18.6 m<sup>2</sup>) for each additional bedroom

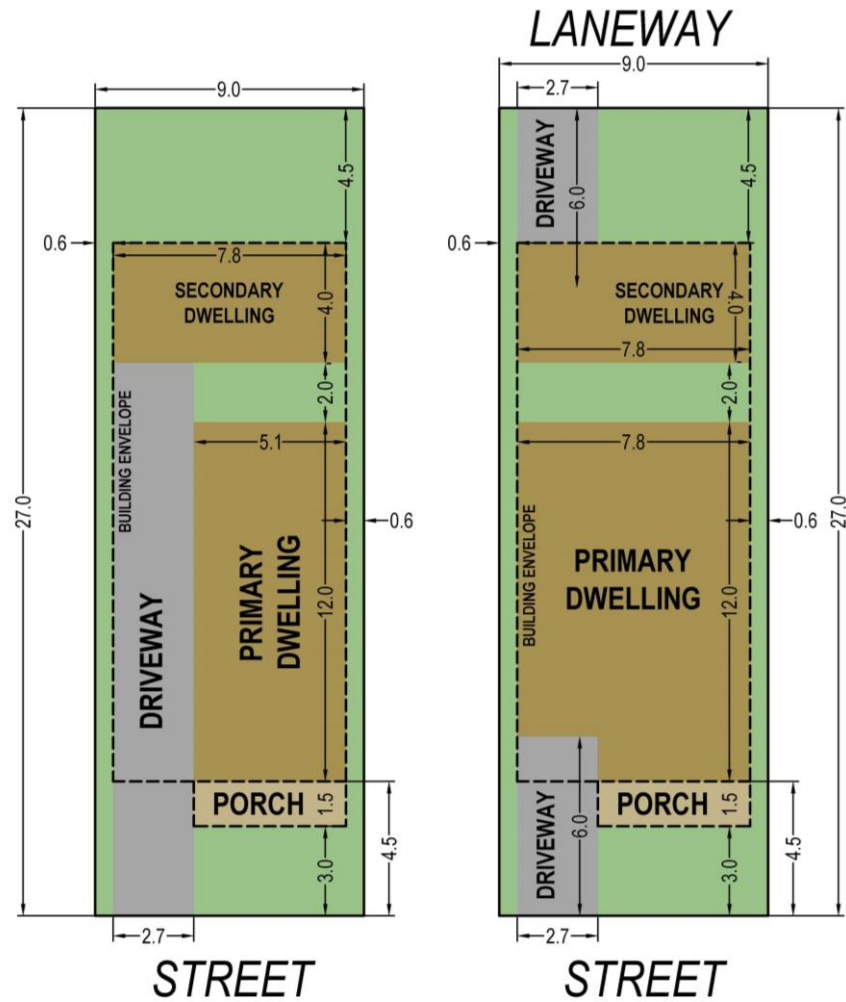
### Multi-Storey Units

- 700 square feet (65 m<sup>2</sup>) for one bedroom or studio
- 200 square feet (18.6 m<sup>2</sup>) for each additional bedroom

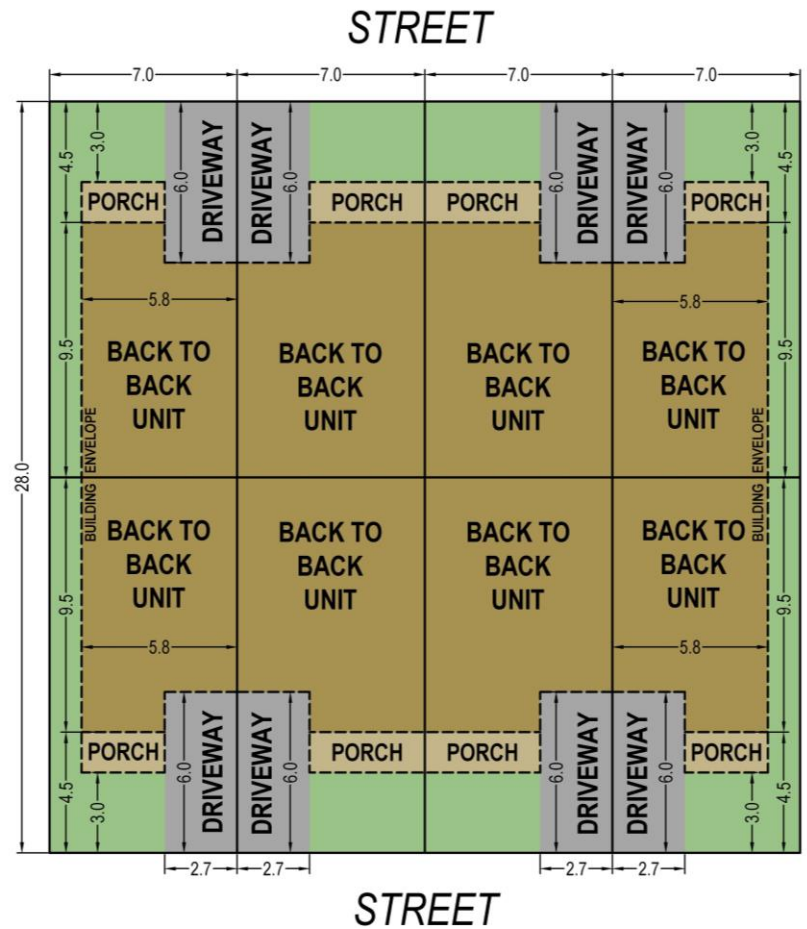
# Small Lot Singles



# Laneway House

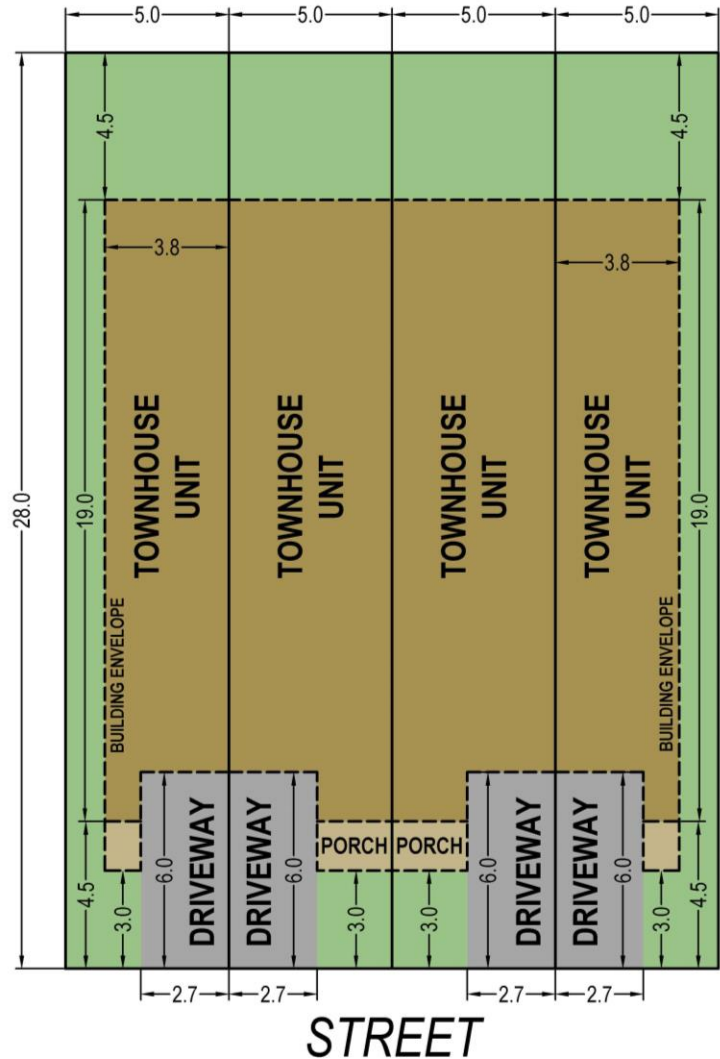


# Back to Back Townhouses

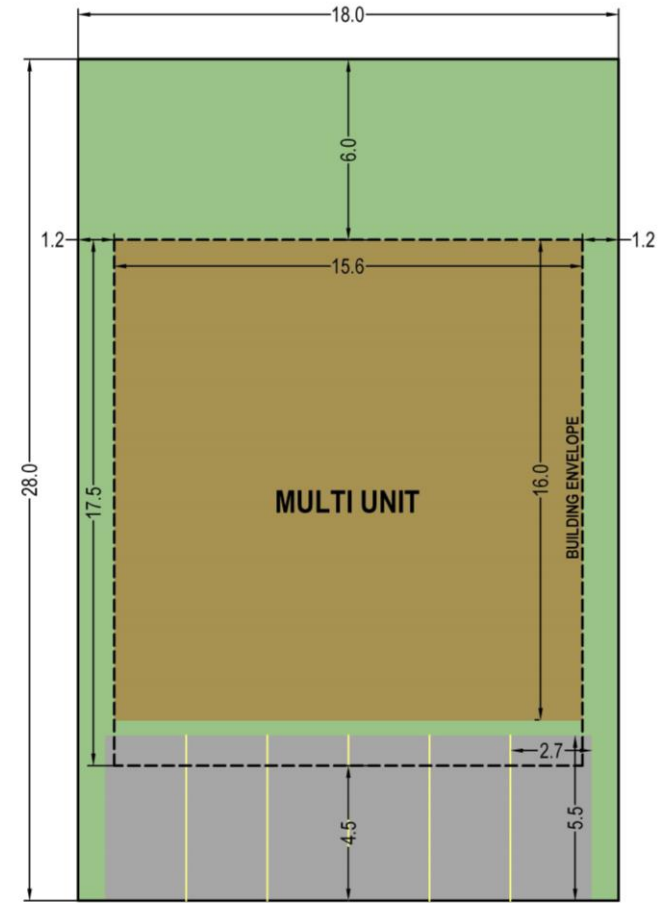




# Stacked Townhouses

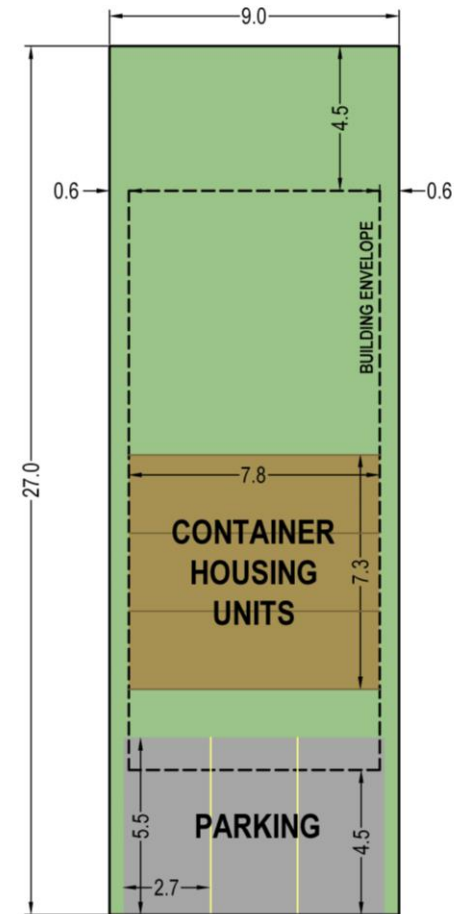


# Multi-Unit



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

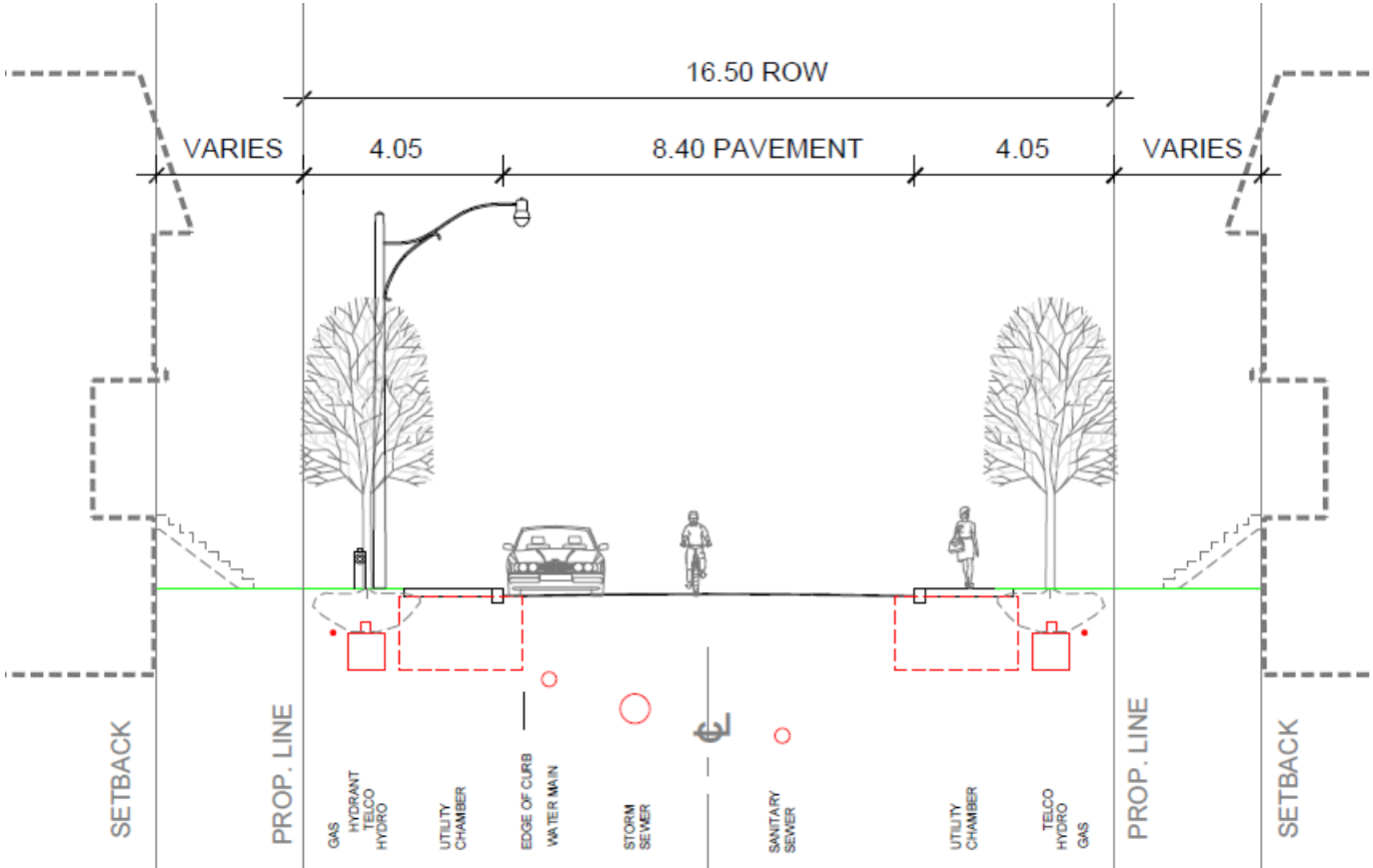
For defined Affordable projects, reduce the boulevard design requirements by 15%-25%



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

# Financial Incentives

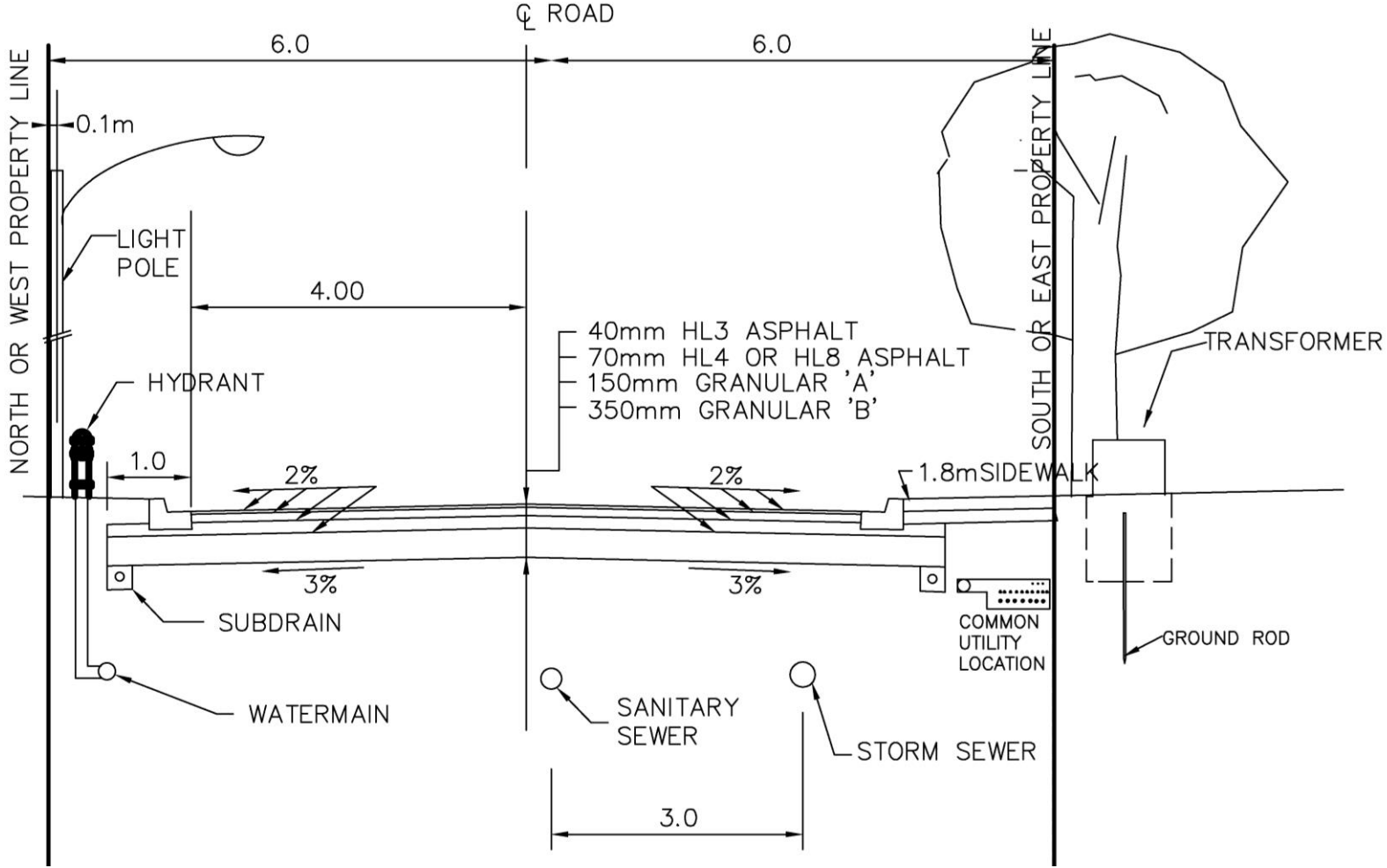
## Roads



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

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