



Committee Report

To:	Chair McQueen and Members of the Affordable Housing Task Force
Committee Date:	October 26, 2021
Subject / Report No:	HDR-CW-21-21
Title:	Assessment of Long Term Care home conversion to Affordable Housing
Prepared by:	Anne Marie Shaw
Reviewed by:	Kim Wingrove, CAO
Lower Tier(s) Affected:	
Status:	

Recommendation

1. **That Report HDR-CW-21-21 regarding an assessment of long term care home buildings being converted to affordable housing be received for information.**

Executive Summary

To help address the need for more affordable housing, staff were asked to look at the feasibility of converting two available buildings into affordable housing units. Staff enlisted Salter Pilon Consulting to provide a site analysis on the suitability and number of units possible for each property, and the cost of the purchases and renovations.

Background and Discussion

1029 4th Ave West, Owen Sound

The first property was brought forward through a notice of motion at a Committee of the Whole and is located at 1029 4th Ave West, Owen Sound. It is for sale due to the beds being redeveloped in a new location. The current building on the site is a 12,000 square foot building operating as a 29 bed Long Term Care facility. The building was built in 1979 and is 42 years old. The property is zoned Institutional. The building has a lower level basement which supports mechanical and service space requirements.

The building is heated with a combination of perimeter hydronic heating and perimeter electric baseboards. There appears to be independent ventilation supply through a separate system. The boiler plant has been recently replaced and is in good condition. The electrical systems seem in average condition. A building sprinkler system appears to have been added some

years ago.

135 William St. Meaford

The second property is located at 135 William St, Meaford. The current building on the site is a 29,636 square foot building. The building was built in 1977 and is 44 years old. The property is currently zoned Urban Institutional. The building has a lower-level basement which supports mechanical and service space requirements. The building has block veneer, with stucco and metal siding accents and a flat roof.

The building is heated with a perimeter hydronic radiant heating system. There appears to be independent ventilation supply through a separate system provided through rooftop units. The boiler plant has been recently replaced and is in good condition. The electrical systems seem in average to fair condition. The building does not have a sprinkler system.

Conversion Potential

In both cases, the architect's opinion was that significant renovations would be required to change the type of occupancy for the buildings.

With respect to the property in Owen Sound, the property is zoned as Institutional. The City's Zoning By-law permits a number of uses within the Institutional zone including a Crisis Residence, Group Home, and a Group Residence and therefore a zoning amendment would likely not be required as long as the parking provisions can be met. A site plan application would likely be required.

With respect to the Meaford property, the property is zoned as Urban Institutional. The Meaford Zoning By-law only recognizes existing uses on lands zoned as Urban Institutional and therefore a zoning amendment would likely be required for the subject lands for any other use other than what exists today. It is possible that this could be considered a 'public use' under the Meaford Zoning By-law which may then be exempted from a zoning by-law amendment. A site plan application may also be required.

An Addendum to this report may be considered in closed session should the task force wish to further examine pricing considerations.

Legal and Legislated Requirements

None

Financial and Resource Implications

Conversion at either of these sites is estimated to cost between \$460,000 and \$495,000 per unit.

Relevant Consultation

Internal (list)

External (list) Salter Pilon Consulting

Appendices and Attachments

None