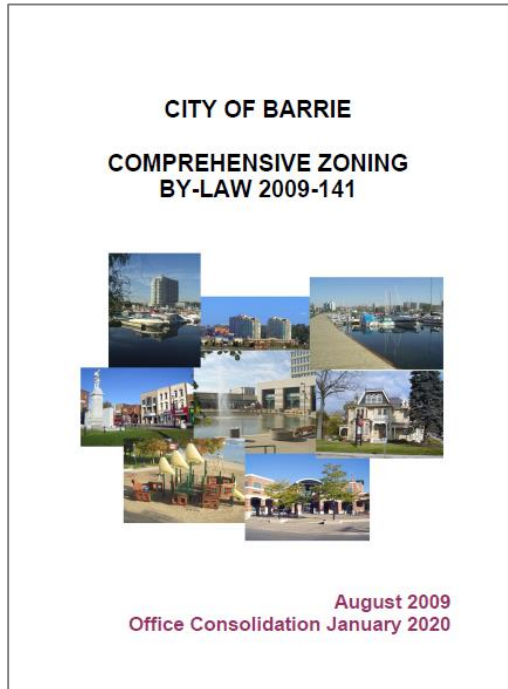


Public Meeting: Proposed Amendment to Zoning By- law 2009-141 for Affordable Housing

JUNE 15, 2021



Purpose & Intent of the Amendment



- Update standards that impact the provision of affordable housing
- Facilitate more affordable housing options
- Address potential conflicts emerging as detached accessory dwelling units are built in existing neighbourhoods
- Address possible barriers to affordability, clarify definitions, update development standards for second suites & detached accessory dwelling units, and improve By-law implementation

Proposed Amendment



**1. Delete
Minimum
Dwelling Unit
Size
Requirements**



**2. Update
Definitions**



**3. Changes to
Non-
Conforming
Uses Provisions**



**4. Update
Standards for
Second Suites**



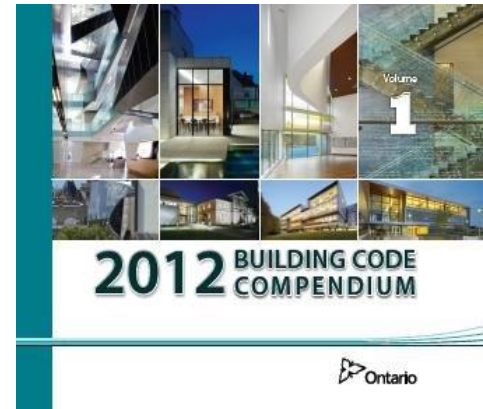
**5. New
Standards for
Detached
Accessory
Dwelling Units**



**6. Permit
Residential Uses
in the
Institutional (I)
Zone**

1. Delete Minimum Dwelling Unit Size Requirements

- Delete all minimum dwelling unit floor area/GFA requirements from By-law
- Permit smaller units as-of-right
- Allow Ontario Building Code (OBC) to regulate minimum unit size instead



2. Update Definitions



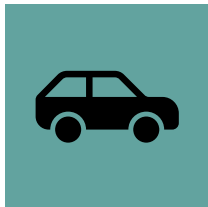
- Update the following to match the OBC definitions:

- Basement
- First Storey
- Storey



- Revise the following to improve clarity and better distinguish built form types:

- Detached Accessory Dwelling Unit
- Duplex Dwelling
- Second Suite
- Multiple Dwelling Unit



- Add definition for Tandem Parking Space to improve clarity

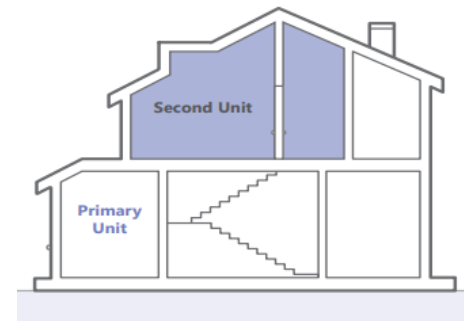
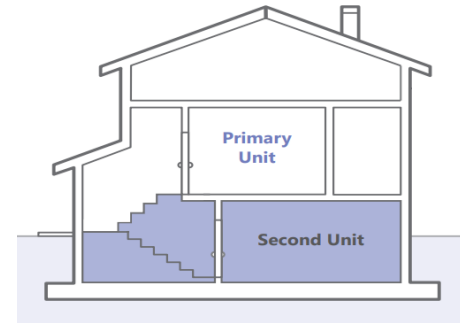
3. Changes to Non-Conforming Uses Provisions

- Prevent removal of residential units when it would create a zoning compliance issue
- Make it easier to add additional dwelling units (e.g. basement or attic units) into existing, legal non-conforming buildings/lots, or convert non-residential buildings to a residential or mixed use
 - New exemptions would only apply where the proposed use is already permitted by the Zoning By-law
 - New construction/additions to comply with development standards
 - Exempt buildings/lots would still need to meet parking requirements and any OBC requirements



4. Update Standards for Second Suites

- Clarify that a maximum of one (1) second suite is permitted per lot as an accessory use to a:
 - Single detached dwelling
 - Semi-detached dwelling unit
 - Street townhouse dwelling unit
- Establish a maximum unit size equal to 45% of the total GFA of the principal building, or the entire basement of a single storey dwelling



Images source: Ministry of Municipal Affairs & Housing

5. New Standards for Detached Accessory Dwelling Units



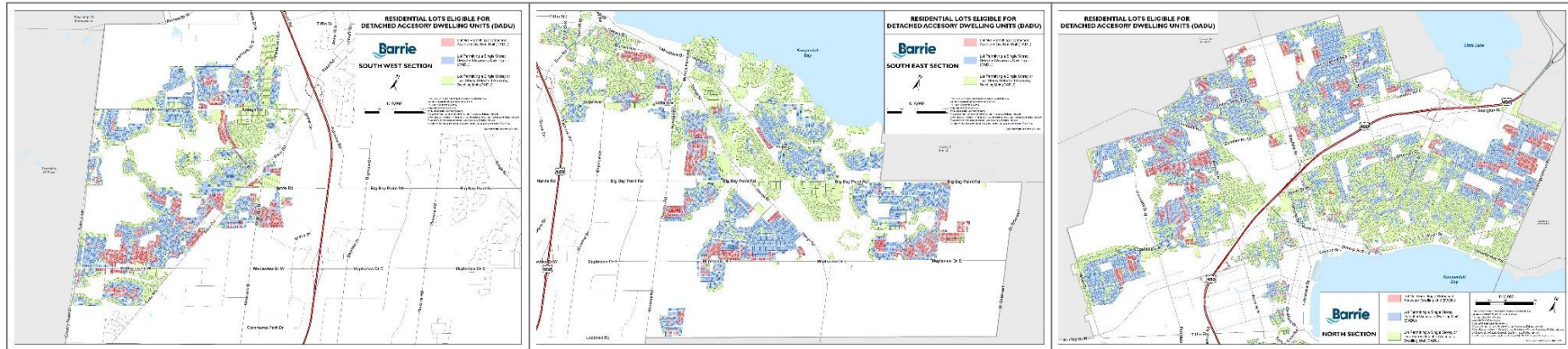
- Clarify that a maximum of one (1) detached accessory dwelling unit containing one (1) dwelling unit is permitted per lot as an accessory use to a:
 - Single detached dwelling
 - Duplex dwelling
 - Semi-detached dwelling unit
 - Street townhouse dwelling unit
- Establish a maximum unit size equal to 45% of the total GFA of the principal building, up to a maximum of 65 m²
- Make it clear that a detached accessory dwelling unit is not permitted to have a basement or other habitable living space below grade
- Where a detached accessory dwelling unit is attached to a detached private garage, set a minimum driveway length of 6.0 m, measured from the garage door to the lot line

Image source: Ministry of Municipal Affairs & Housing

5. New Standards for Detached Accessory Dwelling Units

- Permit single (1) and two (2) storey detached accessory dwelling units, subject to different development standards
- The first storey of a two (2) storey detached accessory dwelling unit shall be used as a detached private garage (i.e., unit is only permitted above a garage)

	Single (1) Storey	Two (2) Storey
Minimum lot area	400 m ²	600 m ²
Maximum building height	4.5 m	6.5 m
Minimum interior side yard setback	1.2 m	1.2 m
Minimum exterior side yard setback	3.0 m	3.0 m
Minimum rear yard setback	1.2 m	3.0 m



6. Permit Residential Uses in the Institutional (I) Zone

- Add “residential uses in conjunction with permitted Institutional uses” as a permitted Accessory Use on properties zoned Institutional (I)
- This would allow for mixed residential/institutional development and the addition of rental units to existing or planned institutional sites such as churches, community uses and social service facilities
- Residential uses in the I zone would be subject to appropriate development standards, based on the proposed built form (e.g., standards for apartment dwellings)



Next Steps

- Consider all comments that are received through the Public Engagement Process
- If you have questions or comments, please contact:

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shelby.white@barrie.ca

- Staff Recommendation Report to be presented to General Committee in Fall 2021, followed by a Council decision
- Updates to implementation tools, including the Second Suites Registration By-law and website materials, will occur at the same time