The Strong Communities Through Affordable Housing Act (Bill 140), 2011

- Affordable Housing identified as “provincial interest”
- Provincial Housing Policy Statement prepared by Province
- County of Simcoe adopted Housing and Homelessness Plan, January 2014
- Affordable Housing Strategy – Corporate Strategic Priority
- Amendments required to Official Plan and Zoning By-law to allow for second suites in detached, semi-detached, row houses or in related ancillary buildings
- No OMB Appeal of Council decision on second suites
- Extend temporary use of garden suites from 10 years to 20 years
What is Affordable Housing?

Provincial Policy Statement defines affordable rental and ownership housing as the least expensive between the following two Rental and Purchase price metrics.

**Rental**
- Rents which do not exceed 30% of purchase gross annual household income for low and moderate income.
- Rents that are below average rents for the regional market area.

**Ownership**
- Purchase price which cost do not exceed 30% of gross annual household income for low and moderate income.
- Purchase price that is 10% below average resale price for the regional market area.
Need for Affordable Housing

- Increasing City Population with additional 57,000 persons between 2013 and 2031
- Need for more housing including affordable units to accommodate new population
- Increasing average new house cost from $425,000 in year 2012 to $460,858 in year 2013
- Increasing average resale cost of $299,000 in year 2012 to $334,000 in year 2013
- Rental vacancy rate of 2.3% in 2013
- Increasing rents with an average 2 bedroom at $1,037 in year 2013
- Barrie has 6th highest rent for 2 bedrooms in Canada in year 2013 (in Metropolitan Areas)
- Approx. 2,650 Georgian College in school year 2012-2013 require housing in non dedicated student housing – affecting supply and increasing demand
County of Simcoe is designated service provider for social housing

- County owns or funds 1,732 rent-geared-to-income (RGI) units in Barrie
- Includes 953 units owned by Barrie Municipal Non-Profit Housing Corp. and other non-profit rental and co-op providers
- County Waitlist total of 1,501 households in 2012 for Barrie from 1386 households in 2011
- Waitlist has increased in past two years
- Average 2012 wait ranged from 2.3 years to 4.2 years depending on household characteristic
## County 10-Year Strategy for Social Housing

<table>
<thead>
<tr>
<th>Income</th>
<th>&lt;$642 per mth</th>
<th>$643 - $1,149 per mth</th>
<th>$1,150 - $1,541 per mth</th>
<th>$1,542 - $2,596 per mth</th>
<th>Rent-Geared to Income</th>
<th>Affordable Homeownership Dwellings &lt;$30,000 per year</th>
<th>Total Affordable Dwellings required &lt;$30,000 per year</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Barrie</td>
<td>200</td>
<td>123</td>
<td>171</td>
<td>47</td>
<td>252</td>
<td>47</td>
<td>840</td>
</tr>
<tr>
<td>Simcoe County</td>
<td>518</td>
<td>340</td>
<td>649</td>
<td>173</td>
<td>805</td>
<td>198</td>
<td>2,686</td>
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</tbody>
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**Total Affordable Dwellings Required in the Simcoe County (2,686 Units)**

**Breakdown for the City of Barrie (840 Units)**
County 10-Year Affordable Housing and Homelessness Prevention Strategy

Housing Continuum

Refers to the range of shelter and housing options, from emergency shelters and traditional housing, to supportive housing for vulnerable populations including seniors and people with mental illness, to public and non-profit affordable rental housing, to market rental, to home ownership.
Proposed City Affordable Housing Strategy

Official Plan Revisions

- Text revisions to allow second suites
- Policies to control demolition and conversion of rental housing
- Policies allowing municipal purchase and sale of land for affordable housing
- Reference to affordable housing in Community Improvement Areas
- Temporary use by-law for garden suites for 20 years
Second Suite Strategy

Second Suite is a self contained dwelling with own kitchen, bathroom separate from main dwelling.

- Recognized as a viable option to increase supply of affordable housing by Province in Housing Policy Statement, Places to Grow Plan and Planning Act amendments (Bill 140)

- Also recognized as form of intensification to be included within Growth Plan 40% intensification target
Existing Zoning Permission for Second Suites / Two Unit Dwellings

- Two Unit Dwellings:
  - Residential Multiple (RM1) Zone
  - Residential Multiple (RM2) Zone
  - Residential Multiple (RM2-TH) Zone
  - Apartment RA1 and RA2 Zones

- Second Suites:
  - Multiple Second Suite (RM1-SS) Zone

- City has registration process for second suites with approximately 770 units now registered.

- New second suites also subject to registration process.

- Met requirements of Building Code, Fire Code, and Electrical.
Proposed Zoning Amendments for Second Suites

- Broadening of Zones where second suites are permitted:
  - Residential (R1)
  - Residential (R2)
  - Residential (R3)
  - Residential (R4)

- Also allow accessory building to be used for second suite in corresponding Zones
Proposed Zoning Standards for Second Suites

- 1 parking space per dwelling unit (tandem is permitted)

- 1 second suite per property

- In main building min 35 sq m and max 50 sq m floor area per unit. Intent is one bedroom unit per Ontario Building Code

- In accessory building also min 35 sq m and max 50 sq m floor area. Intent is one bedroom unit per Ontario Building Code

- Conform to all other zoning standards e.g. Lot area, frontage

- Conform to Building Code, Fire Code, and Electrical.
Proposed Zoning Setback for Second Suites in Detached Accessory Buildings

<table>
<thead>
<tr>
<th>Yard / Height</th>
<th>Distance</th>
</tr>
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<tbody>
<tr>
<td>Min. Interior side yard</td>
<td>1.2 m</td>
</tr>
<tr>
<td>Min. Exterior side yard</td>
<td>3.0 m</td>
</tr>
<tr>
<td>Min. Rear yard</td>
<td>3.0 m</td>
</tr>
<tr>
<td>Front Yard</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>4.0 m</td>
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</table>
Other Proposed Municipal Initiatives
In Support of Affordable Housing

- Passing of Demolition Control By-law for housing (Section 33 of Planning Act)

- Passing of Demolition and Conversion of Rental Housing By-law for six units or more (Section 99.2 of Municipal Act)

- Provision of blocks and lots for affordable housing in new Plans of Subdivision

- Tracking system to record achieving minimum target of 10% all new housing units per annum are affordable

- Review opportunities for financial incentives for development of affordable housing by not-for-profit housing providers

- Amend Development Charges By-law to allow a portion of Development Charges for funding of social housing for County or Barrie Municipal Non-Profit Housing Corp.

- Support affordable housing through provision of land
Next Steps

- Conduct Public Meeting on May 5, 2014 under Planning Act for related Official Plan Amendments and Zoning By-law Amendments

- Staff Report and Final Affordable Housing Strategy prepared for General Committee

- Prepare any related OP and ZB Amendments and other related By-laws for Council consideration

- Undertake to review and report on other initiatives