



Committee Report

To:	Chair McQueen and Members of the Affordable Housing Task Force
Committee Date:	October 26, 2021
Subject / Report No:	HDR-AF-23-21
Title:	New Affordable Housing Build in Dundalk
Prepared by:	Anne Marie Shaw, Director of Housing
Reviewed by:	Kim Wingrove, CAO
Lower Tier(s) Affected:	All
Status:	

Recommendation

- 1. That Report HDR-AF-23-21 regarding a new affordable housing build in Dundalk be received;**
- 2. That staff be directed to proceed with the first phase of pre-development activities including the release of an RFP for architect services at an estimated cost of \$250,000 to be funded from the Affordable Housing reserve;**
- 3. That staff apply for CMHC SEED funding to support \$150,000 of the predevelopment costs.**
- 4. That staff bring back a report with a more substantial design and cost estimate for the build to a future taskforce meeting.**

Executive Summary

A new affordable/attainable housing build in Dundalk is part of the Affordable Housing Action Plan and the 10-year housing and homelessness plan. A build in the southern area of Grey County could assist with housing people on our waitlist in Dundalk, Holstein, Flesherton, Markdale and surrounding areas. Attainable units would be reasonable and provide opportunity for people to live where they work.

Salter Pilon provided a feasibility study for affordable/attainable housing for the current Grey County building located at 130 Rowe's Lane in Dundalk. The site currently houses

a building with 11 rent geared to income units. This site could house up to 51 units. Staff would like to start the pre-development activities of a new build for this site using funding from the affordable housing fund, Canadian Housing and Mortgage Corporation (CMHC) and housing reserves if required.

Background

A County owned site in Dundalk was identified for redevelopment as part of the Affordable Housing Action Plan. The site is located at 130 Rowe's Lane in Dundalk and currently has an 11-plex of rent geared to income housing on site. The site has approximately one acre of developable land. Salter Pilon provided a site feasibility assessment and provided an example of a four-story building with up to 51 units of housing. The suggested building is approximately 44,888 square feet.

The site will require minor variances to meet the required number of parking spots. Staff would like to begin the pre-development process for the affordable/attainable build.

Pre-Development Phase

Next steps for the build will include a pre submission assessment with Southgate planning staff and Grand River Conservation Authority, any environmental assessments that may be required, acquiring an architect for project drawing specifications and construction cost estimates and strategies to fund the project including a net zero feasibility assessment. The preliminary costs are estimated at \$250,000 and SEED funding from CMHC up to \$150,000 may be available.

On completion of this assessment, staff would return to the committee with a more substantial design and cost estimate for the site.

Consultation

Staff will work with Southgate staff and the Southgate Affordable-Attainable Housing Committee to identify the appropriate design goals for the site, the right mix of affordable and attainable units, and environmental and accessible design is used where appropriate.

Request for Proposal for Architect Services

The purpose of the RFP is to retain an architect to consider the results of the consultation and identify opportunities for the property to maximize the number of units and remain financially viable. The proposed apartment will include a mixture of residential, covered scooter parking, office space for staff and communal space for use by residents.

The preliminary design goals include:

1. To create efficient land use to minimize carbon footprint and to conduct a net zero feasibility assessment for the new build.
2. To offer a mix of affordable, rent geared to income and market units, including some units designed as AODA compliant barrier free.
3. To use available technologies to create 'green' environment wherever financially feasible.
4. To incorporate 'aging in place' design where possible, emphasis to be on accessibility.

The first phase of the architect scope of work includes:

- High level/conceptual drawings with full site layout;
- Updated analysis of water and sewage capacity requirements with municipal staff;
- Preliminary cost estimates;
- Presenting the concept to the taskforce.

With Council approval to move from concept to construction project, in the second phase of the contract, the architect would be required to:

- Complete required drawings for site plan approval as per municipal specifications;
- Complete full architectural drawings for Building Permit submission as per municipal specifications;
- Full architectural drawings for construction tender;
- Detailed project costing;
- Oversight of the building's construction

Staff estimate that the costs of both phases of architect services will be in the \$600,000 range.

Funding

There are a few options for funding for the overall project. Staff intend on exploring opportunities for grants and loans for affordable housing project.

- SEED funding (CMHC) is available to support costs for completing pre-development activities related to the construction of new affordable housing supply. Examples are site surveys, environmental site assessments, project drawing specifications, and construction cost estimates. Funding is available for up to \$150,000.

- Co-investment Fund (CMHC) has long term, low interest loans available
- Infrastructure Ontario has low interest construction and take out loans available
- Affordable Housing Fund: Staff will explore funding that may be available in 2023 for construction costs. Grey County is awaiting funding amounts from the Province for 2022-2024.
- Development Charges: there are development charges identified in the draft Development Charges review for this build.

To create a financially stable affordable/attainable housing build, funds will be needed for up front construction costs and an operating subsidy will be required.

Legal and Legislated Requirements

RFP for architectural services and agreement

Financial and Resource Implications

The funds required for the first phase of the predevelopment work, estimated at \$250,000 will come from SEED funding, Affordable Housing Fund or Housing Reserve.

Relevant Consultation

- Internal:
- External: Salter Pilon

Appendices and Attachments

[Affordable Housing Concept Plan](#)