



To: **Committee of the Whole**

Agenda Section: Human Services
Division: Social and Community Services
Department: Social Housing

Item Number: CCW - 2021-325

Meeting Date: October 26, 2021

Subject: Simcoe County Housing Corporation Development in the City of Barrie

Recommendation

That Item CCW 2021-325, dated October 26, 2021, regarding Simcoe County Housing Corporation Development in the City of Barrie, be received.

Executive Summary

Further to Item CCW 2021-213 (June 22, 2021), this Item provides an update on the acquisition of property municipally known as 20 Rose Street, Barrie, purchased from Infrastructure Ontario as directed by County Council. The demolition of the existing aged structures will occur by year end to eliminate any liability for the County related to maintenance costs of an empty building.

As per Item CCW 17-253 (October 10, 2017), Simcoe County Housing Corporation (SCHC) Development and Operational Plan, staff had been seeking land opportunities in Barrie to consolidate operations in parallel with the sale of scattered housing units. The site located at 20 Rose Street was identified as an ideal location to redevelop to provide a mix of affordable housing and community supportive uses and was acquired earlier this year.

Based on preliminary City of Barrie planning pre-consultation comments, staff will need to initiate the pre-development planning approvals process in 2022, as contained within the draft 2022 County budget. If approved by Council, this will enable full design to be completed in 2023, with a view for a construction start in the spring of 2024. As such, staff will report back late 2022 or early 2023 with the schematic design and costing for the SCHC affordable housing development in the City of Barrie.

Background/Analysis/Options

As per Item CCW 17-253 (October 10, 2017), SCHC Development and Operational Plan, staff had been seeking land opportunities in Barrie to consolidate operations in parallel with the sale of scattered units. The parcel at 20 Rose Street of 1.9 hectares (4.7 acres) was determined to be of an adequate size to accommodate a development that would include a mix of Affordable and Social Housing, Ontario Works, Children Services, and potentially other social and community supportive uses. In addition, the site is in close proximity to public transit and is within walking distance to downtown services, as well as the commercial shopping areas along Bayfield Street.

As per Item CCW 2021-213 (June 22, 2021), the demolition of the existing aged structures will occur by year end to eliminate any liability for the County related to maintenance costs of an empty building.

Site Overview

The conceptual site plan for the development, as shown in Schedule 1, illustrates the conceptual layout to accommodate a 150-unit building with a mix of one, two, and three bedroom units. The purpose of the conceptual site plan and building elevations is to illustrate the site's potential and capacity and does not predetermine the details of construction materials and final design. It should also be noted that the full landscape plan has not been determined in this initial phase. The full detailed and comprehensive landscape plan will be developed as part of the formal design process.

The 1.9-hectare (4.7 acre) site is in a central location in the built-up urban setting with access to commercial amenities, schools, transit and pedestrian connectivity. It is anticipated that a combination of outdoor parking and an above ground parking structure will be required to accommodate parking requirements for the site development. Based on the preliminary review of the City of Barrie's Official Plan and Comprehensive Zoning By-law, the property is designated and zoned 'Institutional'. Land use approvals may be required to permit a mixed-use residential building on this site.

Schedule 1 also illustrates the basic building design and elevation views. The building is proposed to be designed as two wings; eight and ten storeys respectively. The building also contains ground floor and second floor commercial space for a County Social and Community Services office including Ontario Works, Children Services, and Housing offices. This co-location builds on both the financial advantages as well as a client-centred approach, which has demonstrated success in the Collingwood development project, as well as being planned as a best practice in both the Orillia and Bradford West Gwillimbury developments. The ground floor commercial space may contain other agencies such as licenced child care or other compatible social service providers, pending further design details and discussions with community partners.

The completion of planning approvals takes time and it is fiscally prudent to ensure land use permissions are in place prior to completing detailed design. In order to reduce the

potential for any delays to the proposed SCHC development project start, staff will initiate the planning approval process in 2022 in order to fulfill the City of Barrie application process and study requirements in a timely manner. Pre-development planning approvals, including preliminary and schematic design, will enable a shovel ready development site and inform construction cost estimates for this project. The total development cost will be presented in a subsequent report, which will include an updated business case, following the schematic design process.

Financial and Resource Implications

Funds for pre-development planning approvals for 20 Rose Street are pending 2022 County budget approval. Approximately \$125,000 is included in the draft County 2022 budget for planning application studies, reports and urban design requirements.

Relationship to Corporate Strategic Plan

Strengthen Social, Health, and Educational Opportunities:

Establish partnerships to identify opportunities for strengthened human services and education to support improved health and well-being of our residents

Strategic Priority #1:

- Develop a strategy to use current housing stock and future funding opportunities to create a more sustainable housing system.

Growth Related Service Delivery:

- Identify opportunities to collaborate on the planning and delivery of municipal infrastructure; and,
- Create and strengthen partnerships with key stakeholders to support communities through the delivery of sustainable services.

Specifically, the Social and Community Services strategic initiatives:

- Develop social housing infrastructure and investment that is responsive to current and growth-related needs across the housing continuum.
- Develop and implement a Long-Term Affordable Housing Strategy.

Culture of Workplace and Operational Excellence:

- Continue to advance a workplace that promotes efficiencies and effectiveness in fiscal management and service delivery.

Item CCW 2021-325 is consistent with *Our Community 10-Year Affordable Housing and Homelessness Prevention Strategy*.

Reference Documents

- CCW 17-253 (October 10, 2017) – Simcoe County Housing Corporation Development and Operational Plan

- CCW 2021-213 (June 22, 2021) – Property Acquisition Update

Attachments

Schedule 1 – Conceptual site plan and building elevations

Prepared By Brad Spiewak, Maintenance & Facilities Manager
Rachelle Hamelin, Program Supervisor

Approvals

Arfona Zwiers, Director of Social Housing

Greg Bishop, General Manager, Social and Community Services

Trevor Wilcox, General Manager, Corporate Performance

Mark Aitken, Chief Administrative Officer

Date

October 7, 2021

October 13, 2021

October 18, 2021

October 18, 2021