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SANDY CREEK ESTATES PHASE 2 - 989 MAPLEVIEW DRIVE EAST

Affordable Housing Report

Barrie, Ontario

Prepared for Sandy Creek Estates Inc.

December 23, 2024



This document is available in alternative formats upon request by contacting:
info@urbanMetrics.ca
416-351-8585 (1-800-505-8755)



urbanMetrics inc.
15 Toronto St, Suite 602
Toronto ON M5C 2E3
Tel: 416-351-8585
urbanMetrics.ca

December 23, 2024

Muaadh Solomah, P.Eng. M.Eng.
Land Development Manager
Sandy Creek Estates Inc.

RE: Sandy Creek Estates Phase 2 - 989 Mapleview Drive East Affordable Housing Report (Barrie, Ontario)

urbanMetrics inc. is pleased to provide this Affordable Housing Report for the property known municipally as 989 Mapleview Drive East in the City of Barrie. This report assesses the proposed residential development's alignment with Barrie's housing needs, growth targets, and the city's commitment to enhancing housing affordability. Prepared in accordance with the City of Barrie's terms of reference for affordable housing reports, the study provides an in-depth review of the project's contributions to Barrie's affordable housing stock, particularly within the framework of Barrie's Official Plan, the Provincial Planning Statement (PPS 2024), and the Barrie Affordable Housing Strategy (2024).

As Barrie continues to grow, ensuring that new developments support affordable and accessible housing options has become a priority. This report examines how the proposed development of the subject lands by Sandy Creek Estates Inc. ("SCE") would help support a diverse array of housing options and contribute favorably toward Barrie's stated housing policy objectives.

It is the professional opinion of urbanMetrics that the proposed project can effectively contribute to Barrie's goal of a balanced, sustainable housing market, supporting both affordable housing supply and the city's long-term growth strategy. Should you have any questions or require further clarification, please feel free to contact the undersigned.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "P. Thoma", with a long horizontal stroke extending to the right.

Peter Thoma, MCIP, RPP, PLE
Partner
urbanMetrics inc.

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1.0 Introduction

1.2 Purpose

As part of the municipal approvals process for the proposed development—and specifically the Zoning By-Law and Plan of Subdivision applications identified above, an Affordable Housing Report is required in support of your application.

Based on pre-consultation discussions with municipal planning staff at the City of Barrie, this report has been formally requested as part of a complete application.

This study has been prepared by urbanMetrics to address City of Barrie Official Plan policies that highlight need for maintaining and enhancing the City’s existing stock of affordable housing and enabling additional opportunities for new affordable housing (regardless of tenure).

1.3 Approach

Proposal Description

Based on information obtained from SCE, this report provides a comprehensive description of the proposal, beginning with an overview of the current site conditions and a detailed concept plan. This includes the number of existing residential units on-site and an outline of units to be added, and any other changes that will be made as part of the development. It will further highlight the total number, type and size of new dwelling units proposed. Site-specific and contextual factors influencing the proposal are also be considered.

Policy Context

The report reviews and summarizes relevant policies from the City of Barrie Official Plan, the Provincial Planning Statement (2024), as well as other relevant housing-related policy documents, such as the Barrie Affordable Housing Strategy (2024).

Policy Alignment

We have identified and discussed the various ways in which affordable housing options will be advanced on the subject lands. Our work includes a review of the alignment between SCE’s proposed phase 2 development and the City of Barrie’s policies to support an array of housing options for residents, including affordability.

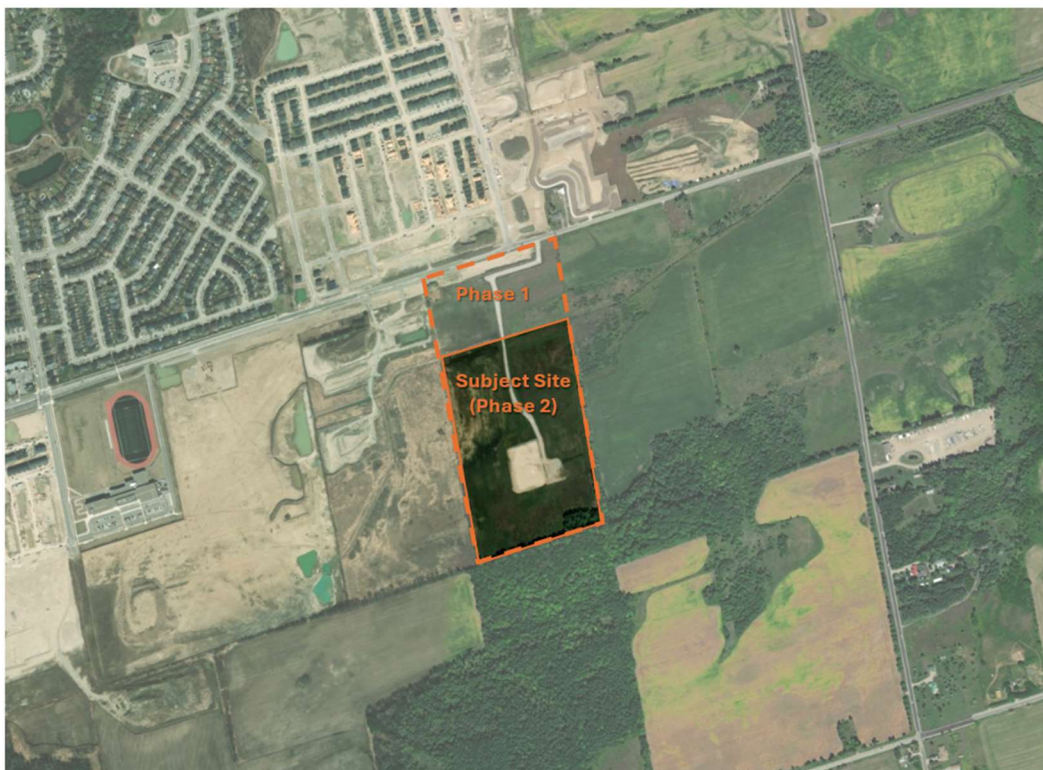
2.0 Proposed Development

The proposed development, Phase 2 of 989 Mapleview Drive East, as illustrated in Figure 2-1, is situated near the southeastern edge of the Settlement Area / City Boundary of the City of Barrie.

The subject site comprises some 13.42 hectares (33.16 acres) of vacant land, and represents Phase 2 of a larger development at this location. The subject lands represent a greenfield development opportunity that will promote more intensive forms of housing, simultaneously increasing the supply of housing units in the Hewitt's Secondary Plan Area and the City of Barrie more largely.

The subject site benefits from a location along Mapleview Drive East, an arterial road that provides direct access to surrounding amenities and regional highway infrastructure. It is currently surrounded by existing and future residential and commercial lands, and some agricultural uses. The surrounding agricultural lands are largely proposed, approved or designated for residential and mixed-use development.

Figure 2.1: Subject Site



Source: urbanMetrics inc., with TomTom Satellite Imagery. For illustration only

Concept Plan

While Phase 1 offers mixed-use development including residential and commercial oriented development, Phase 2 would add new residential and new open space capacity.

As outlined in Figure 2-2, the proposed development is anticipated to include 328 units, including 28 single detached, and 300 townhouses of differing formats (i.e., traditional, back-to-backs, condos). At least 10% of the freehold townhouse units will have accessory units. While this is the guaranteed baseline, there is the possibility that more than 10% of freehold townhouse units could provide accessory units.

The size of the units proposed as part of this development will range by housing type. The variation in size, scale and format of uses of units being introduced on the subject site will enhance and diversify the housing stock and ensure affordability of housing in this area of the city.

Figure 2.2: Site Statistics

Type	Units	Space
10.7m Single Detached	28 units	1.27 ha
6.1m Townhouse	209 units	4.48 ha
6.4m Back-to-Back Townhouse	22 units	0.39 ha
Condo Townhouse	69 units	1.38 ha
Park		0.50 ha
Natural Heritage System / Open Space		1.62 ha
Right of Way		3.78 ha
Total	328 units	13.42 ha

Figure 2.3 - Concept Development Plan



3.0 Policy Context

In this section, we have reviewed and summarized relevant affordable housing policies within applicable provincial and municipal planning documents, including: the Provincial Planning Statement, 2024, The Official Plan, and the Affordable Housing Strategy for the City of Barrie.

3.1 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It includes a number of specific policies relating to housing type, which are intended to provide direction for local municipalities in establishing their own policies for regulating development.

Section 2.1 of the PPS outlines a series of broad policies intended to support the achievement of complete communities. In particular, 2.1.6.a) “accommodating an appropriate range and mix of land uses, *housing options...*”. Phase 1 and 2 are mutually supportive of the other in achieving this goal of a complete community within the site.

Section 2.2 of the PPS provides more specific policy direction relating to housing. Section 2.2.1 directs planning authorities to “*provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area...*”. Policies 2.2.1 (a) through (d) direct municipalities to achieve this through:

- a) establishing and implementing minimum targets for the provision of housing that is *affordable to low and moderate income households*, and coordinating land use planning and planning for housing with Service Managers to address the full range of *housing options* including *affordable* housing needs;
- b) permitting and facilitating:
 1. all *housing options* required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 2. all types of residential *intensification*, including the *development* and *redevelopment* of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and

introduction of new *housing options* within previously developed areas, and *redevelopment*, which results in a net increase in residential units in accordance with policy 2.3.1.3;

- c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation*; and
- d) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations.

Furthermore, the PPS defines affordable as:

a) *in the case of ownership housing, 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 municipality;*

a) *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 municipality.*

The PPS defines *low and moderate incomes households* as:

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

The proposed concept for the subject site includes new townhomes of various formats, including stacked, back-to-back, condo-style and conventional freehold townhomes, of which at least 10% will have accessory units. Over 90% of the units proposed in phase 2 are medium density residential.

In keeping with the policy direction of the PPS, the proposed development offers a more efficient, compact land use, that will increase the housing supply. Designed in tandem with Phase 1, the site is to be well served by the new retail and service commercial space. Located in Barrie's rapidly growing southeast, the site is ideal for residential development and supported by an expanding range of community amenities.

3.2 Barrie Official Plan

The Official Plan includes a number of policies pertaining to affordable housing and residential land uses when considering local planning matters. Located in a Neighbourhood Area designation, the policies of section 2.3.7 apply to this development, and in regards to affordable housing, namely policies 2.3.7.e. which states:

e) Development within Neighbourhoods shall permit and encourage opportunities for a full range of housing forms, types, and options, including *affordable* housing and housing with supports.

Section 2.5 of the Official Plan, namely section 2.5.1) states:

1) 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.

Section 2.6.1.2 of the Official Plan, namely policy e) prompts the city to:

e) Permit appropriate levels of *intensification* in accordance with Sections 2.3.6 and 2.3.7 of this Plan. Any proposed development must be sensitive to and compatible with the character, form, and planned function of the surrounding context, as per the policies in Section 3 of this Plan

Section 6.4.2 of the Official Plan focuses solely on Affordable Housing policies. These policies are stated as following:

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

- b) The City will explore partnership opportunities between the County of Simcoe, housing providers and agencies, private developers, as well as community groups, to provide innovative *affordable housing options*, including *deeply 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.
- d) All development proposing ground-related housing, including single-detached, semidetached, 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.
- 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;
 - 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;
 - iii. All development proposals with more than 40 residential dwelling units proposed will be required to demonstrate the provision of *affordable* housing units;

- 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,
- v. Consideration will be given to alternative parking ratios and development standards, the creation of a cash-in-lieu fund dedicated to *affordable* housing, and/or other alternative provisions of the implementing Zoning By-law to assist in the provision of *affordable* housing units.

The City of Barrie defines *affordable housing* as:

- a) In the case of ownership housing, the least expensive of:
 - i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or,
 - ii) Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area; or,
- b) In the case of rental housing, the least expensive of:
 - i) A unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or,
 - ii) A unit for which the rent is at or below the average market rent of a unit in the regional market area.

The proposed Phase 2 of this development is determined to be consistent with these policies, including those regarding affordable housing. The final sales prices for the proposed units on the subject site are yet to be determined and will depend on market demand and local housing conditions at the time of availability. That said, the proposed composition, diversity, and variety of units offer a significant opportunity to expand the city's stock of new affordable housing. The inclusion of various townhome units in the proposal is designed specifically to meet the diverse needs and income levels of both current and future residents, contributing to a balanced mix of housing options in the area. Some of the larger freehold condo units in Phase 2 will include opportunities for accessory units, further enhancing housing

opportunities and potentially increasing the pool of affordable housing options in this neighbourhood. These accessory units are expected to have smaller footprints, and will likely rent at more affordable price points (\$1,145 to \$1,781 depending on number of bedrooms). This development will not only increase housing supply in the southern part of Barrie but also support land intensification and future transit options, particularly along Mapleview Drive.

a. Barrie Affordable Housing Strategy

The City of Barrie first released a 10-year Affordable Housing Strategy (AHS) in 2015, with the most recent update approved by City Council in January 2024. The most recent strategy is designed to facilitate affordable housing development by way of programs, policies and initiatives. Affordable Housing in this document is defined based on the definition included in the PPS, and the Official Plan.

Table 3 of the AHS identifies a range of actions the city would like to see to support diversification and affordability of its housing stock. Among the 9 actions identified, SCE, through its phase 2 development, would help advance the need for growth, density and affordable housing.

With the type and range of housing proposed for development in Phase 2, the subject site will accommodate more units per hectare than a conventional residential development. In turn this should yield more affordable options for individuals and families.

Assuming occupancy rates in line with those laid out in the current Barrie Development Charges Background Study, this development will accommodate approximately 800 people, leading to a density of 60 people per hectare (6,000 people per square kilometre). In keeping with the AHS, the proposed development offers an opportunity to realize a more complete community.

The exact pricing of the units being proposed on the subject site have not been determined. However, the range of units (both size and type) represent an opportunity for some of the units to be affordable. Indirectly, the proposal will support housing affordability by increasing the supply of housing units in Barrie. The proposed development complies with the general direction and intent of the AHS and does not impact or alter existing development in the area.

Conclusions

The subject site represents an opportunity to expedite the development of new housing options within an emerging part of Barrie. SCE's Phase 2 project delivers a meaningful supply of townhome units of varying form and size. Provisions have also been made for a small number of single detached units, thereby facilitating future household "rightsizing".

SCE proposes a wide variety of housing options, from single-detached to back-to-back townhomes, to the most affordable-condo style townhomes. This large-scale residential neighbourhood development provides 328 housing units in a single application (with a minimum of an additional 10% in the form of accessory units), accelerating Barrie's overarching goal of providing more housing, including those at more affordable price points.

The Phase 2 lands support local housing policy expectations for intensification, diversification, walkability and complete communities.

The proposed development, from urbanMetrics's perspective is consistent with the policy directions outlined in relevant land use policies across all levels of government. It is our opinion that the current concept plan is supportive of the underlying intent and directions of the Provincial Planning Statement (2024), the City of Barrie Official Plan (2024), the Affordable Housing Strategy (2024).

The proposed variety and scale of housing development being proposed on the site presents a valuable opportunity to enhance the city's affordable housing stock, especially since the diversity in units will contribute to a wider range of income levels being able to afford them. Additionally, the proposal supports housing affordability indirectly by ensuring an adequate supply to meet projected growth and housing demand. By offering a mix of unit types and sizes, this development appeals to a diverse group of current and future residents and aligns with the target housing densities outlined in city policies.