

July 21, 2023

Summer Valentine, MCIP, RPP
Director of Planning and Building Services
Town of Collingwood
55 Ste. Marie St., Unit 302
Collingwood, Ontario
L9Y 0W6



Dear Ms. Valentine;

**RE: 560 Sixth Street, 580 & 590 Sixth Street
Collingwood, Simcoe County
Attainable Housing Proposal**

The owners of the above noted property would like to submit a proposal to assist the Town of Collingwood with providing attainable housing in the community. The proponent currently has active development applications with the Town.

The subject lands are located at 560, 580 and 590 Sixth Street in the Town of Collingwood, Simcoe County. Specifically, the lands are located within Concession 10, Part of Lot 42, Collingwood, County of Simcoe. The subject lands are approximately 60,001 square metres (6.001 hectares) in size with 147.41m (483.63 feet) of frontage on Sixth Street. The subject lands are currently designated Medium Density Residential and High Density Residential in the Town of Collingwood Official Plan and Zoned Residential Fourth Density (R4 (H12)), Residential Third Density exception (R3-57 (H12)) and Deferred Residential (DR) Zone.

The current development that is being reviewed by town staff is seeking planning approval for a 301-unit residential development by way of a plan of subdivision. An Official Plan Amendment is requested to redesignate a portion of the property from Medium Density Residential to High Density Residential to accommodate proposed apartment buildings. As well, a Zoning By-law Amendment request has been submitted to rezone a portion of the property from Deferred Residential to a site-specific Residential Third Density (R3-x) to permit the townhouse units and residential Fourth Density (R4) to permit the multi-unit apartment building.

Base Case Application

The overall development proposal consists of 231 residential apartments units and 70 townhouses. Both unit types proposed are considered more affordable than the typically built single detached dwellings. However, the high-density residential apartment is proposed for rental units, a tenure that is much needed in the Collingwood area. The current proposal for the high-density block is for two (2) apartment buildings each of which includes a four storey and a three storey structure tied together with a common centre hall and elevator. These two buildings meet all zoning requirements including height and parking. The number of units within the apartment buildings is limited on the high-density block based on the current Official Plan policies that speak to the range of density from a minimum of 55 dwelling units to a maximum of 120 dwelling units per gross hectare. The high-density block currently provides 231 units which provides a density of 120 units per gross hectare.

Option 1 – 140 Units/ha with 20 Affordable Units

This option provided by the owners of the property is a request to increase the density permitted on the property from 120 units/hectare to approximately 140 units/hectare to allow for the construction of an additional 38 units on the High-Density Block fronting Sixth Street. The total number of units on the block would then be 269 units. This unit count can be accommodated without exceeding height, coverage or parking requirements under the current planning guidelines. The 38 units would be accommodated by increasing the height of the two outside structures from three storeys to four storeys. The two buildings would have a maximum height of four storeys conforming to the current maximum height zoning standards.

The proponent is then proposing, if this approach is supported, that 20 of the additional units created by the additional storey on the 2 outside structures, will be offered to the town for attainable units that will provide rental rates that support the affordable to moderate income earners within the 4th to 6th income deciles. This number would represent approximately 7.5% of the high density units within the development.

Option 2 – 159 Units/ha with 23 Affordable Units (Preferred)

This option provided by the owners of the property is a request to increase the density permitted on the property from 120 units/hectare to approximately 159 units/hectare to allow for the construction of an additional 76 units on the High-Density Block fronting Sixth Street. The total number of units on the block would then be 307 units. This is the maximum number of units the site can achieve and still meet the 1.25 parking spaces per unit with one level of underground parking.

This unit count can be accommodated by increasing the central structures to five storeys and the outside structures to four storeys. Coverage and parking requirements would be met as per the current planning guidelines. **This option is the closest to achieving the densities envisioned in the new OPA document currently under consideration by the Town.**

The proponent is then proposing, if this approach is supported, that 23 of the additional units created by the additional height, will be offered to the town for attainable units that will provide rental rates that support the affordable to moderate income earners within the 4th to 6th income deciles. This number would represent approximately 7.5% of the high density units within the development.

Options and Site Statistics Summary

	Base Application	Option 1	Option 2 (Preferred)	June 2022 OPA Draft Document
Unit Count	231	269	307	Up to ~600
Density	120 units/ha	140 units/ha	159 units/ha	Up to ~ 310 units/ha
Floor Space Index	1.18	1.34	1.51	Up to 3.5
Height	3 & 4 Storey Structures	All 4 storey structures	4 & 5 storey structures	3 – 8 storey structures
Parking	361	361	384	~750
Affordable units	0	20	23	

There are policies within the Official Plan that speak to Affordable Housing (Section 4.3.2.3). This section notes that “recognizing the importance of providing affordable housing options for Collingwood’s residents, and in support of Simcoe County’s target that a minimum of 10% of new housing units created each year

be affordable, the following policies shall apply in relation to all new residential development."

1. Affordable housing shall be permitted and encouraged throughout the Town in all residential areas and in a variety of housing types, subject to the policies of this plan, appropriate zoning and design considerations.
4. Residential Intensification initiatives with a significant affordable housing component, in excess of applicable density ranges, may be permitted on arterial and collector roads subject to the policies of this Plan, appropriate zoning and site plan control where required or deemed necessary by Council.
5. Particular consideration shall be given to the location of affordable housing in close proximity to shopping or community facilities and public transit.
8. The time period for the processing of residential development proposals will, as far as possible, be minimized, especially for those that include affordable housing.

The subject property is located on Sixth Street, an arterial road with transit, and the proposed High Density Block fronts on Sixth Street. This location is ideal as the higher density buildings are adjacent to Sixth Street and light industrial lands to the north (across the street from a storage business) which creates a transitional change as you move south toward existing lower density residential development. It is ideally located to be in close proximity to shopping and community facilities, such as schools and trails. The location also has easy access to public transportation, active transportation opportunities (Sixth Street bike lane, the Black Ash Creek Trail) and in walking distance to two elementary schools.

The new Draft Official Plan, released in June 2022, also speaks to Affordable Housing and suggests designating this property as Future Neighbourhood which encourages a wide range of densities and speaks to a range of unit types, and building heights.

The draft Official Plan, speaks about the need for residential units in Low-Rise, Mid-Rise and High Rise Residential Buildings. Mid-Rise is defined as 3-8 storeys in height with maximum density of 3.5 Floor Space Index (FSI = proposed building gross floor area divided by lot size). The FSI of our current high density block which meets all the R4 zoning requirements (including 120 units/hectare), is 1.18. When applying the FSI formula, the current site is providing less than half of the maximum density that is being contemplated within the proposed policy framework.

The Housing Needs Assessment: Affordable Housing Master Plan, Town of Collingwood recently presented in early June notes that Collingwood should be planning for, and encouraging, a greater and broader supply of housing and also outlined that Collingwood has very limited purpose-built rental supply, with only 562 units as of 2022. It also notes that the inventory of purpose-built rental units in Collingwood has actually been on the decline over the past 30 years. The proposal for the subject property will help to increase the supply while also adding additional attainable units.

The proponent's preferred option is Option 2 which provides 307 units on the high density block. This provides the highest and best use of the land and reflects recommendations from the recent Housing Needs Assessment document while moving toward the densities outlined in the upcoming Official Plan Amendment. It also provides a significant number of affordable housing units for the Town.

The proponent is excited about the opportunity to help the Town of Collingwood achieve opportunities for supporting the goal of providing attainable housing within this development.

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in dark ink that reads "Krystin Rennie". The signature is written in a cursive, flowing style.

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP