


TO: GENERAL COMMITTEE


SUBJECT: BUILT FORM WORKING GROUP UPDATE

WARD: ALL

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CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That a public meeting be scheduled to consider amendments to the City of Barrie Official Plan and Zoning By-law to reflect new definitions and standards for the provision of affordable housing within the City's existing land use and zoning categories.
2. That the Built Form Task Force Sub-Committee be asked to make a presentation to General Committee.

PURPOSE & BACKGROUND

Overview

3. In response to the growing issue of affordable housing in the region, Council adopted the Affordable Housing Strategy on February 18, 2015. This Strategy recommended a series of actions including the establishment of a Built Form Task Force of community members, to investigate alternatives to increase the supply and range of affordable housing options, to meet the needs of our residents at all income levels and stages of life.
4. A report of this task force was received by General Committee on November 30, 2015 and included a staff recommendation as follows:

"Establish a sub-committee of the Built Form Task Force to investigate alternative Zoning standards."

Purpose

5. The purpose of this report is to recommend the scheduling of a Public Meeting to consider amendments to the City of Barrie Zoning By-law based on the work of the Built Form Task Force sub-committee (Working Group). The Built Form Task Force Working Group is recommending the creation of new definitions for affordable housing, as well as for a variety of housing types which are not currently common in Barrie and finally for reduced standards related to identified affordable housing projects.

Background

6. The Working Group was comprised of a smaller subset of the original task force and included members that are specifically involved in the development of housing in Barrie. The membership of the sub-committee is identified in Appendix "A" of this report.
7. The Working Group met over the course of the first quarter of 2016 to review the existing zoning, engineering and building standards identified as barriers to the supply of affordable housing. The Working Group identified a series of barriers ranging from the cost of land, development charges, parkland dedication, density, landscaping requirements, right-of-way widths as well as alternative built forms to help address the issue of affordability.
8. The Working Group identified a series of dwelling unit types that have the potential to be developed at reduced costs and reviewed the impact on affordability of all of the above. The built forms that were identified as having the potential for affordability included: container housing, micro-housing, small lot singles, small lot towns, back to back towns and multi-unit development in a six storey structure. The Working Group has developed a matrix to help inform the preparation of the Official Plan and Zoning By-law, which are the subject of this report.

ANALYSIS

9. The recommendations of the Working Group are itemized in a matrix attached as Appendix "B" of this report. The various types of built forms have been classified with recommendations on addressing the factors which the Working Group felt impacted the affordability of a development project. A high level summary of these factors is listed below.
10. As indicated above, the Working Group identified the cost of land, fees and charges, time delays and existing standards (zoning, engineering and design) as the most significant factors affecting affordability. Each of the recommendations summarized below are intended to reduce the impact of these factors and increase affordability.

Zoning Standards

11. The concerns expressed with existing zoning standards related to the inability to develop certain types of built forms which have the potential to be more affordable because of their size or construction costs. The size of parcels required as a result of existing setback, parking, gross floor area and landscaping standards was also identified as a potential impediment to affordability. The Working Group is recommending a reduction, or potential elimination of, these standards.
12. In order to ensure that these recommended reductions and/or eliminations are only available to projects that meet Council's Strategic Objective of increasing the supply of affordable housing, it is proposed that Section 3.0 – Definitions of the By-law be amended to include a new definition for "Affordable Housing". Staff at this time, suggest that all development projects which intend to take advantage of the proposed reduction in standards must meet this definition. The Working Group however, feels that the reduced standards should be available City wide.
13. Section 3.0 – Definitions is also amended by the inclusion of definitions for several new forms of housing including Container Housing; Micro-Housing; Back-to-Back Townhouses; and Laneway Housing. The other suggested forms of housing are currently permitted in the existing by-law.
14. Section 4.0 is proposed to be amended by the inclusion of a table identifying the existing zones in which these new forms of housing would be permitted as-of-right, provided they meet the definition of affordable housing, as well as a table which addresses the proposed reduction in standards for an identified affordable housing unit.

15. Generally speaking, across all the majority of the built forms, the Working Group is recommending the elimination of minimum lot area requirements; a maximum lot frontage and a maximum lot depth; a reduction of front and rear yard setbacks; an elimination of minimum gross floor area requirements; no minimum dwelling unit floor area; and no minimum lot coverage. The Working Group prepared a series of sketches to demonstrate what some of these units may look like (Appendix "D").
16. Additional zoning standards which are proposed to be amended include a reduction of parking standards for the multi-unit built forms as well as the elimination if any requirement for landscaped open space.

Financial Incentives

17. The Working Group also identified other recommendations which would assist in reducing the cost of constructing a house. Under Financial Incentives, the Working Group recommends the reduction of building permit and planning application fees; a tax increment grant incentive; and a Development Charge rebate. The Working Group also recommends that identified affordable housing projects not be subject to Bonusing under Section 37 of the Planning Act.

Process

18. With regard to process improvements that will assist in reducing the cost of providing housing, the Working Group recommends the establishment of a "Navigator" role in the Planning Services Department to expedite applications for identified affordable housing projects through the development approvals process. Furthermore, that the Zoning By-law permits the new forms of housing identified above as-of-right in specific zones. Finally, that the requirement for site plan review be limited or eliminated for certain types of housing forms which meet the definition for Affordable Housing.

Engineering Standards

19. With regard to standards to other City standards, specifically engineering standards, the Working Group recommends reduced engineering standards including reductions in right of way widths, allowance for rear yard laneways, reduction of sight triangle requirement, allowance for permitting infrastructure across private properties through the use of easements, and an elimination of parkland dedication requirements. Staff from the City's Engineering Department have attended several meetings of the Working Group and are taking the recommendations under consideration. A separate report on these recommendations will be provided to General Committee in the future, given the need to thoroughly understand the impact of reduced standards on services.
20. The issue surrounding changes to existing engineering standards specifically for affordable housing projects relates to retrofitting existing built up areas with these new standards. For example, if an identified affordable housing project is proposed in an existing neighbourhood, it would be difficult, if not impossible, to permit a reduced right of way in front of a development that represents infill on an existing street where the right of way width has already been established.

Urban Design Guidelines

21. The Working Group also reviewed the City's Urban Design Guidelines and offered recommendations regarding some of the guidelines which may contribute to the cost of providing affordable housing. The Working Group recommends that following a final review of these guidelines, language be incorporated into the Official Plan stating that flexibility could be considered in implementing the guidelines for identified affordable housing projects.

22. Urban Design Guidelines are intended to provide some general guidance to Council, developers and the public with regard to the built form of new developments including design matters in both the public and private realms. As guidelines, there is some discretion as to how and when they are applied. Staff have no objection to including a policy in the Affordable Housing Section of the Official Plan identifying that flexibility will be applied in implementing these guidelines for identified affordable housing projects.

Matters for consideration

23. The purpose of this report is to recommend the scheduling of a public meeting to consider amendments to the City's Official Plan and Zoning By-law based on recommendations from the Working Group. Staff are of the opinion that sufficient information is available to proceed to a public meeting. However, there are some matters of concern which staff will address in more detail prior to recommending final approval of the Official Plan and Zoning By-law amendments. These matters are generally summarized below.

Definition of Affordable Housing

24. The Provincial Policy Statement, the City's Official Plan and the City's Affordable Housing Strategy define affordable housing as:

"i) In the case of home ownership, the least of:

- (1) Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or
- (2) Housing for which the purchase price is at least 10% below the average price of a resale unit in the regional market area.

ii) In the case of rental housing, the least expensive of:

- (1) A unit for which the rent does not exceed 30% of the gross annual household income for low and moderate income households; or
- (2) A unit for which the rent is at or below the average market rent of a unit in the regional market."

25. In considering the mechanisms to incent affordable housing, either through financial incentives or process fast tracking, staff determined that there are no legal mechanisms for ensuring that a development project which creates ownership units can be guaranteed to be sold at affordable prices. Therefore, staff recommended that financial incentives offered through a proposed new Community Improvement Plan (being considered by Council) be only available for rental units where the City can enter into an agreement with the developer or property manager to ensure that the City's investment in affordable housing is secured.
26. Similarly, staff recommended that fast tracking of affordable housing projects be restricted to housing identified as emergency shelters, transitional housing, social housing and affordable rental housing.
27. As part of its recommendations, the Working Group has proposed an amended definition of affordable housing which establishes maximum size of units as a criteria for affordability when related to an ownership tenure. This recommendation from the Working Group is predicated on the assumption that smaller units will necessarily be more affordable. Staff have some

reservations regarding that assumption when the units in question are intended for ownership rather than rental.

28. Although it is not unreasonable to assume that a smaller unit will be less expensive than a larger unit, there are a large number of factors that affect the cost of unit beyond size alone. Location is probably the single biggest contributing factor to cost corroborated by evidence that small, post war bungalows in desirable neighbourhoods in the City such as the east end are selling at well above the average price of a resale home in Barrie. Furthermore, with an aging population there will be an ever increasing demand for small but well-appointed units in desirable neighbourhoods.
29. The cost of a unit is impacted by a variety of factors including location, building materials, internal upgrades and size. The average price for homes (new and resale) in Barrie is approximately \$380,000 (Barrie & District Association of Realtors, March 2016). New homes are selling for an average price of \$450,000 (CMHC Housing Market Outlook, fall 2015).
30. The City's Affordable Housing Strategy identifies 10 year housing target as follows:

Location	Units affordable to persons making...				Rent-Geared to Income	Affordable Homeownership Dwellings <\$30,000 per year	Total Affordable Dwellings required
	<\$642 per mth	\$643 - \$1,149 per mth	\$1,150 - \$1541 per mth	\$1,542 – \$2,596 per mth			
City of Barrie	200	123	171	47	252	47	840
Simcoe County	518	341	649	174	805	198	2,685

31. These targets align with the County of Simcoe's 10 Year Affordable Housing and Homelessness Prevention Strategy. In order to meet this target the sale price for affordable home ownership should be \$115, 000.00.
32. The recommendation to restrict the size of units and lots to facilitate affordable housing has merit. However, it may or may not address the targets outlined in the Affordable Housing Strategy. As indicated above the definitions of "Affordable Housing" in Provincial documents, the City and the County's Affordable Housing Strategies as well as the City's Official Plan all define affordable housing based on a price point as a percentage either of income or of current market prices.
33. On May 3rd, staff met with County of Simcoe housing staff to discuss a new definition of Affordable Home Ownership considered by the Affordable Housing Advisory Committee in 2015 as well as a maximum price of an affordable home in each of the 18 municipalities in the County. The County is currently proposing to use Median Total household income or 10% below the average resale price as the benchmarks for affordability, however are not proposing to adjust their targets as identified above.
34. The recommendations of this report and the accompanying Official Plan amendment and Zoning By-law amendment may serve to reduce the cost of construction for new dwelling units however, at this point in time, staff have no information on what the actual cost savings will be, no guarantee if these savings will be passed onto home purchasers or the final impact on meeting the goals and targets of the affordable housing strategy.
35. As indicated earlier, the recommendations in this report are predicated on the assumption that smaller units will be less costly to build and therefore builders will charge less for them and that, even if builders don't adhere to this, the market will regulate itself as people will not be willing to

pay top dollar for a smaller unit. The result may be housing which sells at a lower cost (though how much lower remains unknown) than larger units but may not address affordability for those individuals in the most immediate need or meet the housing targets identified in the City's strategy. The effectiveness of these recommendations will vary based on the type of housing as described in the draft by-law amendment. For example, it is more likely that a project consisting of container housing will come closer to meeting the affordability targets than a small lot single or even a back to back town house.

36. Notwithstanding these issues, the recommended changes should help to create a spectrum of housing types that may sell below the average price for a new home in Barrie. This should permit more individuals to afford a home which would then alleviate some of the demand for housing from the end of the spectrum most in need.
37. Staff have raised the issues above because along with the recommendations for creating new housing types, this proposed Official Plan and Zoning By-law amendment is also recommending the reduction of existing standards in the by-law related to coverage, lot sizes, landscaping and parking requirements among other things which could have an impact on the urban fabric of the City over the long term and may also impact other Corporate Strategic priorities such as the Urban Forestry strategy, LID development, Urban Design and potentially initiatives like the Multi-Modal Transportation plan if certain recommendations for reduction in engineering standards are adopted.
38. Furthermore, there are some financial implications associated with these recommendations such as elimination or reduction of cash-in-lieu of parkland and development charges. Finally from a process perspective, the Working Group (and the Built Form Task Force before it) has recommended the creation of a 'Navigator' role in the Planning Services Department to expedite applications for identified affordable housing projects. This recommendation will function well for affordable housing projects that are easily identified and guaranteed to provide affordable houses such as emergency shelter, transitional housing, social housing and even affordable rental unit where the price of rent can be secured through a development agreement. However if the assumption that the project is affordable is based on size of units or lots, the potential exists for projects, which may ultimately not prove affordable in the long run, to be expedited in some cases ahead of other significant or strategic developments.
39. Staff is supportive of the creation of new housing types which are currently not contemplated in the City's Official Plan or Zoning By-law. In fact, the Official Plan already contains an existing policy which encourages different housing types in the interest of affordability. Section 3.3.2.1(a) states that: *"The City will encourage the maintenance of reasonable housing costs by encouraging a varied selection with regard to size, density and tenure. The Zoning By-law will be amended to allow for innovative housing where it is recognized to be in accordance with good planning principles."*
40. However the concerns raised in this report deal with ensuring that concessions and incentives provided for the creation of affordable housing are justifiable and that is difficult to accomplish with ownership tenures of housing.

Vertical Free Hold development

41. The Working Group also discussed a proposal by one of its members which, though unrelated to either Official Plan policies or Zoning provisions and standards, needs to be discussed in this report. The concept proposed a multi-unit form of apartment development which could be subdivided vertically to permit independent free-hold ownership of each unit. This proposed form of development would not be a condominium as there would be no common elements.

42. The tenure envisioned for this form of development would mean the owners of the top floor units would also own and be responsible for the maintenance of the roof, the owners of the ground floor units would own and be responsible for the ground including maintenance, snow plowing, clearance of sidewalks etc., and the owners of any units in between would be responsible for their individual units. There would be no common element areas therefore all access would have to be external to the building. All utilities and services necessary for these units as well as any parking spaces would have to be secured through easements and cross easements. The creation of these units would have to be through a lifting of part lot control.
43. Maintenance would be the sole responsibility of the individual owners and neighbours would have no recourse to enforce maintenance requirements or schedules. In other words, if the owner of one of the top most units could not (or refused) to effect timely repairs to the roof of the building units on the third, second or ground floor could be severely damaged and the owners would have no governing common elements agreement as a recourse. Their only recourse would be civil action to which the City, as the approval authority, would surely be drawn.

Summary

44. The introduction of new built forms which are currently not contemplated by the City's Zoning By-law such as container housing, micro-housing, back to back town houses and small lot singles and towns, will enable the development of a product which is currently not available in Barrie. Given the nature of these types of development, it is a reasonable assumption that this form of housing will come on the market at a lower price point than some of the product that is available in Barrie today. Therefore the introduction of these types of units will provide a product that will allow an increase in the number of people able to afford a home thereby adding new opportunities to the spectrum of affordable housing. Whether or not this will assist the City in meeting its affordable housing targets as set out in the Strategy remains to be seen.
45. However from the perspective of affordable ownership, the introduction of these new types of units remains the most effective way of providing these opportunities. The other recommendations of the Working Group will work effectively and the impacts can be justified for built forms where affordability can be guaranteed. That however is not the case for affordable ownership.
46. The purpose of this report is to recommend the scheduling of a public meeting which will solicit public comment and feedback. It is anticipated that staff will report back on this matter in the fall which will provide an opportunity to seek additional feedback from stakeholders groups such as BILD, the Greater Barrie Homebuilders Association, the County of Simcoe, CMHC, Ministry of Municipal Affairs and Housing, other stakeholders groups and the public.

Acknowledgement

47. The Working Group has undertaken an extensive exercise to develop the recommendations in this report. Staff would like to thank each of the members of this group for their time and dedication. The recommendations cover a broad range of issues from actual built form to zoning standards, engineering standards, urban design standards and incentives. Thanks to the work of this group, Council has a menu of choices to pick from to help encourage the development of affordable housing. There are some impacts associated with these recommendations which need to be considered and Council may choose to implement a hybrid of these recommendations.

ENVIRONMENTAL MATTERS

48. There are no environmental matters related to the recommendation for the scheduling of a public meeting.

ALTERNATIVES

49. There are two alternatives available for consideration by General Committee:

Alternative #1

General Committee could recommend not scheduling a public meeting at this time and could recommend revisions to the recommendations of the Working Group.

A number of these recommendations are intended to work together to reduce the cost of house construction in Barrie. If General Committee wishes to amend them, it is recommended that staff be directed to revisit all the recommendations and report back to General Committee with a revised package of recommendations.

Alternative #2

General Committee could choose to adopt the recommendations of the Working Group restrict their application to emergency shelters, transitional housing, social housing and affordable rental housing. All the proposed built forms would still be available for affordable ownership but would not be subject to the same incentives such as reduced standards, financial incentives and an expedited process.

This alternative is available to General Committee and may be appropriate as not all smaller units as contemplated by this recommendation are guaranteed to be affordable though they will likely be less costly than similar larger units.

FINANCIAL

50. There will be some financial implications from some of the recommendations of the Working Group. For example, the Working Group has recommended financial incentives to facilitate the development of affordable housing as well as a reduction or elimination of cash in lieu of parkland. However, at this time the recommendation of this report is to schedule a public meeting to consider these recommendations. Staff will review the proposal with the Finance Department prior to a final recommendation being considered by Council.

LINKAGE TO 2014-2018 COUNCIL STRATEGIC PLAN

51. The recommendations included in this Staff Report support the following goal identified in the 2014-2018 Strategic Plan:

- Inclusive Community

Attachments: Appendix "A" – Built Form Task Force Sub-Committee
Appendix "B" – Action Matrix
Appendix "C" – Draft Official Plan and Zoning By-law Amendments
Appendix "D" – Lot Types Comparison

APPENDIX "A"

BUILT FORM TASK FORCE SUB-COMMITTEE

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APPENDIX "B"

BUILT FORM TASK FORCE SUB-COMMITTEE – ACTION MATRIX

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
Back to back Townhouses	* No land or cash-in-lieu dedications	* Max of 1 parking space per unit * Garage optional	* No min. lot area * Min. of 6 connected units * Max. 7 m lot frontage for internal units * Min. 3m setback to porch and 4.5m to living space * Min. 2.7m x 6m driveway per unit * Min. 0m side yard (interior) and 1.2m (exterior) and 3 m where corner lot or parking is in rear yard * Min. 0m rear yard * No min. dwelling unit floor area * No min. lot coverage (%) * Garage optional (where one is included front setback min is 6m) * No min. gross floor area (GFA) * Max. 12m building height * Max. 28m lot	* 15% DC grant (for owned units) * 25% DC grant (for rental units) provided builder supplies a signed acknowledgement from purchaser stating this is an investment property for rental purposes, and owner provides Affidavit that unit will be owned and rented by them for at least 2 years * 15% building permit & planning fees discount (for owned units) * 25% building permit & planning fees discount provided builder supplies a signed acknowledgement that this is an investor therefore no HST rebate will be adjusted for on	* Navigator * Zoning as-of-right to extent possible * No Site Plan Control	* Sidewalk on one side of street only * Consider 8m ROW instead of 18m ROW * Easement for utilities over adjacent home owners property * Reduced site triangle	* Engineering and utility standards to reflect reduced front yard and landscaped area * Boulevard trees optional * Landscaped open space optional	* Kris Menzies to provide comments for discussion

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
Multi-Unit (remove 6 – 8 Plex reference)	* No land or cash-in-lieu dedications	* Max of 1 parking space per unit * Garage optional	* No min. lot area * Min. of 6 connected units * Max. 18m lot frontage * Min. 3m setback to porch and 4.5m to living space * Min. 2.7m x 6m driveway per unit * Min. 0m side yard (interior) and 1.2m (exterior) and 3 m where corner lot or parking is in rear yard * Min. 6m rear yard * No min. dwelling unit floor area * No min. lot	closing, and owner provides Affidavit that unit will be owned and rented by them for at least 2 years * 5 year Tax Increment Grant (TIG) on declining basis for rental housing * Not subject to Section 37 bonus provisions	* Navigator * As-of-right to extent possible * No Site Plan Control	* Sidewalk on one side of street only * Allowance for 8m ROW instead of 18m ROW * Easement for utilities over adjacent home owners property * Reduced site triangles	* Engineering and utility standards to reflect reduced front yard and landscaped area * Boulevard trees optional * Landscaped open space optional	* Kris Menzies to provide comments for discussion

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
			<ul style="list-style-type: none"> * No min. gross floor area (GFA) * Max. 18m building height * Max. 28m lot depth * Garage optional (where one is included front setback min is 6m) * Max. of 100% of front yard can be driveway * Definition of affordable housing 	<ul style="list-style-type: none"> common hallway * 15% building permit & planning fees discount (for owned units) * 25% building permit & planning fees discount (for rental units) provided builder supplies a signed acknowledgement that this is an investor therefore no HST rebate will be adjusted for on closing, and owner provides Affidavit that unit will be owned and rented by them for at least 2 years * 5 year Tax Increment Grant (TIG) on declining basis (for rental units) * Not subject to Section 37 bonus provisions 				
Small Lot Singles	* No land or cash-in-lieu dedications	* Max of 1 parking space per unit * Garage	<ul style="list-style-type: none"> * No min. lot area * Max. 13.5m frontages * 11m – 16.5 	* 25% DC grant (for rental units) provided the unit remains below	* Navigator * As-of-right to extent possible	* Sidewalk on one side of street only * Reduced site	* Engineering and utility standards to reflect reduced	* Kris Menzies to provide comments for discussion

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
		optional	<p>frontages</p> <ul style="list-style-type: none"> * Min. 4.5 m front setback * 6m rear setback * Max. 1.2m and 0.6m side yard setbacks (unless a corner lot or parking in rear) * Max. 29m lot depth * Max. height of building 12m * No min. dwelling unit floor area * Max. 4m height and 38 sq. m GFA permitted for garden suite * No min. lot coverage * No min. gross floor area (GFA) * Garage optional (where one is included front setback min is 6m) * Shared driveway optional * Definition of affordable housing 	<p>80% market rent for 15 years</p> <ul style="list-style-type: none"> * 25% building permit & planning fees discount (for rental units) provided the unit remains below 80% market rent for 15 years * 5 year Tax Increment Grant (TIG) on declining basis (for rental units) * Not subject to Section 37 bonus provisions 	* No Site Plan Control	<p>triangles</p> <ul style="list-style-type: none"> * Reduced ROW's 	<p>front yard and landscaped area</p> <ul style="list-style-type: none"> * Boulevard trees optional * Landscaped open space optional 	
Small Lot Townhouses	* No land or cash-in-lieu dedications	* Max of 1 parking space per unit	<ul style="list-style-type: none"> * No min. lot area * Min. of 4 connected units 	* 25% DC grant (for rental units) provided the unit	* Navigator * As-of-right to extent	* Sidewalk on one side of street only	* Engineering and utility standards to	* Kris Menzies to provide comments for

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
		* Garage optional	<ul style="list-style-type: none"> * Max. 5m lot frontage for internal units * No min. frontage for blocks * Min. 3m setback to porch and 4.5m to living space * Min. 2.7m x 6m driveway per unit * Garage optional (where one is included front setback min is 6m) * Min. 0m side yard (interior) and 1.2m (exterior) and 3 m where corner lot or parking is in rear yard * Min. 4.5m rear yard * No min. dwelling unit floor area * No min. lot coverage (%) * No min. gross floor area (GFA) * Max. 12m building height * Max. 28m lot depth * Max. of 100% of front yard can be driveway 	<ul style="list-style-type: none"> remains below 80% market rent for 15 years * 25% building permit & planning fees discount (for rental units) provided the unit remains below 80% market rent for 15 years * 5 year Tax Increment Grant (TIG) on declining basis (for rental units) * Not subject to Section 37 bonus provisions 	<ul style="list-style-type: none"> possible * Limited Site Plan Control 	<ul style="list-style-type: none"> * Allowance for 8m ROW instead of 18m ROW * Easement for utilities over adjacent home owners property * Reduced site triangles 	<ul style="list-style-type: none"> reflect reduced front yard and landscaped area * Boulevard trees optional * Landscaped open space optional 	<ul style="list-style-type: none"> discussion

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
2 Houses/Lot	* No land or cash-in-lieu dedications	* Max of 1 parking space per unit * Garage optional	* Definition of affordable housing * No min. lot area * Max. 9m frontage * 6m front setback * 6m rear setback * Max. 1.2m and 0.6m side yard setbacks (unless a corner lot or parking in rear) * Max. 27m lot depth * No min. dwelling unit floor area * No min. lot coverage (%) * No min. gross floor area (GFA) * Garage optional (where one is included front setback min is 6m) * Shared driveway optional * Separation distance required between units * Definition of affordable housing	* 25% DC grant (for rental units) provided the unit remains below 80% market rent for 15 years * 25% building permit & planning fees discount (for rental units) provided the unit remains below 80% market rent for 15 years * 5 year Tax Increment Grant (TIG) on declining basis (for rental units) * Not subject to Section 37 bonus provisions	* Navigator * As-of-right to extent possible * No Site Plan Control	* Sidewalk on one side of street only * Reduced site triangles * Reduced ROW's	* Engineering and utility standards to reflect reduced front yard and landscaped area * Boulevard trees optional * Landscaped open space optional	* Kris Menzies to provide comments for discussion
Laneway Housing	* No land or cash-in-lieu dedications	* Max of 1 parking space per unit	* No min. lot area * Max. 9m frontage * 4.5 m front	* 25% DC grant (for rental units) provided the unit	* Navigator * As-of-right to extent	* Sidewalk on one side of street only	* Engineering and utility standards to	* Kris Menzies to provide comments for

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
		* Garage optional	<ul style="list-style-type: none"> setback * 4.5 m rear setback * Max. 1.2m and 0.6m side yard setbacks (unless a corner lot or parking in rear) * Max. 27m lot depth *Max building height 8 m * No minimum dwelling unit floor area * No min. lot coverage (%) * No min. gross floor area (GFA) * Garage optional (where one is included front setback min is 6m) * Max. 4m height and 38 sq. m GFA permitted for garden suite * Definition of affordable housing 	<ul style="list-style-type: none"> remains below 80% market rent for 15 years * 25% building permit & planning fees discount (for rental units) provided the unit remains below 80% market rent for 15 years * 5 year Tax Increment Grant (TIG) on declining basis (for rental units) * Not subject to Section 37 bonus provisions 	<ul style="list-style-type: none"> possible * No Site Plan Control 	<ul style="list-style-type: none"> *Reduced site triangles * Reduced ROW's * Laneway street lights optional * 4 – 4.5m City owned laneway 	<ul style="list-style-type: none"> reflect reduced front yard and landscaped area * Boulevard trees optional * Landscaped open space optional 	<ul style="list-style-type: none"> discussion
Barrack Housing (Remove – Same as Townhouses)	* No land or cash-in-lieu dedications	* Max of 1 parking space per unit * Garage optional	<ul style="list-style-type: none"> * No min. lot area * Min. of 4 connected units * Max. 5m lot frontage for internal 	<ul style="list-style-type: none"> * 25% DC grant (for rental units) provided the unit remains below 80% market rent 	<ul style="list-style-type: none"> * Navigator * As-of-right to extent possible * Limited 	<ul style="list-style-type: none"> * Sidewalk on one side of street only * Reduced site triangles 	<ul style="list-style-type: none"> * Engineering and utility standards to reflect reduced front yard and 	<ul style="list-style-type: none"> * Kris Menzies to provide comments for discussion

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
			<p>units</p> <ul style="list-style-type: none"> * Min. 3m setback to porch and 4.5m to living space * Min. 2.7m x 6m driveway per unit * Garage optional (where one is included front setback min is 6m) * Min. 0m side yard (interior) and 1.2m (exterior) * Min. 6m rear yard * No min. dwelling unit floor area * No min. lot coverage (%) * No min. gross floor area (GFA) * Max. 12m building height * Max. 28m lot depth * Max. of 100% of front yard can be driveway * Definition of affordable housing 	<p>for 15 years</p> <ul style="list-style-type: none"> * 25% building permit & planning fees discount (for rental units) provided the unit remains below 80% market rent for 15 years * 5 year Tax Increment Grant (TIG) on declining basis (for rental units) * Not subject to Section 37 bonus provisions 	Site Plan Control	* Reduced ROW's	<p>landscaped area</p> <ul style="list-style-type: none"> * Boulevard trees optional * Landscaped open space optional 	
6 Storey Wood Construction (includes mid-rise building)	* No land or cash-in-lieu dedications	* Max of 1 parking space per unit * Garage optional	<ul style="list-style-type: none"> * No min. lot area * Min. of 6 connected units * Max. 18m lot frontage for blocks of 6 units 	<p>* 25% DC grant (for rental units) provided the unit remains below 80% market rent for 15 years</p>	* Navigator * As-of-right to extent possible * Limited Site Plan	* Sidewalk on one side of street only * Reduced site triangles * Reduced	* Engineering and utility standards to reflect reduced front yard and landscaped	* Kris Menzies to provide comments for discussion

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
forms) (Remove – See Multi- Unit)			<ul style="list-style-type: none"> * Min. 3m setback to porch and 4.5m to living space * Min. 2.7m x 6m driveway per unit * Garage optional (where one is included front setback min is 6m) * Min. 0m side yard (interior) and 1.2m (exterior) * Min. 6 m rear yard * No min. dwelling unit floor area * No min. lot coverage (%) * No min. gross floor area (GFA) * Max. 18m building height * Max. 28m lot depth * Max. of 100% of front yard can be driveway * Definition of affordable housing 	<ul style="list-style-type: none"> * 25% building permit & planning fees discount (for rental units) provided the unit remains below 80% market rent for 15 years * 5 year Tax Increment Grant (TIG) on declining basis (for rental units) * Not subject to Section 37 bonus provisions 	Control	ROW's	<ul style="list-style-type: none"> area * Boulevard trees optional * Landscaped open space optional 	
Micro Housing	* No land or cash-in-lieu dedications	* Max of 1 parking space per unit * Garage optional	<ul style="list-style-type: none"> * No min. lot area * Max. 9m frontage * 4.5 m front setback * 4.5 m rear setback 	<ul style="list-style-type: none"> * 25% DC grant (for rental units) provided the unit remains below 80% market rent for 15 years 	<ul style="list-style-type: none"> * Navigator * As-of-right to extent possible *No Site Plan Control 	<ul style="list-style-type: none"> * Sidewalk on one side of street only * Reduced site triangles * Reduced 	<ul style="list-style-type: none"> * Engineering and utility standards to reflect reduced front yard and landscaped 	<ul style="list-style-type: none"> * Kris Menzies to provide comments for discussion

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
			<ul style="list-style-type: none"> * Max. 1.2m and 0.6m side yard setbacks (unless a corner lot or parking in rear) * Max. 27m lot depth * Max. height of building 8 m * No min. dwelling unit floor area * No min. lot coverage * Garage optional (where one is included front setback min is 6m) * No min. gross floor area (GFA) * Max. 4m height and 38 sq. m GFA permitted for garden suite * Definition of affordable housing 	<ul style="list-style-type: none"> * 25% building permit & planning fees discount (for rental units) provided the unit remains below 80% market rent for 15 years * 5 year Tax Increment Grant (TIG) on declining basis (for rental units) * Not subject to Section 37 bonus provisions 		ROW's	<ul style="list-style-type: none"> area * Boulevard trees optional * Landscaped open space optional 	
Container Units	* No land or cash-in-lieu dedications	<ul style="list-style-type: none"> * Max of 1 parking space per unit * Garage optional 	<ul style="list-style-type: none"> * No min. lot area * Max. 9m frontage * 4.5 m front setback * 4.5 m rear setback * Max. 1.2m and 0.6m side yard setbacks and 3 m 	<ul style="list-style-type: none"> * 25% DC grant (for rental units) provided the unit remains below 80% market rent for 15 years * 25% building permit & planning fees discount (for 	<ul style="list-style-type: none"> * Navigator to extent possible * As-of-right * Limited Site Plan Control 	<ul style="list-style-type: none"> * Infill opportunities where such things as sidewalks and streets already exist * Reduced site triangles 	<ul style="list-style-type: none"> * Engineering and utility standards to reflect reduced front yard and landscaped area * Boulevard trees optional 	<ul style="list-style-type: none"> * Kris Menzies to provide comments for discussion

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
			<p>where corner lot or parking is in rear yard (unless a corner lot or parking in rear) * Max. 27m lot depth * No min. dwelling unit floor area * No min. lot coverage (%) * Garage optional (where one is included front setback min is 6m) * No min. gross floor area (GFA) * Max building height 4m * Max. 4m height and 38 sq. m GFA permitted for garden suite * Definition of affordable housing</p>	<p>rental units) provided the unit remains below 80% market rent for 15 years * 5 year Tax Increment Grant (TIG) on declining basis for rental units * Not subject to Section 37 bonus provisions</p>			<p>* Landscaped open space optional</p>	
High Rise Apartment (Remove - see Multi-Unit)	* No land or cash-in-lieu dedications	* Max of 1 parking space per unit * Garage optional	<p>* No min. lot area and 30m lot frontage * Min. 7m setback to living space * Min. 2.7m x 6m driveway per unit * Garage optional (where one is included front</p>	<p>* 25% DC grant (for rental units) provided the unit remains below 80% market rent for 15 years * 25% building permit & planning fees discount (for rental units)</p>	<p>* Navigator to extent possible * Limited Site Plan Control</p>	<p>* Sidewalk on one side of street only * Reduced site triangles * Reduced ROW's</p>	<p>* Engineering and utility standards to reflect reduced front yard and landscaped area * Boulevard trees optional * Landscaped</p>	<p>* Kris Menzies to provide comments for discussion</p>

Built Form	Parkland Requirement	Parking Requirement	Zoning Requirements	Financial Incentives	Process	Engineering Standards	Landscaping Standards	Design Guidelines
			setback min is 6m) * Min. 5m side yard * Min. 7 m rear yard * No min. dwelling unit floor area * No max. lot coverage (%) * Max. gross floor area of 200% of lot area * Max. 45m building height * Max. of 100% of front yard can be driveway * Definition of affordable housing	provided the unit remains below 80% market rent for 15 years * 5 year Tax Increment Grant (TIG) on declining basis (for rental units) * Not subject to Section 37 bonus provisions			open space optional * Amenity space optional	

APPENDIX "C"

DRAFT OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

Official Plan Amendment

Section 3.3.2.2 is hereby amended by the addition of the following new policy;

- (e) Supplementary zoning performance standards will be stipulated in the Comprehensive Zoning by-law for *identified* affordable housing projects. These performance standards will apply in select residential and commercial zones that permit residential uses without the need for further amendments to the By-law. Identified affordable housing projects are; emergency shelters; transitional housing; social housing; and residential rental developments where at least 10 % of the units are to be rented at 80% or less of the average rents in the City of Barrie as established in the CMHC Annual Rental Market Report. Developments intended for ownership are considered affordable if they satisfy the definition of affordable housing in the City of Barrie Zoning By-law.
- (f) Notwithstanding Section 6.3 of this Plan, no site plan applications are required for identified affordable housing projects that are developed as small lot singles, micro housing or laneway housing. Limited site plan shall apply to identified affordable housing projects that are developed as back to back town housing, small lot town housing, Multiple Family (up to six storey) Buildings and container housing.
- (g) Notwithstanding Section 6.4 and 6.8 of this Plan, no parkland dedications or Bonusing are required for identified affordable housing development.

The remaining policies in this section are renumbered accordingly.

Zoning By-law

Section 3.0 – Definitions is hereby amended by the inclusion of the following definitions;

Affordable Housing;

For the purposes of Section 4.2 of this by-law, affordable housing is defined as emergency shelters; transitional housing; social housing; and residential rental developments where at least 10 % of the units are to be rented at 80% or less of the average rent in the City of Barrie as established in the CMHC Annual Rental Market Report.

Ownership units are also defined as affordable housing. The maximum unit size for user owned affordable housing shall be:

Multi-Storey units

- (1) 65 square metres (700 square feet) of GFA for a one bedroom or studio unit
- (2) 18.6 square metres (200 square feet) of GFA for each additional bedroom unit

One Storey units

- (1) 55.7 square metres (600 square feet) of GFA for a one bedroom or studio unit
- (2) 18.6 square metres (200 square feet) of GFA for each additional bedroom unit

Micro-Housing;

A dwelling that fulfills all the requirements of habitation (shelter, sleep, cooking, heating, toilet) in a very compact space, *with full utilities (electric/ water/ sewer) and living facilities (kitchen/ bed/*

bath/ commode) designed for full time occupancy that accommodates occupants at less than 28m² (300 ft²) per person.

Back to Back Townhouses;

Town housing built in blocks, with the backs of one group of townhouses touching the backs of the others. With the exception of end units, back to back townhouses will share three walls with adjoining units; the two side walls as well as the rear wall.

Laneway House;

A laneway house is a form of housing that is typically built into pre-existing lots. Laneway homes are small detached houses built at the rear of a lot near a back lane. These homes include both a dwelling unit and a parking space.

Container House;

A container house is an inhabitable structure consisting of an adapted shipping container, or several conjoined and/or stacked shipping containers built in a manner as to be habitable as a dwelling unit.

Section 4.2 is hereby amended by the addition of a new section 4.2.1.2 as follows. The remaining sections are renumbered accordingly.

Identified Affordable Housing Development

Permitted Uses:

In addition to all uses currently permitted in the R1, R2, R3, R4, RM1, RM2, RA1, RA2, C1, C2, C3, MU1, MU2, and I zones, if a unit meets the definition of affordable housing as defined in this By-law, Table ___ below sets out the type of housing built forms which are permitted in each of these zones;

Single Detached Residential R1, R2,R3, & R4	<ul style="list-style-type: none"> • Small lot singles • Micro housing (detached) • Laneway housing (detached) • Container housing
Multiple family 1 st Density RM1	<ul style="list-style-type: none"> • Small lot singles • Micro housing • Laneway housing • Container housing
Multiple family 2 nd Density RM2	<ul style="list-style-type: none"> • Small lot singles • Micro housing • Laneway housing • Back to back townhouses • Small lot townhouses • Multi-unit projects up to six storeys • Container Housing (Multiple Units)
Apartment Dwelling 1 st & 2 nd Density	<ul style="list-style-type: none"> • Back to back townhouses • Small lot townhouses • Container Housing (Multiple Units) • Rental projects which are defined as affordable housing in this By-law. *
City Centre C1, Transitional Commercial C2 &	<ul style="list-style-type: none"> • Rental projects built to RA2 standards

Shopping Centre Commercial C3	which are defined as affordable housing in this By-law *
Mixed Use Node MU1 and Mixed Use Corridor MU2 (Ground floor commercial and a minimum of height of 3 storeys are required in the MU1 zone)	<ul style="list-style-type: none"> • Back to Back Townhouses • Multi-unit projects up to six storey in the MU2 zone (8 storeys if the project includes ground floor commercial)

For identified affordable housing projects, the following standards will apply with regard to the built forms identified above;

	Small Lot Singles	Micro-Housing	Laneway Housing	Back to Back Townhousing	Small Lot Townhousing	Multi-Unit Up to Six Storey Apartment	Container Housing (Singles)
Lot Area	-	-	-	-	-	-	-
Lot Frontage (max)	9m	9m	9m	7m	5m	18m	9m
Lot Depth (max)	29m	27m	27m	28m	28m	28m	27m
Front Yard (min)	4.5m ¹	4.5m ¹	4.5m ¹	4.5m ¹	4.5m ¹	4.5m ¹	4.5m ¹
Side Yard (min)	0.6m ³	0.6m ³	0.6m ³	_2 ³	_2 ³	_2 ³	0.6m ³
Rear Yard (min)	6m	4.5m	4.5m	-	4.5m	6m	4.5m
Landscaped Open Space	-	-	-	-	-	-	-
Dwelling Unit Floor Area	-	-	-	-	-	-	-
Lot Coverage	-	-	-	-	-	-	-
Gross Floor Area	-	-	-	-	-	-	-
Height of Main Building (max)	12m	8m	8m	12m	10m*	18m	4m
Parking	1/unit	1/unit	1/unit	1/unit	1/unit	1/unit	1/unit

* Height can be increased to 12 m for stacked townhouses.

1. Minimum setback for porches is 3.0m and where there is a parking space provided on the lot, the minimum building setback in front of the parking space is 6.0 metres
2. Minimum setback for exterior units is 1.2m
3. Unless a corner lot or has rear yard parking in which case the minimum shall be 3.0m per unit. No minimum frontage for blocks.

APPENDIX "D"

LOT TYPES COMPARISON

