COUNTY OF SIMCOE | Social and Community Services

Simcoe County Housing Corporation Development in Collingwood – FAQs

BUILDING UP

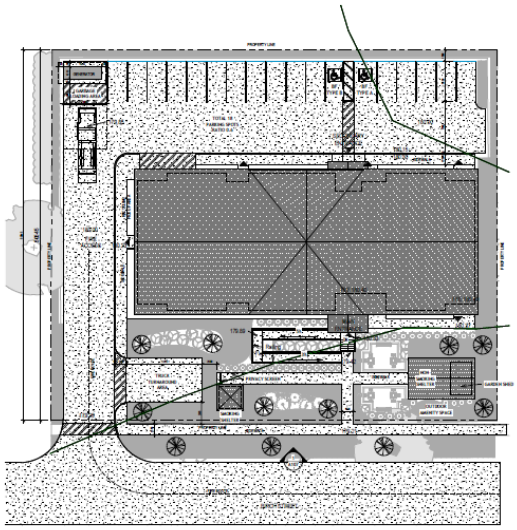
ABOUT THE PROPOSED SIMCOE COUNTY HOUSING CORPORATION DEVELOPMENT:
The County of Simcoe and the Town of Collingwood are working together to provide expanded affordable housing opportunities in the region.

The 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 municipal services.

The proposed redevelopment will intensify affordable housing on the site and aligns with the County of Simcoe's 10-year *Building Up Simcoe County – Our Community Blueprint for Affordable Housing and Homelessness Prevention* strategy and the Simcoe County Housing Corporation Affordable Housing Development Master Plan.

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

SITE PLAN



PROPOSED DEVELOPMENT
The proposed development includes a 30-unit, 3-storey modular building, outdoor amenity space, and parking area

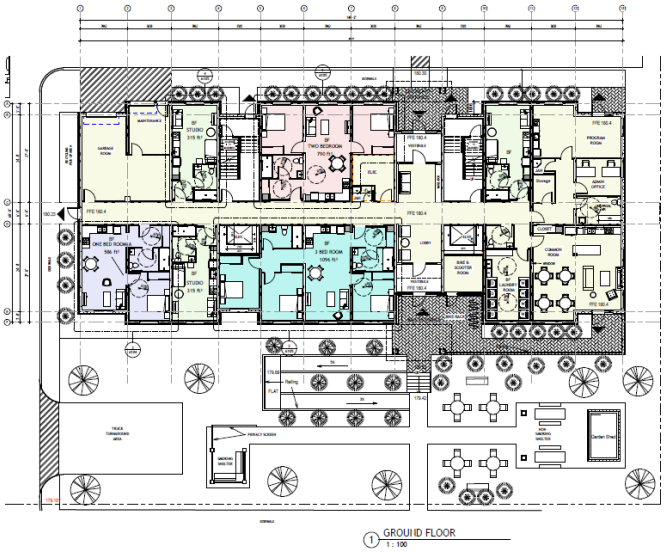
TIMELINE

- Collingwood Council received a presentation in February 2025, followed by County Council's approval of the design and budget in April 2025
- Existing residents were offered alternative Simcoe County Housing Corporation locations and relocated prior to building demolition and site work
- Because this is a modular build, it is much quicker – the new building is expected to arrive in late 2026 and will be prepared for occupancy after its arrival (subject to change pending development approvals and construction timelines)

GROUND FLOOR PLAN

The ground floor will include:

- Tenant laundry and common room with secure access to the outdoor amenity space
- 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 mechanical and electrical systems
- Accessibility and ageing in place & universal design
- Quality materials
- Safety & security measures
- Durability and longevity
- Sound attenuation
- Energy-efficient design
- Operable windows
- Complete fit-up for operations (i.e. tools, furniture, spare parts)

DETAILS ABOUT THE BIRCH STREET REDEVELOPMENT 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)

<u>Using current rents, 80% of Average Market Rent would be approximately</u>:

Studio	$ 802
1 Bedroom	$ 1,134
2 Bedroom	$ 1,307
3 Bedroom	$ 1,466

Q: Have the previous tenants on the existing building site been relocated? Will they be offered a place to live and will it affect their current rent?

The SCHC owns and operates several affordable rental properties in the Town of Collingwood. Prior to the demolition and site development, the tenants of the buildings at 29 and 45 Birch Street were offered a rental unit at other area SCHC buildings. When the new building is ready for occupancy, those tenants will be provided with the 'right of first refusal', meaning the previous tenants who were relocated for this project will have the

option to move back to this location. Their rents will remain in place at the rates that they were paying (when relocated from the units at 29 or 45 Birch Street and prescribed Provincial annual indexes).

Q: Where can I find more information?

Information on the project and relevant staff reports can be found at simcoe.ca/BirchStreet
Scan this QR code for quick access:

Feedback or questions about the proposed development can be submitted by email to rachelle.hamelin@simcoe.ca or by calling 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 strategy, *Building Up Simcoe County – Our Community Blueprint for Affordable Housing and Homelessness Prevention*. 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 has worked closely with the Town of Collingwood for planning, including on services and infrastructure, as well as with the school boards.