

Simcoe County Housing Corporation Development in Collingwood – FAQs

Important note: this project is currently pending Council approval

ABOUT THE PROPOSED SIMCOE COUNTY HOUSING CORPORATION DEVELOPMENT:

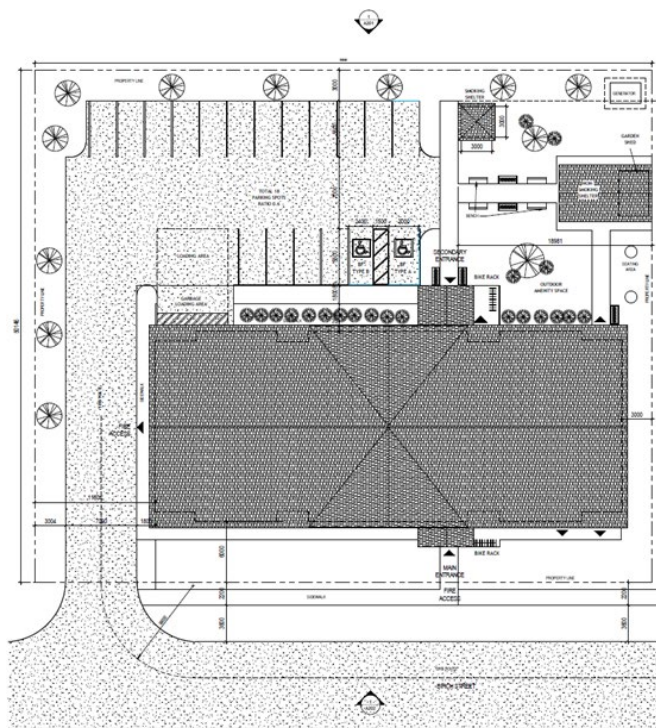
The County of Simcoe and the Town of Collingwood are working together to provide expanded affordable housing opportunities in the region.

Town of Collingwood responded to the County of Simcoe's Municipal Call for Proposals in 2024 with a proposed land donation at 29 & 45 Birch Street. This site has access to amenities and site services already on site with an existing 9-unit apartment complex.

This development will improve density on existing lands and aligns with the County of Simcoe's 10-Year Affordable Housing and Homelessness Prevention Strategy and the Simcoe County Housing Corporation Affordable Housing Development Master Plan.

It has been identified as an ideal opportunity to implement modular construction due to its proposed size, timing and cost.

PROPOSED SITE PLAN



1 Site Plan
1:150



2 SOUTH ELEVATION
1:150

PROPOSED DEVELOPMENT



The selected proposal includes a 30-unit, 3-storey modular building

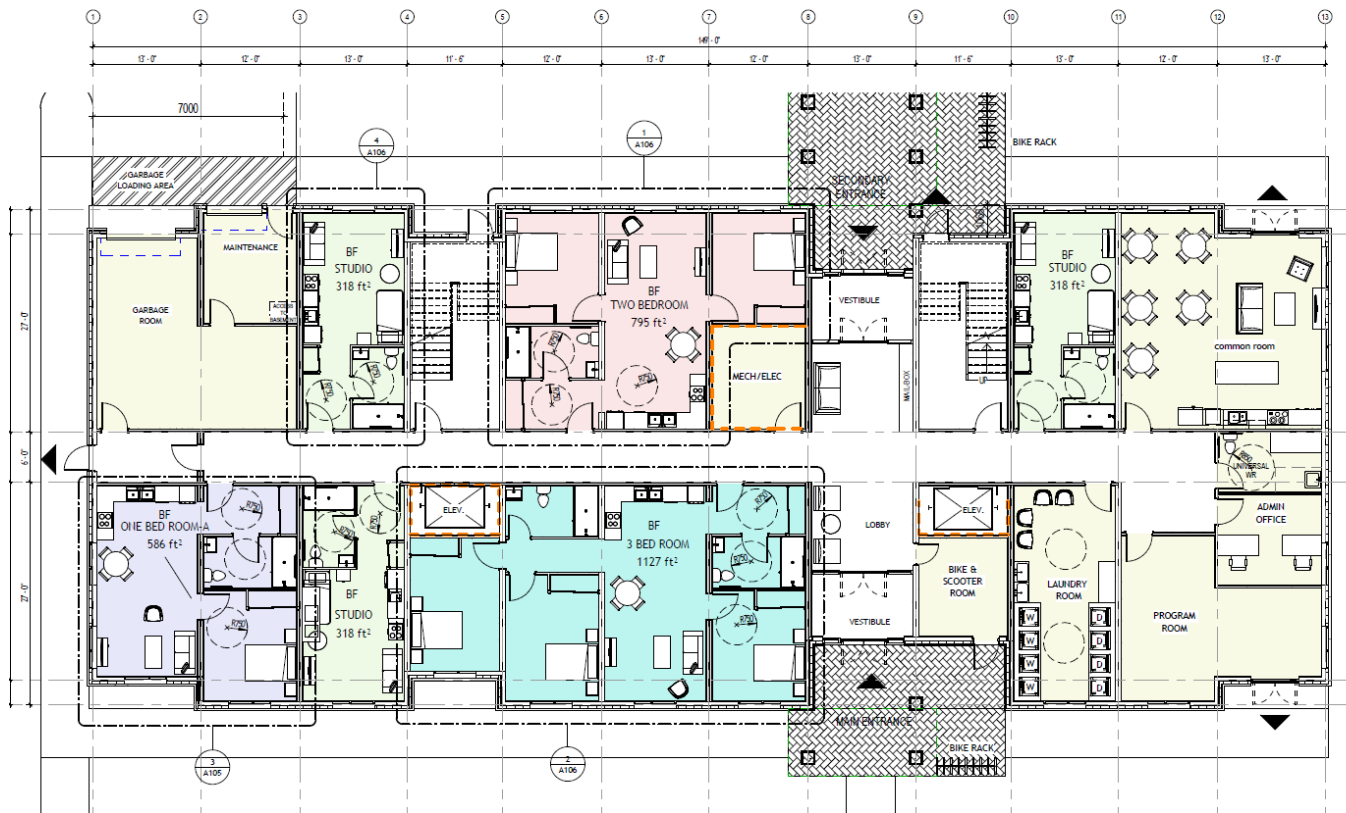
TIMELINE

- Collingwood Council received a presentation on Monday, February 10th by the County and now it will go to County Council for its approval of the design and budget
- We are hoping to have some public consultations later this spring and then have the current residents moved to their new temporary locations in the summer
- Because this is a modular build, it is much quicker – demolition of the current building would happen later this summer or in early fall, and the new building should be ready for occupancy by Spring 2026, subject to change as the project moves along

GROUND FLOOR PLAN

The proposed ground floor includes:

- Tenant common room with direct access to the outdoor patio amenity area
- On-site Community Housing office
- Community Program Room
- Indoor bike and scooter storage
- Indoor garbage and recycling room



SIMCOE COUNTY HOUSING CORPORATION CONSTRUCTION STANDARDS:

- Redundancy of systems
 - Vulnerable population
 - Accessibility and Ageing in place & universal design
- Quality
 - Durability and longevity
 - Sound attenuation
 - Sustain high traffic
- Long term rental owner & sustainability
 - Low maintenance
 - Energy efficient design
- Complete Fit-up for operations (i.e., tools, furniture, spare parts)

DETAILS ABOUT THE PROPOSED BUILDING IN COLLINGWOOD

Q: How affordable will this building be?

A: It is expected that most rents will be at 80% of Average Market Rent (AMR - Collingwood)

Using current rents, 80% of Average Market Rent would be:

Studio	\$816
1 Bedroom	\$1,047
2 Bedroom	\$1,231
3 Bedroom	\$1,357

Q: What will happen for current tenants in the existing building on site? Will they be offered a place to live and will it affect their current rent?

A: The SCHC owns and operates several affordable rental properties in the Town of Collingwood. Prior to site development at Birch Street the current tenants will be offered a rental unit at another of the SCHC buildings and, once the new building is ready for occupancy, Birch Street residents will be provided with the 'right of first refusal', meaning the current tenants will have the option to move back to this location. Current residents' rents will remain at current rates and prescribed Provincial annual indexes.

Feedback or questions from **current tenants** regarding tenant coordination and services can be submitted by email to dianne.tooth@simcoe.ca or by calling the Simcoe County Housing Corporation at 705-725-7215.

Q: Where can I find more information?

A: **Information on the project and relevant staff reports** can be found at simcoe.ca/BirchStreet

Feedback or questions about the proposed development can be submitted by email to rachelle.hamelin@simcoe.ca or by calling the Social Housing Department at 705-726-9300, extension 1485.

Information on the site plan approval process can be received by contacting the Town of Collingwood at townhall@collingwood.ca or phoning 705-445-1030.

DETAILS ABOUT AFFORDABLE HOUSING

Q: Why is the County Developing Affordable Housing in Collingwood?

A: Across the region, the demand for affordable housing has been identified in the County's 10-Year Affordable Housing and Homelessness Prevention Strategy. Continuing to build affordable housing in communities across Simcoe County is a demonstration of the County's commitment to BuildingUp homes, lives and hope for people and families across the region.

Q: What is "Affordable Housing"?

A: A conventional measure of housing affordability is the shelter cost-to-income ratio, which most commonly sets the affordability threshold at 30% of before-tax household income. (CMHC, 2019. Defining the Affordability of Housing in Canada). Simcoe County Housing Corporation typically sets affordable rents for new Affordable Housing developments at approximately 80% of Average Market Rent (based on CMHC annual data reports).

Q: What is the difference between Affordable Housing and Social Housing?

A: Social Housing, a commonly used term, is a category of housing that includes public housing, cooperatives, and non-profit providers that are specifically identified in the Housing Services Act and that receive government funding to assist with rent subsidies and operating and capital costs.

Social Housing is often used interchangeably with Affordable Housing, but they are two different things. All social housing is affordable, but not all affordable housing is social housing.

The County's proposed Collingwood development is designed as Affordable Housing.

Q: Who owns the Simcoe County Housing Corporation?

A: The County of Simcoe is the sole shareholder of Simcoe County Housing Corporation. This means that the County is the owner and manager of Simcoe County Housing Corporation properties that provide affordable housing to seniors, families and individuals. This also means that the Affordable Housing created will be well-maintained and will be kept affordable in perpetuity.

Q: Will my property value be negatively affected by a nearby affordable housing development?

A: No, in fact some research suggests that the opposite is true. Property values have been shown to increase after affordable housing developments have been built. (HomeComing Community Choice Coalition, 2020)

Q: Won't this put additional strain on public services and infrastructure (i.e. water, sewer, schools, & roads)?

A: Generally, higher-density housing needs less extensive infrastructure than new development – features like piped water, sewer services, schools and roads already exist. Also, higher-density development and infill can provide the larger customer base needed to increase the range and quality of available services (such as public transit). (Ontario Human Rights Commission, 2012)

As part of the pre-construction consultation process, the County will work closely with the Town of Collingwood for planning including on services and infrastructure, as well as with the school boards.

Q: What about my safety? Will this development make my neighbourhood and my community more dangerous?

A: There is no evidence that affordable housing leads to increased crime rates. (HomeComing Community Choice Coalition, 2020)