

224 Jack St. Affordable Housing Project

Leeds & Grenville Housing Summit
September 29, 2023



Inspiring Possibilities

Sandra Summers
Executive Director

Fun facts

- Non-profit corporation, service provider
- support people with intellectual/developmental disabilities to live, work and play
- 110 people in North Grenville and Merrickville
 - 12 supported living homes
 - 95 employees
- Primarily funded by the Ministry of Children, Community and Social Services
 - \$6 million budget

Who is Community Living?

Why?

- Struggled to find housing for people
- Positive relationship and partnerships with United Counties L&G (UCLG)
- Most people receive subsidized housing, rent subsidies or rent supplements
- National Housing Strategy - Investment in Affordable Housing (IAH) Initiative
- Looked for opportunities with local contractors
- Met with Corey Lockwood, he was willing and had the property!

Background

What is IAH funding?

- Both Federal and Provincial Funding made possible by the national housing strategy
- Construction or acquisition of property for the purposes of affordable housing
- 75% of the cost, to a maximum of \$150,000 per unit
- Forgivable loan, must be retained for 20 years
- Rental housing at 80% of UCLG's average market rent

- Application submitted April 2018
- Unanimous approval at County Council July 2018
- Funding awarded in the amount of \$1.485 million
- Timelines and milestones to be met

Funding Application



- Construction of 9 units, 3 separate pods
- Existing duplex on property
- Slab on grade construction, radiant floor heating
- All accessible, with wheelchair accessibility in 3 units
- Mostly 2 bedrooms, 3 1-bdrms, and 1 3-bdrm

Project details

Zoning Amendment

- Required rezoning R1 to R3(?)
- In anticipation, information packages provided to area neighbors early October
- Initial zoning amendment application submitted December 21, 2018
- Public meeting scheduled, delayed to March due to weather
- Lengthy public meeting
- Council approved zoning amendment with a holding symbol requiring the site plan agreement to return to council for approval, pulling authority from staff level.
- No appeals received

Municipal Approval Process

Site Plan Application

- Following zoning process, “17” recommendations were received May 1, 2019 from public comments, (eg., noise, fencing, garbage removal, lighting, storm water and sewer)
- Novatech engaged for civil and landscape work as well
- New site plan submitted July 5, 2019
- Back and forth with additional comments and requests
- Site plan submitted more than 3 times
- Meeting deemed necessary in September with all parties
- Site plan approval pushed forward
- Special meeting of Council to remove holding symbol

Municipal Approval Process

In the End

- Zoning amendment and site plan final approval September 25, 2019
- Development charges and associated fees waived
- Construction began immediately early October
- Occupancy July 2020 (roughly 2 years from start date)
- Applications and lease agreement process administered through CLNG, with waitlist
- Financial mortgage held of 25% (plus overruns)
- Annual reporting to UCLG - MMAH

Where are we now?

Room for improvement?

- NIMBY – alive and well!
- Additional requirements added roughly \$100K to original quote, mostly in site plan works
- Bureaucracy and red tape added frustrations between parties
- Delays resulted in building over the winter months
- Financial support challenges
- Affordable housing is still not affordable for many
- Ongoing landlord/tenant relations

Challenges

Would we do it again? Yes!



Jack St.

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Thank you!



Questions? Comments?