



**Public Meeting**  
**Zoning By-law Amendment**  
**Simcoe County Housing Corporation**  
**Affordable Housing Development**  
**20 Rose Street, Barrie**  
**June 12, 2024**

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

# Presentation Overview



- Background Information
- Site Context
- Proposed Development
- Planning Context
- Purpose of proposed zoning by-law amendment (ZBA)
- Proposed Site Plan
- Overview of the building design and site plan





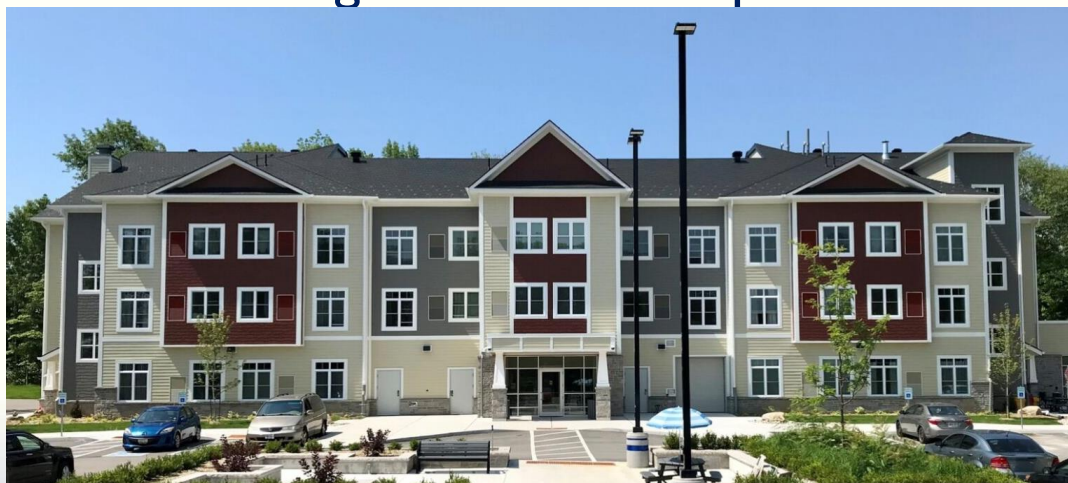
# Background Information



- Simcoe County Housing Corporation (SCHC) provides community housing to seniors, families and individuals
- SCHC mandated to plan, fund, and manage the County's community housing portfolio
- SCHC oversees numerous affordable housing initiatives
- County Council approved that the SCHC proceed with development and construction approvals



■ Collingwood Redevelopment



■ Victoria Harbour Development

# Site Context



- Total Frontage: 178.6 meters
- Total Area: 1.9 hectares (4.7 acres)
- Surrounding uses:
  - MTP controlled access highway
  - Residential
  - Proximity to commercial corridor and neighbourhood schools





# Proposed Development



- Use: Affordable Housing and Social and Community Services
- Form: High-rise mixed-use building and multi-level parking garage
- Residential building:
  - 9 & 11 storeys
  - ~ 215 mix of studio, 1 ,2 & 3-bedroom units
  - Mixed-income development (RGI/80%-120%AMR)
  - Community program room and Community kitchen
  - Licensed Childcare center
  - Community partners agency space for early learning, health services and/or education and training facility



- Parking structure:
  - 4 storeys
  - 1.5 parking levels of parking are designed to be below grade
  - 2 levels dedicated to County of Simcoe Community & Social Services including OW and Children's Services integrated above garage structure

# Planning Context



	Neighbourhood Area
	Medium Density
	High Density
	Strategic Employment and Economic District (SEED)
	Commercial District
	Community Hub

**Barrie**

**OFFICIAL PLAN**

**MAP 2**

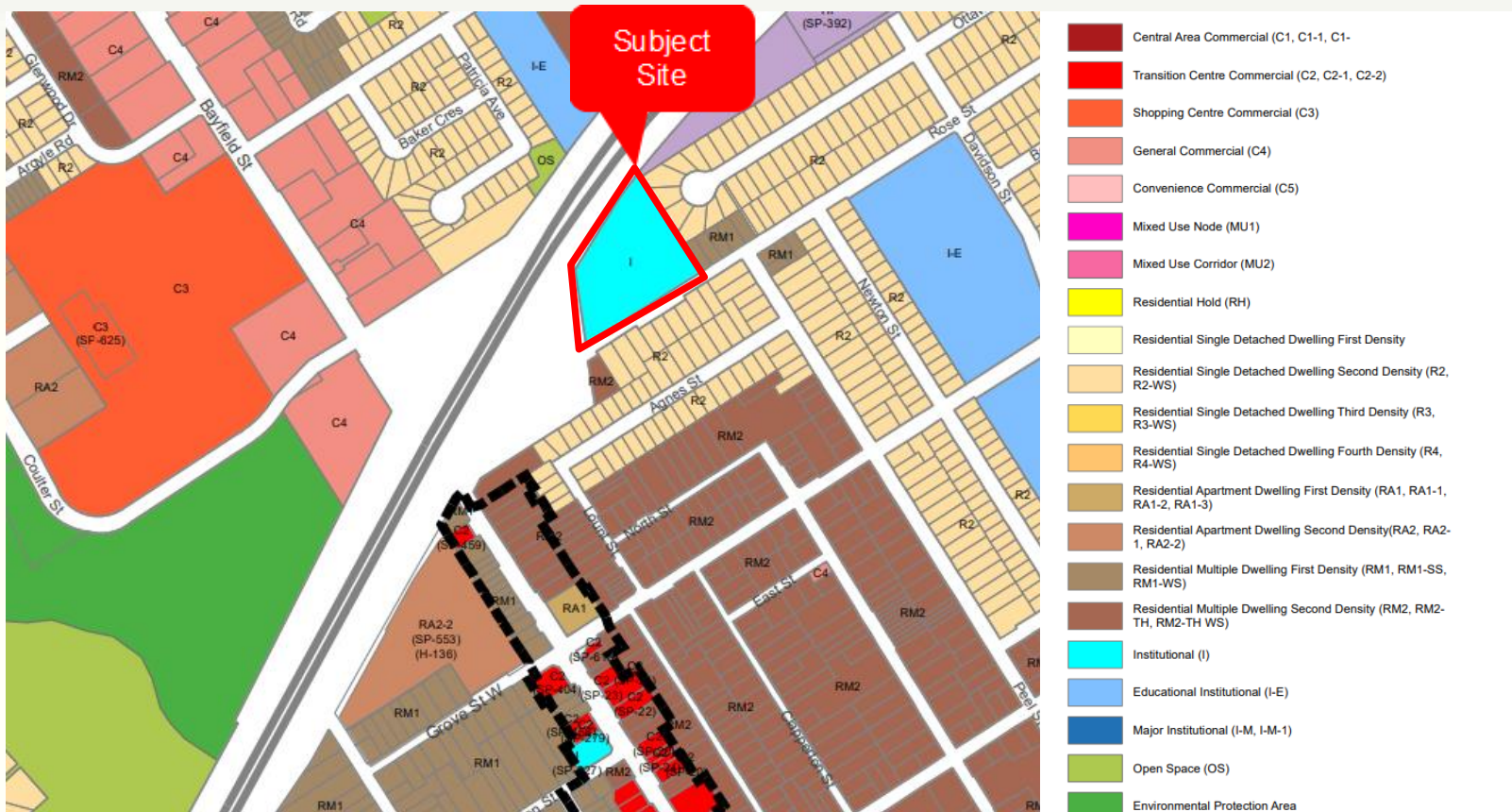
**Land Use Designations**

**As Modified and Approved by the Ministry of Municipal Affairs and Housing December 6, 2023**

- Official Plan designation: Community Hub
  - Section 2.6.4 community-oriented land use permits a range of complementary or ancillary uses that offer diverse activities/amenities



# Planning Context



- Existing Zoning: Institutional
  - Section 8.0 permits ‘Social Services Facility’ and Residential in conjunction with permitted Institutional uses



# Purpose of proposed ZBA



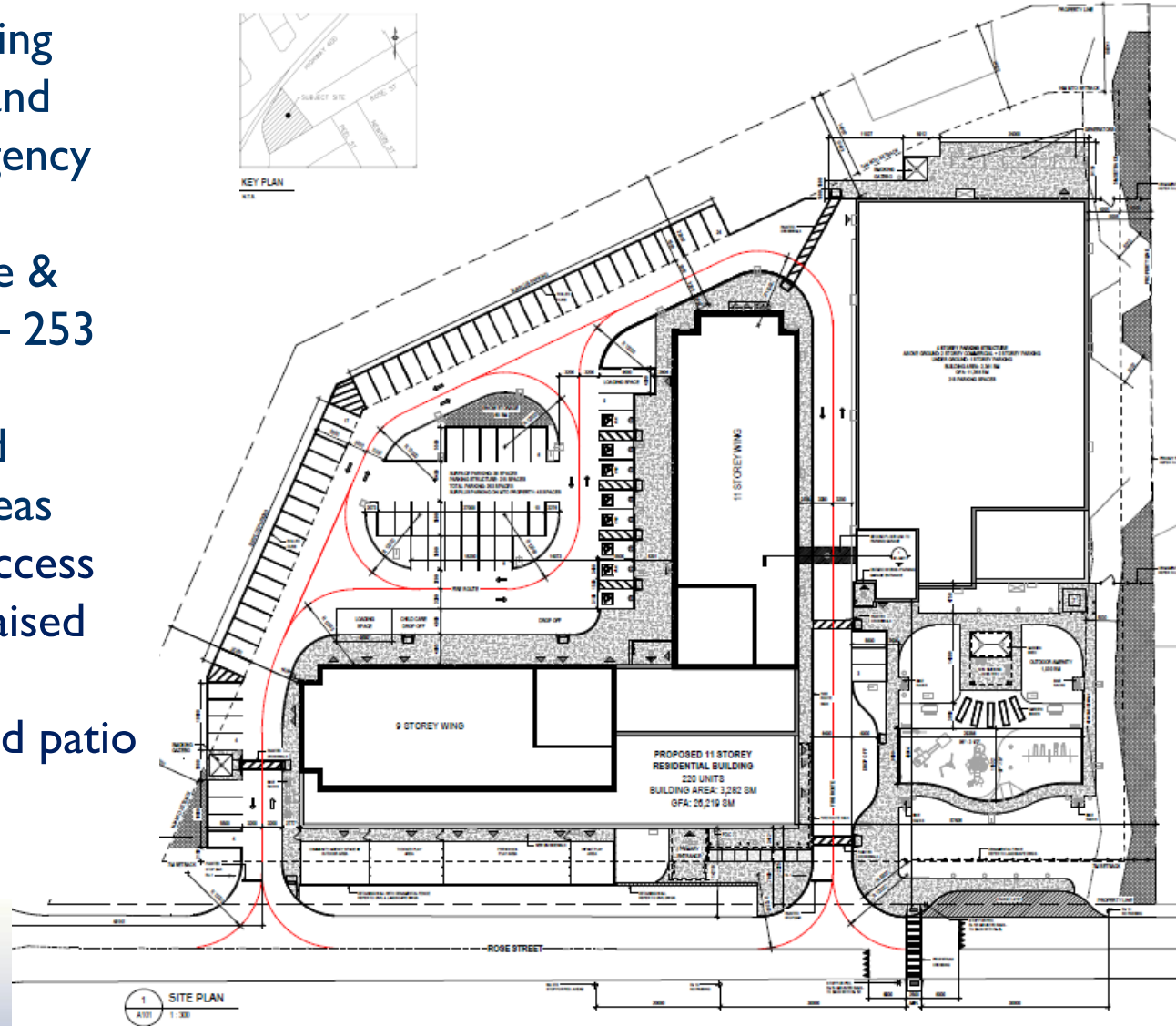
- The property is currently zoned 'Institutional – I(I)
- The Institutional zone permits a range of community-focused uses and permits Residential Uses in Conjunction with permitted Institutional Uses
- 2 exceptions to the Institutional standards are being requested for the property, being:

Zone	Institutional	
	Existing	Proposed
Height	15.0 metres	38.5 metres
Parking – affordable residential	1.0 space per unit	0.45 space per unit
Parking – Administrative Office	1.0 space per 30m <sup>2</sup> GFA	1.0 space per 45m <sup>2</sup> GFA



# Proposed Site Plan

- Residential building and community and social services agency space
- Parking structure & surface parking – 253 parking spaces
  - Drop-off and unloading areas
  - Pedestrian access
- Green space & raised garden boxes
- Outdoor play and patio amenity areas
- Roof terraces



# Overview of Building & Site Design



- Building articulation
  - a bottom, middle and top
  - tiered step-back
  - mix of window sizes
  - Separation distance between wings
- High-quality residential materials
- Oriented to minimize shadowing
- Attractive streetscape
- Central foyer at main intersection
- Screened parking structure
- Integrated parking structure with agency spaces



# Closing Remarks



- Development creates a vibrant community hub designed for multi-residential and community & social services uses,
- Significant contribution to affordable housing options in Barrie,
- Incorporates accessible building design and site features,
- Establishes a network of interconnected social services and integration in a community setting,
- Permitted use in the City of Barrie Official Plan & Zoning,
- Requires amendment to permit increase height & reduce parking.

