



Excellence Reliance Innovation

Affordable Housing Report

953 Maplevue Drive East

Block 193 ("also referred to as Block A" on Maplevue South Subdivision)

Block 192 ("also referred to as Block B" on Maplevue South Subdivision)

8 & 24 Dallaire Street (Proposed addresses at Subdivision Registration)

City of Barrie

July 2024
The Jones Consulting Group Ltd.

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1.0 INTRODUCTION

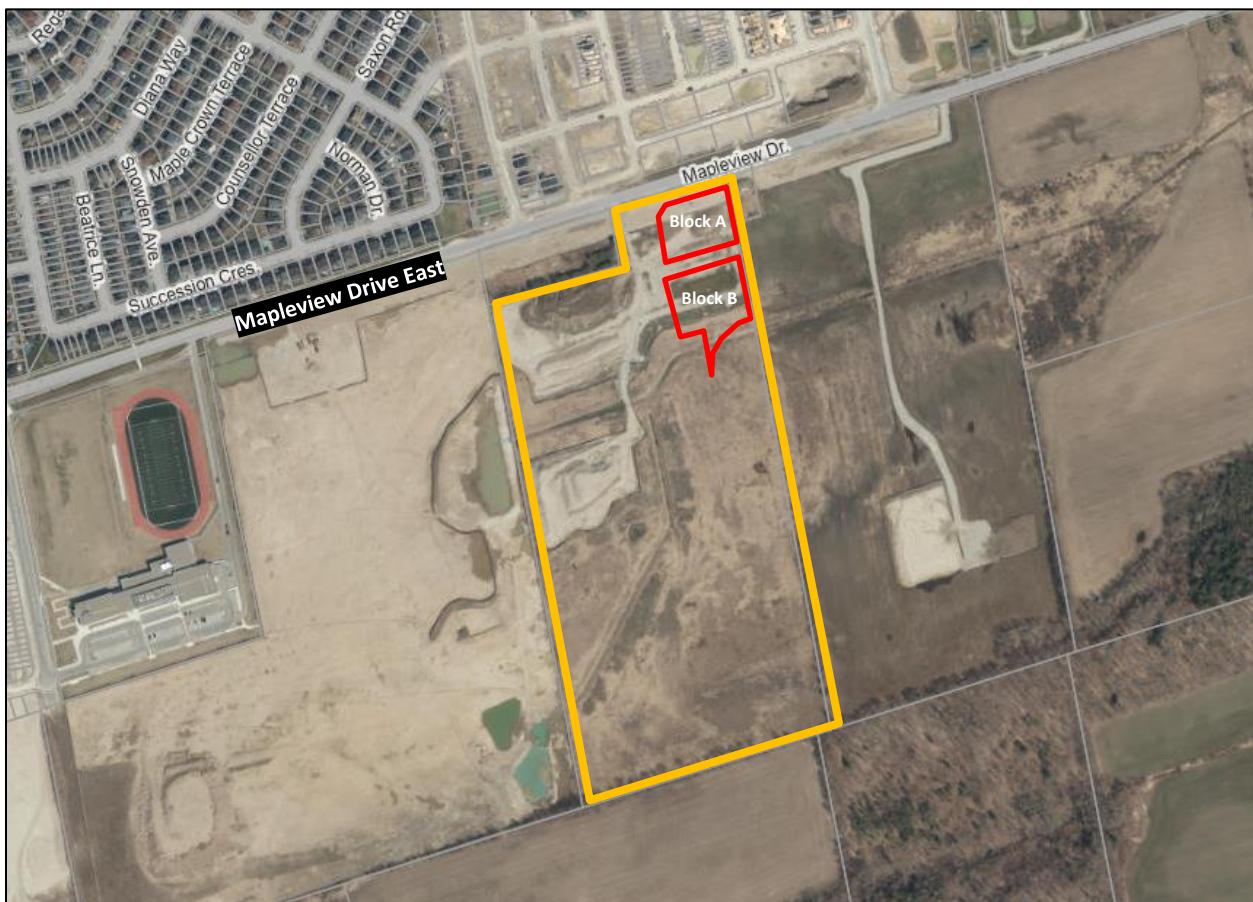
On behalf of our clients, Mapleview South (Innisfil) Ltd., we are pleased to provide this Affordable Housing Report in support of two Site Plan Control applications, for each of the two (2) Blocks located on 953 Mapleview Drive East, in the City of Barrie. The extent of the subdivision boundary is outlined in orange on **Figure 1**.

Block 193 (referred to as 'Block A') and Block 192 (referred to as 'Block B'), herein referred to as the subject lands, are outlined in red on **Figure 1**.

The **purpose** of the Site Plan Control applications is to permit the development of one mixed use block (Block A) and one medium density block (Block B), which will include affordable housing.

The **purpose** of this report is to assess how the proposed development conforms with the affordable housing policy framework applicable to this site.

Figure 1. Aerial Photography of Subject Lands



2.0 PROPERTY LOCATION AND SITE DESCRIPTION

2.1 Existing Conditions

The Blocks have the following lot areas and frontages:

- **Block A** has an area of approximately 0.63 hectares and 85.4 metres of frontage on Mapleview Drive East and 60 metres of frontage on future Dallaire Street.
- **Block B** has an area of approximately 0.74 hectares and 70.9 metres of frontage on future Dallaire Street.

The subject lands, outlined in red on **Figure 1** and **Figure 2**, are currently vacant.

2.2 Surrounding Context

The surrounding land uses consist of existing and proposed residential, institutional, and commercial uses (**Figure 2**). The immediate surrounding land uses are as follows:

- **North:** The lands to the north consist of existing single detached dwellings, and a future mixed-use subdivision (**Figure 3**) with a sales office (**Figure 4**).
- **East:** Existing agricultural lands proposed to be developed with residential uses, and environmental protection lands (**Figure 5**).
- **South:** Existing agricultural lands proposed to be developed with residential uses, and environmental protection lands (**Figure 6**).
- **West:** Future residential subdivision and a secondary school (**Figure 7**).

Figure 2. Surrounding Uses



Figure 3. Residential Uses Under Construction to the North



Figure 4. Sales Office for Residential Subdivision located to the North



Figure 5. Future Development Lands to the East



Figure 6. Future Development Lands to the South



Figure 7. Maple Ridge Secondary School located to the West



3.0 PROPOSED DEVELOPMENT

3.1 Description of Proposal

The lands located at 953 Mapleview Drive East received draft plan approval in December 2022 to contain three (3) medium density blocks (**Figure 8**).

The applicant has submitted two (2) Site Plan Control applications for Block A (Block 193) and Block B (Block 192). The first application for Block A proposes a mixed-use development of a 5-storey apartment building with 100 residential units and ground floor commercial of approximately 350 square metres (**Figure 9**). The second application for Block B proposes a 5-storey apartment building with 120 residential units (**Figure 10**).

Figure 8. Draft Plan Approved Subdivision on 953 Mapleview Drive East

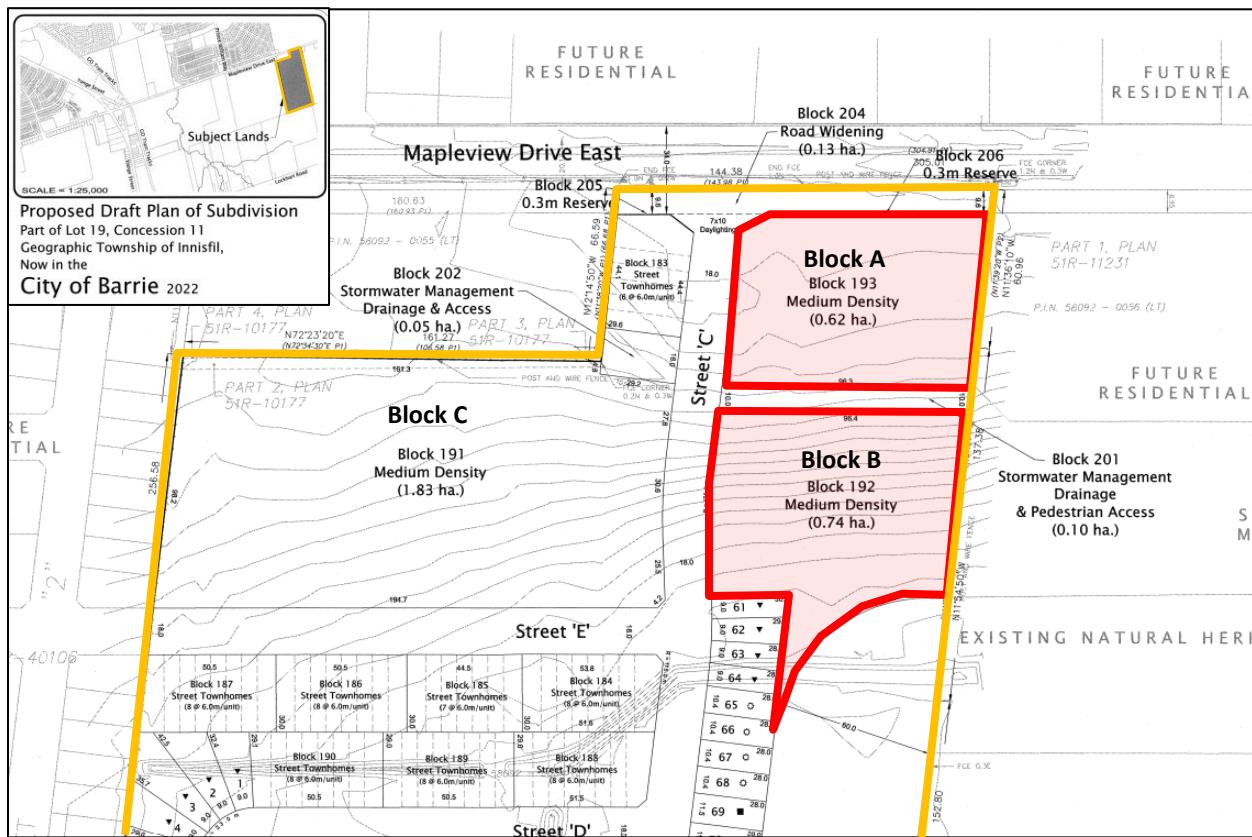


Figure 9. Block A (Block 193) Proposed Site Plan

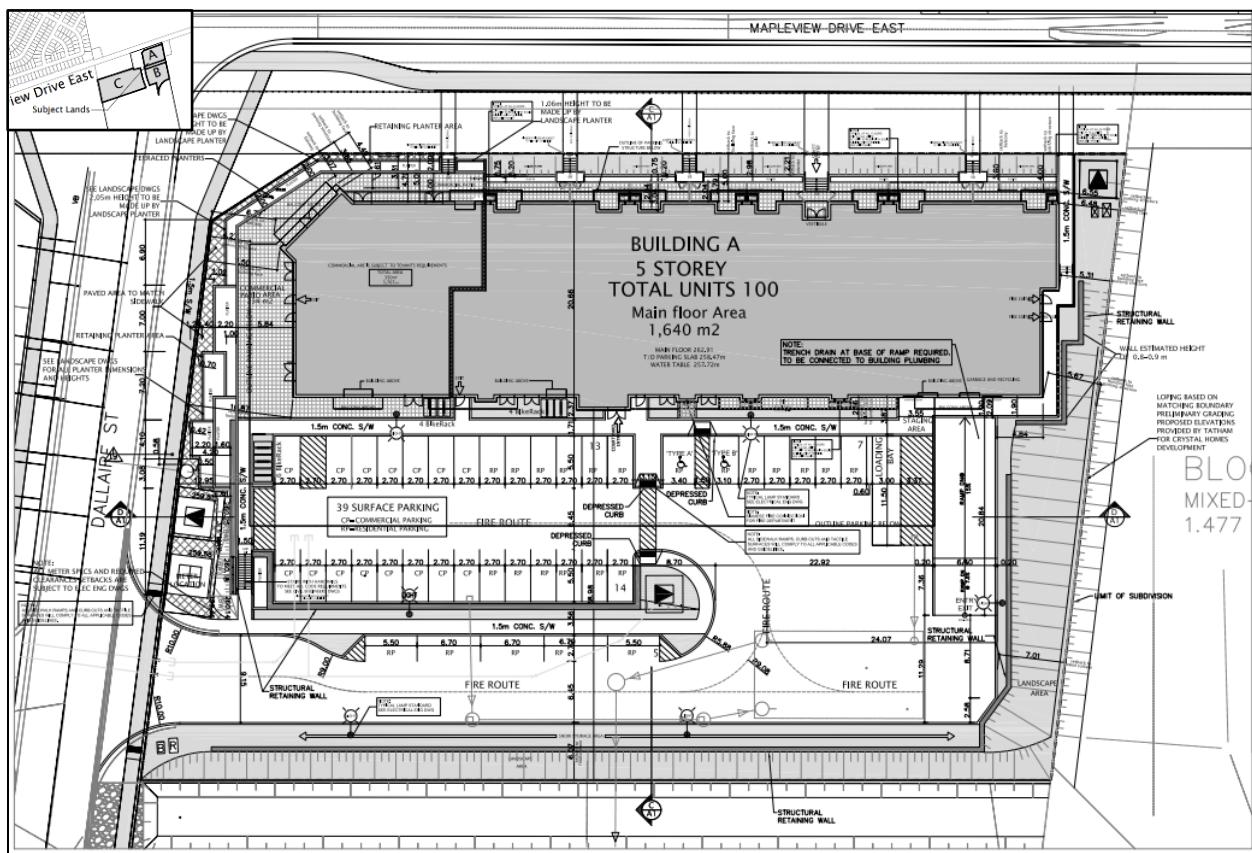
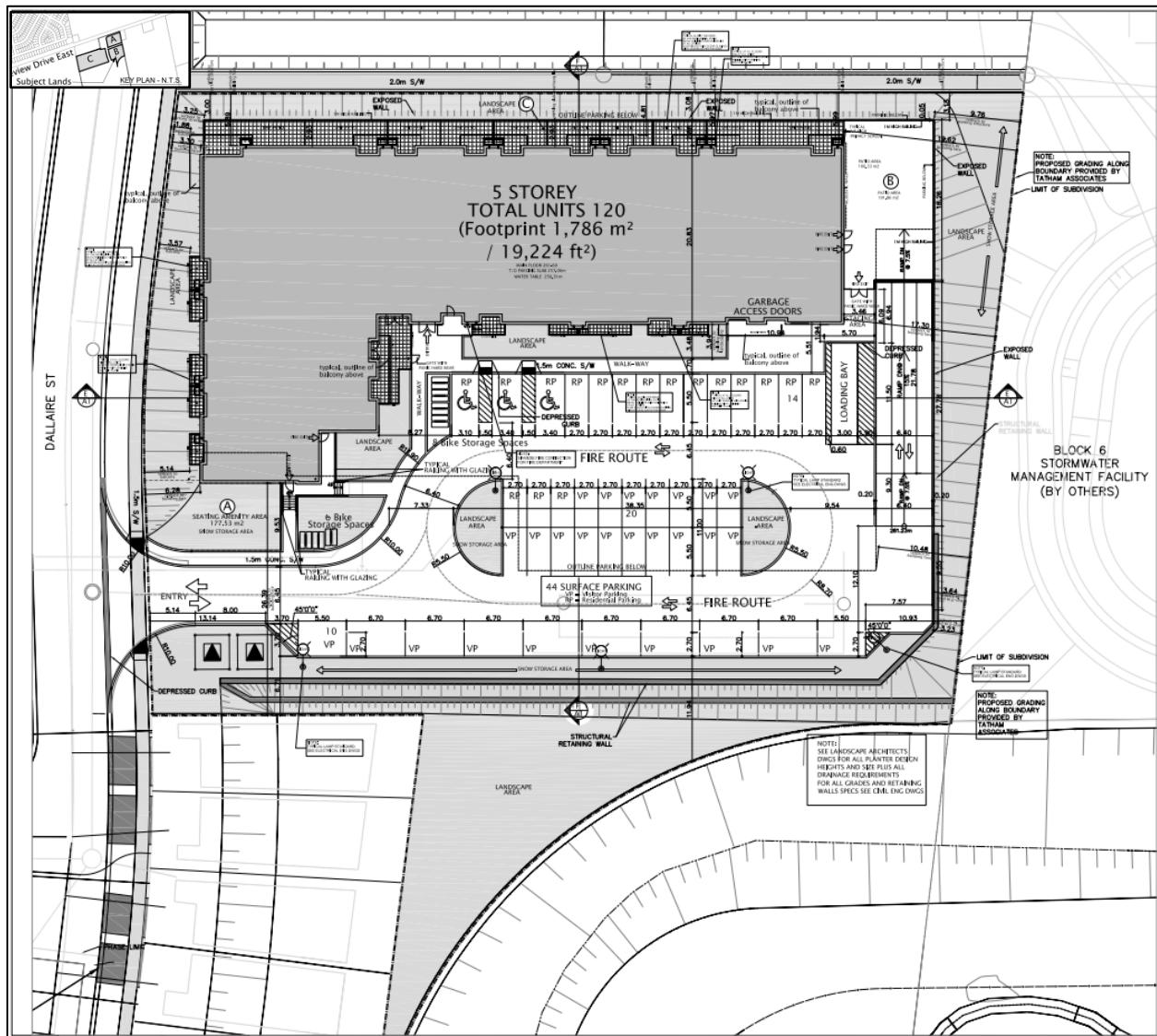


Figure 10. Block B (Block 192) Proposed Site Plan



3.2 Proposed Residential Units

The lands are currently vacant. A breakdown of the proposed residential uses is as follows:

Land Use	Proposed Residential Units	Proposed Affordable Units
Block A (Block 193)		
Residential – Apartment (Ground Floor Commercial)	100	18
Block B (Block 192)		
Residential – Apartment	120	15
TOTAL	220	33

3.3 Tenure

The Owner is proposing traditional condominium tenure for all residential units, although consideration for some rental units may occur prior to sales.

3.4 Unit Sizes

In terms of unit sizes, please note the following:

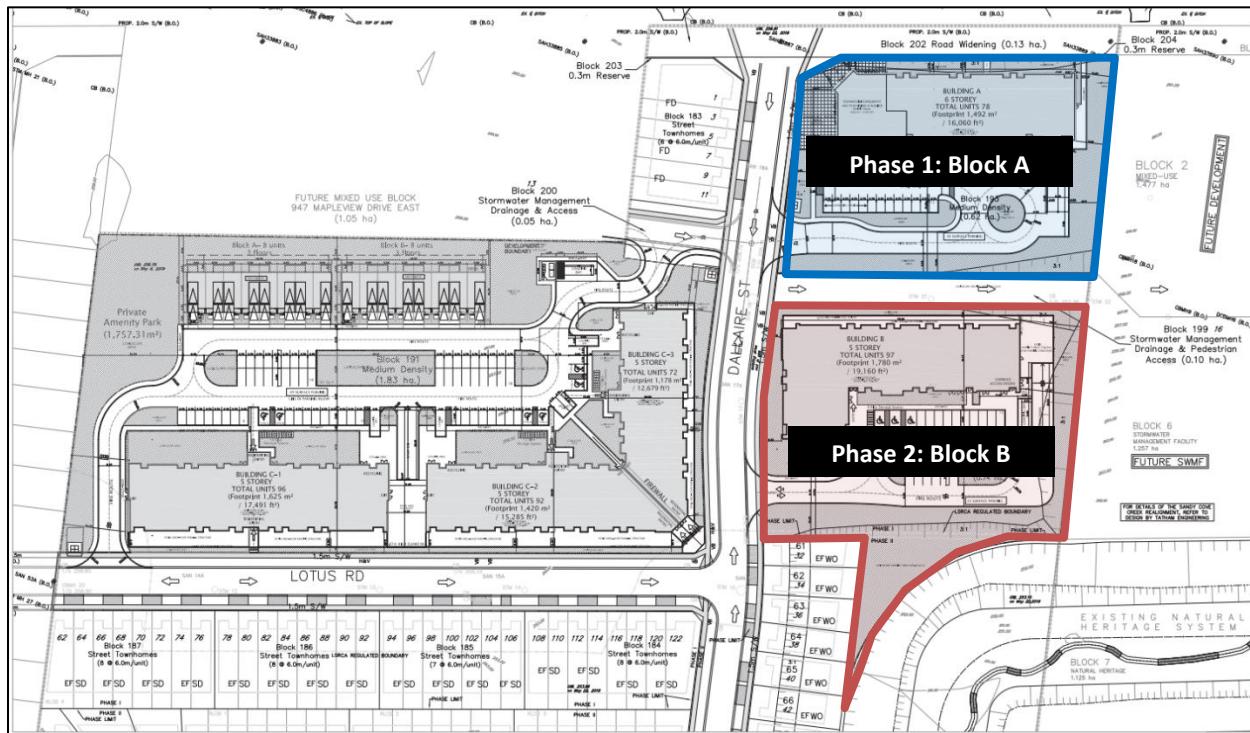
- **Block A**
 - **Apartments**
 - Studio: Approximately 34 m²
 - 1 Bedroom: Approximately 49 m² - 57 m²
 - 1 Bedroom Plus Den: Approximately 55 m² – 57 m²
 - 2 Bedroom: Approximately 70 m² – 83 m²
 - 2 Bedroom Plus Den: Approximately 103 m²
 - 3 Bedroom: Approximately 109 m² – 111 m²
- **Block B**
 - **Apartments**
 - Bachelor: Approximately 34 m²
 - 1 Bedroom: Approximately 49 m² – 58 m²
 - 1 Bedroom Plus Den: Approximately 55 m² – 63 m²
 - 2 Bedroom: Approximately 70 m² – 103 m²
 - 2 Bedroom Plus Den: Approximately 98 m²
 - 3 Bedroom: Approximately 106 m²

3.5 Phasing

The current Phasing Plan (**Figure 11**) is described as follows:

1. Phase One will be the development of Block A which consists of 100 apartment units, including 18 affordable units.
2. Phase Two will be the development of Block B which consists of 120 apartment units, including 15 affordable units.

Figure 11. Phasing Plan



4.0 LEGISLATION, PROVINCIAL PLANS & PROVINCIAL POLICIES

In our opinion, the proposed development of the two (2) Blocks has regard to the Planning Act, and is consistent with the Provincial Policy Statement, and conforms to the Growth Plan, the Lake Simcoe Protection Plan, and the City of Barrie Official Plan. The following sections provide a summary assessment of how the proposal meets the how the provision of affordable housing is supported by legislation, Provincial Plans and Policies and well as local policies as outlined below.

4.1 Planning Act

Section 2 of the Planning Act contains matters of provincial interest that approval authorities must have regard to in carrying out the responsibilities under the Act, including considering applications for Site Plan Control. Section 2(k) states a matter of provincial interest includes:

"The adequate provision of a full range of housing, including affordable housing"

Barrie City Council must have regard to affordable housing when carrying out their duties and considering whether to approve the proposed application.

In our opinion, the proposed development of the two (2) Blocks has regard to the matters of Provincial Interest identified in the Planning Act as the development will contain a range of smaller and more affordable housing units.

Further, the Owner has committed to constructing and selling 15% of the units in Block A and Block B (33 units) at a sale price that meets the definition of affordable housing in the Provincial Policy Statement (PPS), which is described below. Pending final tendering and construction details/approval requirements, the units may also qualify for exemption to Development Charges as per the Provincial definition released June 1, 2024, subject to periodic adjustment, which defines affordable rates as follows:

1. Ownership Unit: \$391,600.
2. Rental – Bachelor Unit: \$1,143 per month.
3. Rental - 1 Bedroom Unit: \$1,430 per month.
4. Rental – 2 Bedroom Unit: \$1,610 per month.
5. Rental – 3 Bedroom + Unit: \$1,781 per month.

4.2 Provincial Policy Statement (PPS)

The current Provincial Policy Statement (PPS) came into effect on May 1, 2020. Planning decisions must consider all components of the PPS and how they interrelate, and decisions must be consistent with the PPS.

Section IV of the Provincial Policy Statement contains the Vision for Ontario's Land Use Planning System which includes creating efficient development patterns that optimize the use of land, resource and public investment in infrastructure and public service facilities which promote a mix of housing including affordable housing.

Section 1.1.1.b) state that healthy, liveable and safe communities are sustained by:

"accommodating an appropriate affordable and market-based range and mixed of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)...".

The Housing policies in Section 1.4.3 state that Planning Authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

"a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans."

The PPS defines Affordable to mean the following:

- a) *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 percent 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.*
- b) *In the case of rental housing, the least expensive of*
 - 1) *A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or*
 - 2) *A unit for which the rent is at or below the average market rent of a unit in the regional market area.*

The PPS defines "low and moderate income households" as follows:

- a) *In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or*
- b) *In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional market area.*

The City of Barrie's Official Plan requires new residential development and redevelopment in Medium Density and High-Density land use designations to provide 15% of their housing units as affordable, which meet the definitions provided above.

4.3 A Place to Grow, Growth Plan for the Greater Golden Horseshoe

One of the "Guiding Principles" of the Growth Plan is to support a range and mix of housing options, which includes affordable housing. The context of the Growth Plan, as outlined in Section 2.1 states that "many communities in the GGH are facing issues of housing affordability" and the Plan helps to address this issue by providing direction to plan for a range and mix of housing options, including affordable housing.

The "Managing Growth" policies in Section 2.2.1.4c) state that applying the policies of the Growth Plan will support the achievement of complete communities that:

- "c) *provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.*"

The proposed development will provide apartment buildings that will contain a variety of unit sizes to accommodate people in different life stages.

The "Housing" policies in Section 2.2.6a(j). state that municipalities will support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

- a) *Identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and*
- b) *Establishing targets for affordable ownership housing and rental housing.*

The Growth Plan's definition of "affordable" and "low and moderate income households" is the same as the PPS. As previously noted, the City of Barrie Official Plan establishes a minimum target for affordable housing for new residential development and redevelopment in Medium Density and High-Density land use designations to meet the definitions provided above. As such, this policy is further addressed below.

4.4 Barrie Official Plan Policies

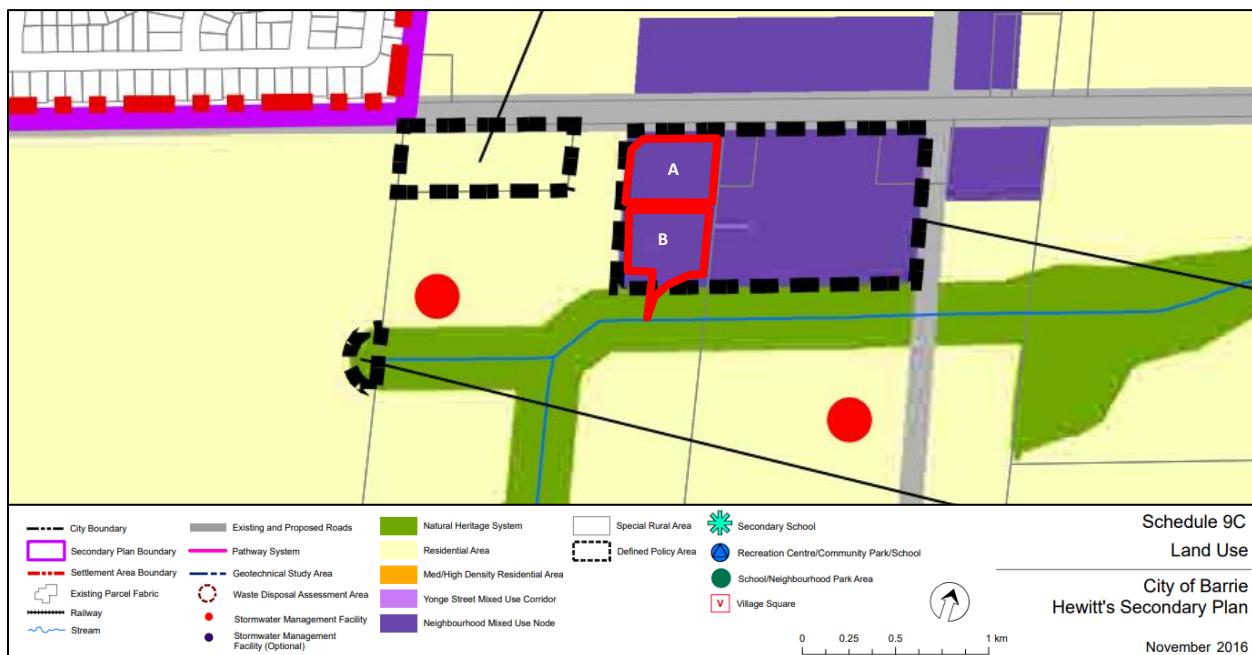
4.4.1 Previous Official Plan

Bill 162, the Get it Done Act, 2023 received Royal Assent on May 16, 2024, bringing into effect the new City of Barrie Official Plan 2051. The Blocks are located on a draft plan approved subdivision on 953 Mapleview Drive East, which was approved on December 1, 2022, which was prior to the new Official Plan coming into effect.

Section 2.5.6 (a) of the new Official Plan states: *site-specific development approvals and land use permissions granted prior to the approval of this Plan by the Ministry of Municipal Affairs and Housing are deemed to conform with this Plan. Subsequent implementing development applications shall be subject to the land use policy framework in place prior to the approval of this Plan by the Ministry of Municipal Affairs and Housing, and shall not require an amendment to this Plan.*

As such, the policies state the subject lands should be reviewed with the previous Official Plan as this was in effect at the time of approval of the subdivision. The Blocks are located in the Hewitt's Secondary Plan and designated Neighbourhood Mixed Use Node on Schedule 9C in the City of Barrie Official Plan, 2018 (**Figure 12**).

Figure 12. Schedule 9C, Land Use, City of Barrie Official Plan, 2018



Section 3.3.2.2 contains Affordable Housing policies, and the applicable sections have been provided below:

3.3.2.2. Affordable Housing Policies

- a) *It is a goal of this Plan to achieve a minimum target of 10 percent 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 percent of gross annual household income for low and moderate income households; or*
 - 2) *housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.*
 - ii. *In the case of rental housing, the least expensive of*

- 1) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- 2) a unit for which the rent is at or below the average market rent of a unit in the regional market area.

The Owner has committed to selling or renting 15% of the units (33 units) in Block A and Block B to be affordable.

b) *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. (Mod D (v))*

Block A and Block B will contain medium density residential uses of two 5-storey apartment buildings, which will provide affordable housing units.

c) *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.*

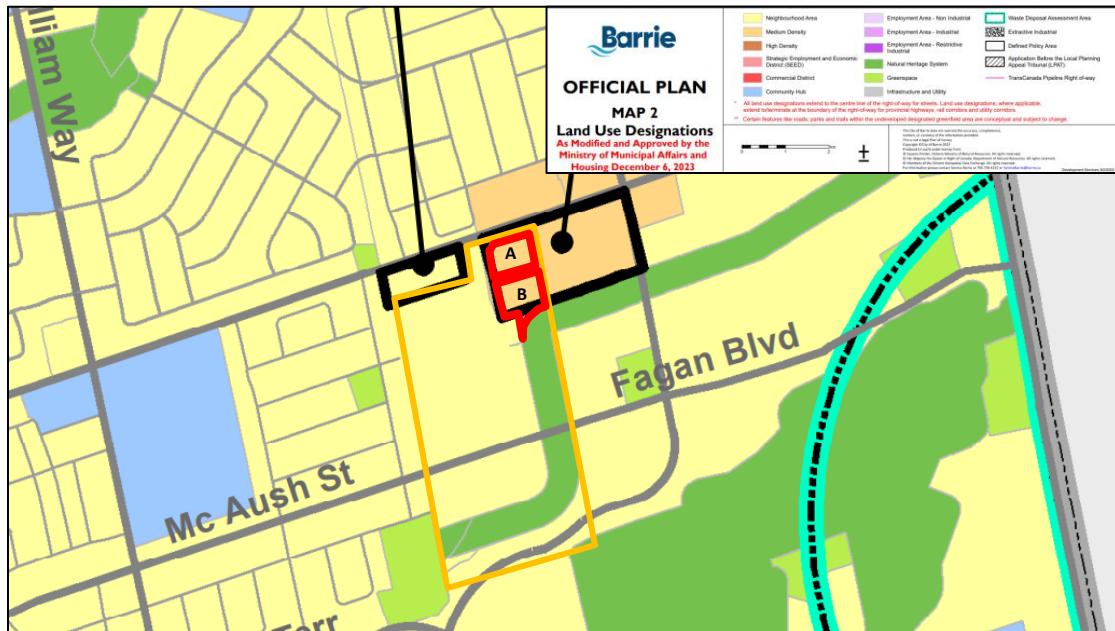
Block A and Block B are located within a draft plan approved subdivision along the arterial road of Mapleview Drive East. Block A will contain commercial uses at grade, and the surrounding area is proposed to contain a range of land uses including commercial, residential and institutional. The site is currently within 1 kilometre to existing public transit routes, which are expected to be expanded along Mapleview Drive East. Further, the site is within 2 kilometres of Barrie GO Station, which is a Major Transit Station Area.

4.4.2 New Official Plan

Although the subject lands should be reviewed against the previous Official Plan as directed by Section 2.5.6(a) of the new Official Plan, a brief analysis of the Affordable Housing policies has been provided for information purposes and to address comments received from City of Barrie Staff through pre-consultation.

Block A and Block B are designated Medium Density according to Map 2: Land Use Designations. (**Figure 13**).

Figure 13. Map 2, Land Use Designations, City of Barrie Official Plan, 2024



Section 6.4.2 of the new Official Plan contains policies on affordable housing and are included below:

6.4.2 Affordable Housing Policies

- a) The City will take measures to ensure that housing options meet the needs of all residents.*

Note: The definition of 'housing options' includes housing arrangements and forms such as "affordable housing".

- c) As a measure of social and economic resiliency, the City will plan for and support the provision of attainable and affordable housing to meet the diverse needs of the City's residents, regardless of age or circumstance, so that all people can call Barrie home.*

Note: "Attainable housing" is not defined in the Official Plan. In our opinion, the introduction of 220 apartment units on Block A and Block B, will create more attainable housing than typical single-detached, townhouses and other ground oriented housing options.

- d) All development proposing ground-related housing, including single-detached, semi-detached, and street townhouse dwellings, shall include design options that provide purchasers the ability to have two residential units within the main building and/or an additional residential unit in an ancillary structure.*

Ground-related housing is not proposed.

- e) 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:*

- i) Development and redevelopment applications occurring outside of Employment Areas and through draft plan of subdivision, draft plan of condominium, site plan or part lot control shall be supported by an affordable housing report. The report will be prepared in accordance with the City's current terms of reference, and provide an opinion by a qualified professional as to how the proposed development or redevelopment provides housing to meet the needs of current and future residents;*

The submission of this Affordable Housing Report was prepared in accordance with the City's term of reference, and concludes the proposed development of two (2) Blocks provides housing to assist the City in meeting the needs of current and future residents in the City of Barrie.

- ii) Innovative and non-traditional housing types, arrangements, and forms will be encouraged where residential land uses are permitted to facilitate intensification and the creation of affordable housing units, subject to the Zoning By-law, including but not limited to: ancillary units, life lease housing, shared accommodations, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, and inclusive and accessible housing for people with special needs;*
Not applicable to the subject application.
 - iii) All development proposals with more than 40 residential dwelling units proposed will be required to demonstrate the provision of affordable housing units;*

The Owner has committed to selling or renting 15% of the units (33 units) in Block A and Block B will be affordable.

- iv) All new residential development and redevelopment in Medium Density and High Density land use designations shall provide 15% of their housing units as affordable, in accordance with policy 2.5(l), unless a greater percentage is required as per the applicable policies in Section 2.3, across a range of unit sizes, including three bedroom units or larger; and,*

For reference, policy 2.5(l) states that *"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"*

Block A and Block B are designated Medium Density, and the Owner has committed to selling or renting 15% of these units (33 units) at a sale price that meets the definition of affordable housing. This exceeds the 10% target provided in the previous and applicable Official Plan.

The ownership affordable units in Block A will be comprised of 18 bachelor/studio units, and the affordable units in Block B will be comprised of 10 bachelor/studio units and 5 one-bedroom units. As such, the affordable units across Block A and Block B will be comprised of approximately 85% bachelor/studio units and 15% one-bedroom units.

4.5 Barrie Affordable Housing Strategy (2023)

On January 17, 2024, City of Barrie Council approved an "Affordable Housing Strategy" (AHS), a new 10-year update to the previous strategy that has been in place since 2015. The updated AHS provides the City with an actionable plan to address the affordability challenges experienced by current and future residents. The 2015 AHS established a target of 840 affordable units, which the City has since exceeded. Despite exceeding this target, the new AHS states affordability continues to erode as the housing crisis intensifies across Barrie, the wider Golden Horseshoe, and Canada more broadly.

According to the new Strategy, low- and moderate-income households can afford to purchase a home in the range of \$117,000 (or less) to \$400,000 or to rent a home that is between \$635 (or less) and \$2,043 per month.

The Affordable Housing Strategy included a Housing Needs Assessment and Policy Options Review, all of which focused on the 10 action items noted below:

1. Undertake a Comprehensive Review of the City's Zoning By-law
2. Offer Development Incentives for Targeted Projects Through a CIP or MCFB.
3. Prioritize Housing Outcomes on Public Land.
4. Work Towards a Decision Faster.
5. Create a Funding Stream Specifically for Affordable Housing.
6. Create a Concierge Program Connecting Partiers Who are Interested in Partnering to Deliver New Housing.
7. Enhance the Simcoe County Secondary Suite Program for Barrie.
8. Enact a Rental Replacement By-law to Preserve Existing Rental Stock.
9. Continue Shifting the Public Discourse Around Growth/Housing.
10. Explore the Potential for Inclusionary Zoning in Barrie.

The Owner has committed to selling or renting 15% of the units in Block A and Block B (33 units) as affordable.

5.0 CONDITIONS & REQUIRED ASSISTANCE

Throughout this Report, it has been noted that the Owner has committed to selling or renting 15% of the units in Block A and Block B (33 units) as affordable. It is important to note that this commitment is subject to the following conditions:

1. If requested by the Owner, and subject to the Owner accepting the City's requirements, the affordable units will be exempt from Development Charges in accordance with the changes to the Development Charges Act.
2. The affordable sale price definition meets or exceeds the \$391,600 listed by the Province, or the rental prices noted in Section 4.1 of this Report.
3. The City agrees, if requested by the developer, to implement legislative tools, such as Section 118 restrictions, that would only be lifted by the City, and re-applied by the City, at each and every subsequent sales transaction to ensure the units remain affordable over the long-term. This may be avoided if the Development Charge Exemption Agreement guarantees affordability for subsequent transactions.
4. The percentage of affordable units in Block A and Block B by bedroom size (i.e. 85% bachelor/studio & 15% one-bedroom) that are proposed are approximate and subject to adjustment at the Owners sole discretion.
5. The Owner reserves the right to adjust the percentage of proposed affordable units based on the following:
 - a. If construction prices unexpectedly surge, such as was the case during the Covid-19 pandemic.
 - b. If the market for the affordable units fails to materialize in sales/rental.
 - c. If unexpected costs arise as a result of the approval requirements imposed by the City or Agencies.
 - d. If Provincial or local legislative/policy changes result in affordable housing requirements being no longer in force and effect.

6.0 CONCLUSION

The purpose of the report was to assess how the proposed development of 220 residential units within Block A and Block B, conforms with the affordable housing policy framework applicable to these sites.

For the reasons noted above, the proposed development has regard to the matters of Provincial Interest under the Planning Act, is consistent with the affordable housing policies of the PPS, and conforms to the affordable housing policies of the Growth Plan and City of Barrie Official Plan.

Sincerely,

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