



INNOVATIVE PLANNING SOLUTIONS

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May 31, 2024

City of Barrie
70 Collier Street
Barrie ON
L4M 4T5

Attention: Tyler Butler, Planner
Development Services Department | City of Barrie

Re: Site Plan Control Application
427, 429, 431, 435, 437 Yonge Street
City of Barrie

Innovative Planning Solutions has been retained by Barrie Yonge Developments GP Inc., to prepare this Addendum as it relates to the Site Plan Application for lands municipally known as 427-437 Yonge Street, Barrie.

The following is an addendum to the Planning Justification Report (PJR) dated December 2022 and submitted to the City of Barrie as part of a former Zoning By-law Amendment applications and shall be read in conjunction with the PJR. The purpose of this addendum is to provide a further planning analysis and justification as it relates to the City's Affordable Housing policies within the City of Barrie Official Plan 2010 (January 2018), and City of Barrie Official Plan 2051 (approved modified revised, Dec 6, 2023).

The City of Barrie, like many municipalities across Ontario, is facing a housing affordability crisis, with the cost of the average housing unit out of reach for much of the population. Recognizing the continued trend of housing costs outpacing wages, the City of Barrie has put in place a number of policies and initiatives to address this issue.

1.0 CITY OF BARRIE OFFICIAL PLAN 2010 (January 2018), AFFORDABLE HOUSING POLICIES

The approved Zoning By-law Amendment (By-law Number 2023-098) relative to the subject lands and proposed development was passed under the former City of Barrie Official Plan 2010 (January 2018). Therefore, the Affordable Housing Policies under the City of Barrie Official Plan 2010 (January 2018) have been reviewed in the context of the proposed development as follows.

The City policies for staging and phasing of development encourages a mix and form of housing that supports affordable housing (3.1.2.2.d). Additionally, the goals of the Plan for housing aim to provide for an appropriate range of housing types, unit sizes, affordability and tenure arrangements at various densities and scale to meet the needs and income levels of all residents (3.3.1.a). Further, the Plan promotes the maintenance of reasonable housing costs through amendments to the Zoning By-law to permit innovative housing options, in line with good planning principles (3.3.2.1.a).

In accordance with Provincial policy, affordable housing options are encouraged throughout the City.

Section 3.3.2.2 a) of the Official Plan states,

It is a goal of this Plan to achieve a minimum target of 10% of all new housing units per annum to be affordable housing in accordance with the following criteria: (Mod D (u))

i. In the case of home ownership, the least expensive 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 purchase price of a resale unit in the regional market area.*

Section 3.3.2.2 b) states,

“low, medium, and high-density housing that will facilitate the availability of affordable housing will be encouraged where it is in accordance with the intent of the Official Plan”

Section 3.3.2.2 c) states,

“affordable housing will be encouraged to locate in close proximity to shopping, community facilities, and existing or potential public transit routes such as arterial or collector roads”

These policies contemplate a City-wide goal, therefore it is anticipated that this objective is sought across the City and not held as a requirement for each individual development or site.

It is anticipated that the unit type proposed will contribute to a type of housing stock that is historically one of the most affordable unit types within the City. By providing a compact built form, the proposal intends to promote the quality and variety of the housing stock. Increasing the range of housing types will promote housing attainability and more affordable units in the context of the City marketplace.

The development would contribute to the intensification and densification of housing in the City, as encouraged by the Official Plan. The increased density would create more attainable housing options. The introduction of 196 new residential units provides a substantial increase in supply which could be felt in the marketplace and assist in the realization of more balanced market with attainable price points.

While the price points of the condominium units have not been determined at this time, the built form provides housing costs which are often considerably less expensive than ground-oriented housing. Factors to consider include the smaller living spaces, absence of individual lots, reduced property taxes, and reduced energy bills to heat and cool.

This will assist in providing much needed housing stock which has the potential to alleviate the need for defined affordable housing units.

Lastly, the proposed development will include ground floor commercial amenities to the benefit of residents and the local community. Additional established commercial amenities are found nearby along Yonge Street between Huronia Road and Big Bay Point Road. The area is well served by public transit, while being positioned nearby to several grocery stores, parks, schools and recreation centres.

2.0 CITY OF BARRIE OFFICIAL PLAN 2051, AFFORDABLE HOUSING POLICIES

The City of Barrie Official Plan 2051 (approved modified revised, Dec 6, 2023) designates the subject lands as 'Neighbourhood Area' and identifies Yonge Street as an 'Arterial Road' and an 'Intensification Corridor'. The Neighbourhood Area designation permits a variety of uses including Residential, Commercial and Retail uses, provided the uses are located on a collector or arterial road. As such, the proposed development complies with the permitted uses within the Neighbourhood Area land use designation.

In accordance with the affordable housing policies in the Official Plan, the following policies are applicable to the subject lands and have been reviewing in the context of the proposed development.

Section 2.5 of the Official Plan outlines general land use policies.

Section 2.5.1) states,

"The City will require the provision of a minimum of 15% of all new housing units each year to be affordable housing, as per the policies in Section 6.4.2 of this Plan. The City will be guided by provincial direction and the City's Affordable Housing Strategy to implement this affordable housing target".

Section 6.4.2 of the Official Plan relates to affordable housing.

Section 6.4.2.e) states,

"The City shall encourage the provision of an appropriate range and mix of housing options and densities to meet the social, health, economic, and well-being requirements of current and future residents. Further to this:

iii) All development proposals with more than 40 residential dwelling units proposed will be required to demonstrate the provision of affordable housing units;"

The annual affordable housing target is measured city-wide, therefore it is understood that the 15% affordable housing target is not a requirement for the individual development.

The proposed development will facilitate 196 new residential units which are historically of a more attainable housing type and built form in the City of Barrie. This will assist in providing much needed housing stock which has the potential to alleviate the need for defined affordable housing units and eases pressure on areas of the market which lower income households require.

The proposed development provides units ranging from one bedroom to two bedrooms + den. The range in unit sizes provides for a variety of housing options in the City of Barrie to accommodate a range of needs such as sizing and affordability. The proposed built form and unit sizes are historically a more affordable ownership housing option relative to most ground-oriented housing. As such, the proposal aims to provide housing options for moderate income households by facilitating a historically more affordable housing type in a location where density and intensification is encouraged.

3.0 CONCLUSION

This addendum provides additional affordable housing policy review and justification to the Planning Justification Report dated December 2022. We trust this addendum will address the affordable housing policies of the City of Barrie Official Plan 2051 (approved modified revised, Dec 6, 2023) as requested by staff in support of the proposed development.

Respectfully submitted,
Innovative Planning Solutions



Vanessa Simpson, BID, MPI
Senior Planner



Lauren Jeffrey, BAH, M.Sc
Intermediate Planner