



# Public Information Session

## Simcoe County Housing Corporation Development in Bradford, BWG

December 6, 2021

[simcoe.ca](http://simcoe.ca)

# Welcome and Introductions



## Simcoe County Housing Corporation Development in the Town of Bradford West Gwillimbury

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# Presentation Overview

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- Welcome and Introductions
- Background Information
- Overview of Building and Site Design
- Community and Social Services
- Environmental Impact
- Next Steps and Timing
- Questions and Answers



# Background Information



**5** Affordable Homeownership  
Down-Payment Assistance Program

**16** Secondary Suites created  
with government funding

**28** Secondary Suites created  
outside of government  
funding

**19** Rent Supplements/Housing  
Allowance funded by federal,  
provincial and municipal government

**11** New Affordable Rental Development

**79**

New Units Created in 2021

**2,443**

Total New Units  
Created Since 2014

as of June 30, 2021



# Background Information



Image source: CMHC

- Affordable Rental Development
- 80% average market rent (AMR)\*

\*Based on CMHC annual Rental Market Reports



# Background Information



- Wasaga Beach Development

- Victoria Harbour Development





# Background Information



- Collingwood Redevelopment





# Overview of Building & Site Design



- Collaboration with the Town of Bradford West Gwillimbury on the delivery of affordable housing
- Site is centrally located in the Bradford settlement area





# Overview of Building & Site Design



- Mixed-use low-rise apartment building with community and social services on the ground level
- Building mass – designed for visual interest and compatibility
- Building articulation – a bottom, middle and top





# Overview Landscape & Site Design



- Arterial street & transit access
- Path access and connectivity
- Extensive landscaping
- Green Roof areas
- Watercourse enhancement
- Dark sky compliant lighting



# Overview of Building & Site Design

- Site lighting levels, walkways, parking and paths
- Heated and textured entrance areas for safety
- Exterior paths
- Raised (24") accessible garden planters
- Outdoor play area
- Seating and benches
- Decorative landscape features
- Amenity terrace



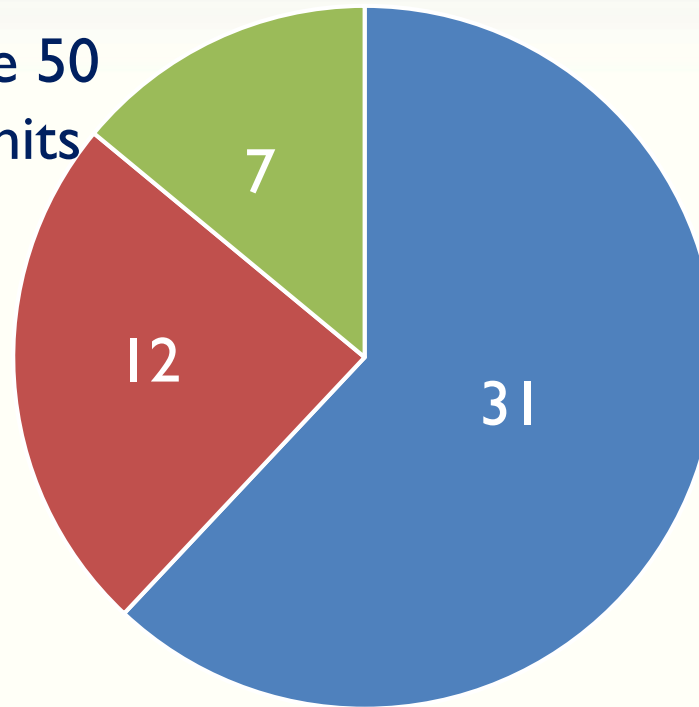
Example of outdoor amenity area:  
Wasaga Beach Development



# Overview of Building Design



- The project is proposed to create 50 affordable rental units
- The rental composition is a mix of 1, 2 and 3 bedroom units
- Designed as age friendly and for aging in place



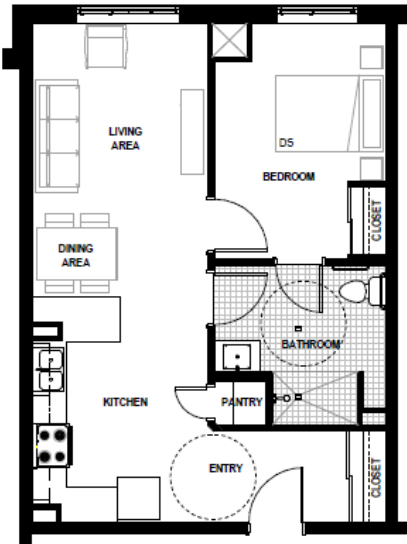
## Unit composition

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

1 bedroom units designed for seniors, vulnerable persons and/or persons with a disability



# Preliminary Suite layouts



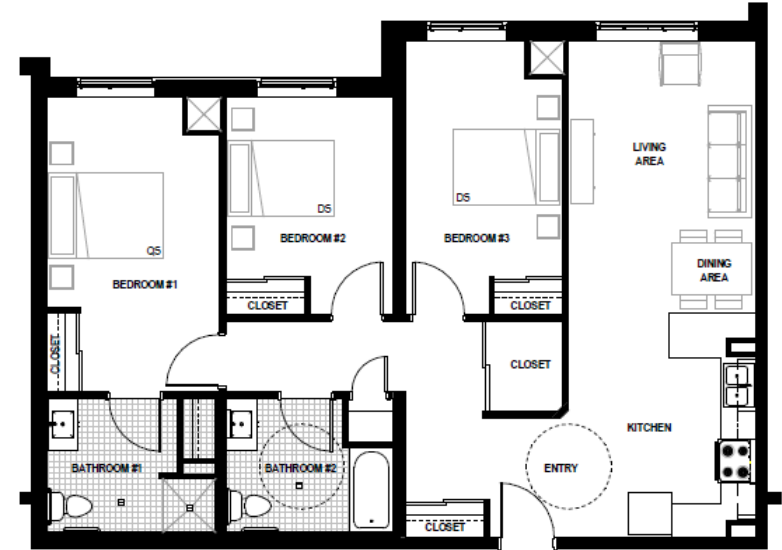
ONE BEDROOM SUITE

1: 100



TWO BEDROOM SUITE

1: 100



THREE BEDROOM SUITE

1: 100

- 1 Bedroom Suite
- 59 s.m. / 635 s.f.
- 1 - 2 people

- 2 Bedroom Suite
- 89 s.m. / 858 s.f.
- 2 - 4 people

- 3 Bedroom Suite
- 118 s.m. / 1270 s.f.
- 3 - 6 people

Note: Accessible turn radii met in all suites



# Overview of Building Design



Rendering:  
Bradford West  
Gwillimbury  
Development  
Tenant Common  
Room

Residential tenants have secure access to many building features such as:

- 2<sup>nd</sup> Floor tenant common room &
- Patio amenity area

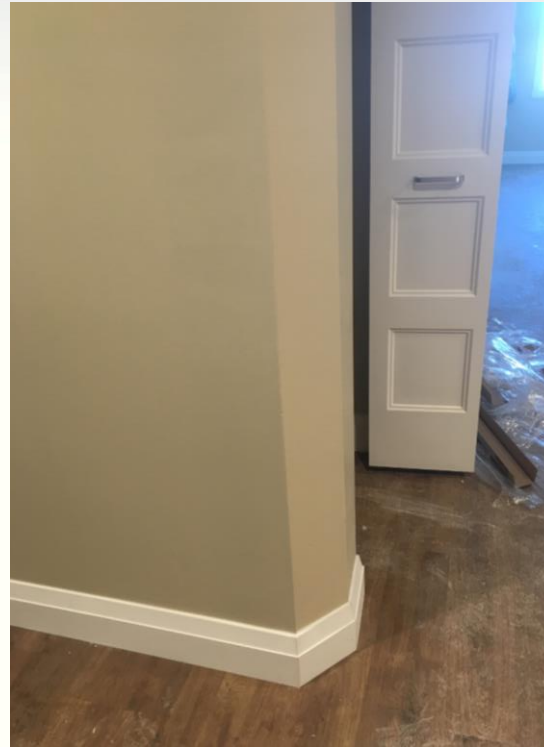




# Sample Photos from Past Projects



Rounded Counter  
Tops



Chamfered  
Walls in suite



Proper spacing  
between pulls and door  
buttons for service  
dogs



# Standard Kitchen



Photo: Wasaga Beach Development



# Barrier Free (BF) Kitchen



Rendering: Wasaga Beach Development



# Sample Photos of Features



**BF common  
kitchen with BF  
dishwasher**



**Standard bathroom  
with walk-in shower**



**Standard bathroom  
with folding seat and  
grab bars**

# Sample Photos Continued



Custom laundry pedestals for optimum working height



Large full size activation bars



Anti slip and tactile floors



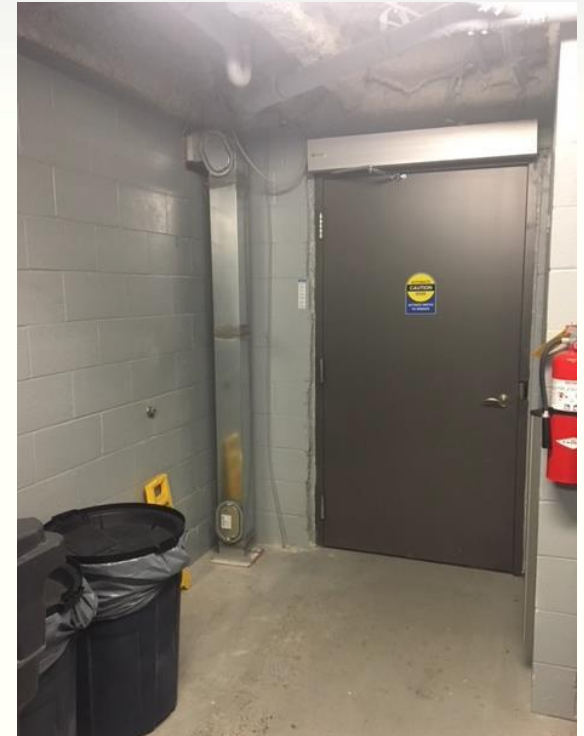
# Sample Photos Continued



Lever handles, and  
double peep holes



Hallway handrails  
provide support and  
stability while walking



Power operators at  
all common doors  
and lower garbage  
cans for accessibility



# Barrier Free Program Rooms



Photo: Collingwood Redevelopment



Photo: Victoria Harbour Development

- Rooms to deliver seniors, health and wellbeing programs
- Contains small kitchen
- Private area for consultations when confidentiality is required

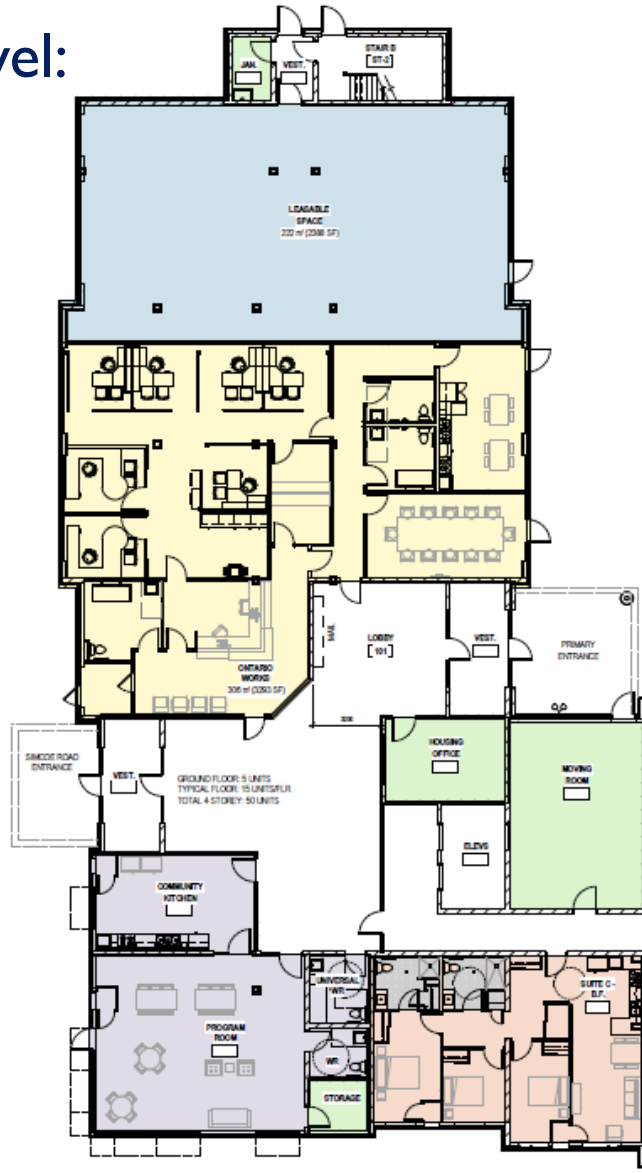


# Community and Social Services



Ground Level:

Simcoe Road



- County of Simcoe Social and Community Services
- Additional agency space for community partner
- Community Kitchen
- Community Program Room



# Environmental Impact



- High performance building envelope standards
  - Increased air sealing (reducing exterior penetrations)
  - Increased wall and roof insulation
  - Low solar heat gain windows
- Efficient mechanical and electrical systems
- Indoor bicycle storage room
- Electric vehicle charging stations
- Green roof



Photo:  
Collingwood  
Redevelopment  
EV charging  
station



Photo: Victoria Harbour green roof installation



# Environmental Impact

- Watercourse enhancement
- Gardening and green space
- Low Impact Development (LID)



Image: drainage channel re-alignment and watercourse enhancement

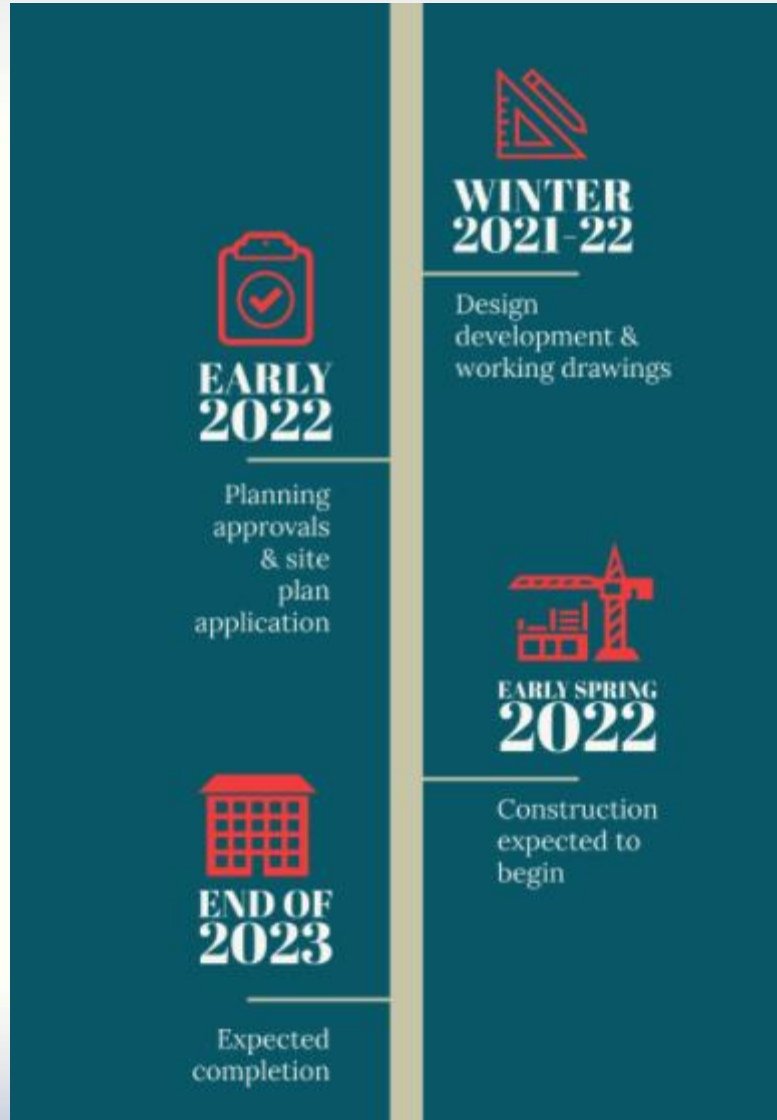


Photo: Wasaga Beach Swales



Photo: Victoria Harbour permeable pavers installation

# Timing & Next Steps



# Closing Remarks

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- Contribution to affordable housing options in BWG,
- Designed for aging in place enhanced accessible options,
- Incorporate urban-appropriate building design and compatible with the existing neighbourhood and planned community,
- Provide safe and convenient access to social and community services,
- High standard for energy and environmental sustainability,
- Our Community 10-Year Affordable Housing and Homelessness Prevention Strategy





# Questions & Answers



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Visit [www.simcoe.ca/bwg-development](http://www.simcoe.ca/bwg-development)

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