



CITY OF KINGSTON
REPORT TO COUNCIL

Report No.: 12-104

TO: Mayor and Members of Council

FROM: Lanie Hurdle, Commissioner, Community Services

RESOURCE STAFF: Sheldon Laidman, Director, Housing

DATE OF MEETING: March 6, 2012

SUBJECT: Seed Funding for Potential Affordable Housing Development –
Town Homes Kingston

EXECUTIVE SUMMARY:

In 2009, Town Homes Kingston submitted an application for DOOR funding for which it was not successful. There were site challenges with the proposed project submitted. Council then directed staff to work with Town Homes Kingston to find a suitable future housing development.

In 2011, staff reported back with an option to potentially relocate Town Homes Kingston offices to 610 Montreal Street, once vacated, and to convert existing space at 37 Cassidy Street into two (2) additional affordable units. Although this plan is still in progress, it is more long term in nature and will generate limited new affordable housing units.

City staff have continued to work with Town Homes Kingston to identify other potential and more immediate opportunities for affordable housing. Recently, a section of the Town Homes Kingston property at 37 Cassidy Street was identified as a potential location for infill. Town Homes Kingston has to complete various site related plans in order to determine the feasibility of the site. Staff is therefore recommending that seed funding for a total of \$45,000 from the Affordable Housing Construction Reserve be allocated to Town Homes Kingston to cover costs for a storm water management plan, architectural plans, other required planning studies/reports and related municipal fees and charges.

RECOMMENDATION:

THAT Council approve seed funding in the amount of \$45,000, to be funded from the Affordable Housing Construction Reserve, to Town Homes Kingston for the development of a storm water management plan, architectural plans, other required planning studies/reports and municipal related fees for the potential development of affordable housing units at 37 Cassidy Street.

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AUTHORIZING SIGNATURES:

<p><u>ORIGINAL SIGNED BY COMMISSIONER</u> Lanie Hurdle, Commissioner, Community Services</p>
<p><u>ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER</u> Gerard Hunt, Chief Administrative Officer</p>

CONSULTATION WITH THE FOLLOWING COMMISSIONERS:

Cynthia Beach, <i>Sustainability and Growth</i>	√
Denis Leger, <i>Transportation, Properties & Emergency Services</i>	N/R
Jim Keech, <i>President and CEO, Utilities Kingston</i>	N/R

(N/R indicates consultation not required)

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OPTIONS/DISCUSSION:

City staff have been actively working with Town Homes Kingston Board and Building Committee to find potential sites that would accommodate the development of affordable housing. A number of properties, some municipally owned and others privately owned, have been reviewed for their suitability and more immediate feasibility. Ownership and cost were factors of consideration in this review.

The most appropriate site for potential development that has been identified is 37 Cassidy Street. The site in question has potential for infill on the North East corner of the property. Town Homes Kingston would like to develop fifteen (15) 1 bedroom apartments which would be in the form of stacked townhouses with ground level accessible apartments. This infill would require the relocation of the existing playground to a more central location and a reduction in parking space requirements.

In order to determine the feasibility of the project, Town Homes Kingston needs to complete a storm water management plan, architectural plans, other required planning studies/reports and cover any applicable municipal fees. Town Homes Kingston has requested seed funding of \$45,000 from the City to complete this work. Town Homes Kingston have secured an additional \$20,000 from CMHC provided that the City indicates support of the project. Should this project appear to be feasible, Town Homes Kingston would then apply for a rezoning of the property and then submit a site plan application. This application would be subject to Planning Act and City Zoning By-Law.

EXISTING POLICY/BY LAW:

Approval of this report will not prejudice further approvals under the *Planning Act*.

NOTICE PROVISIONS:

N/A

ACCESSIBILITY CONSIDERATIONS:

N/A

FINANCIAL CONSIDERATIONS:

There is currently \$308,684 in the Affordable Housing Construction Reserve. These funds are available for development related costs of affordable housing.

CONTACTS:

Lanie Hurdle, Commissioner, Community Services

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OTHER CITY OF KINGSTON STAFF CONSULTED:

Grant Bain, Director, Planning Services

EXHIBITS ATTACHED:

N/A