

**Municipality of Chatham-Kent**

**Community Human Services**

**Housing Services**

**To:** Mayor and Members of Council

**From:** Ray Harper, Director, Housing Services

**Date:** October 27, 2022

**Subject:** Affordable Housing 17 Family Unit Build 36 McGeorge St. Blenheim, ON – Architectural Services

---

**Recommendation**

It is recommended that:

1. Approval be given to direct appoint ROA Studios Inc. architectural services for a 17 family unit affordable housing build at 36 McGeorge St. Blenheim, ON with a total one-time cost of approximately \$235,921.40 (including HST) to be funded from the Housing Services Operations Reserve.

**Background**

**Blenheim (82 Talbot St. E.) property:**

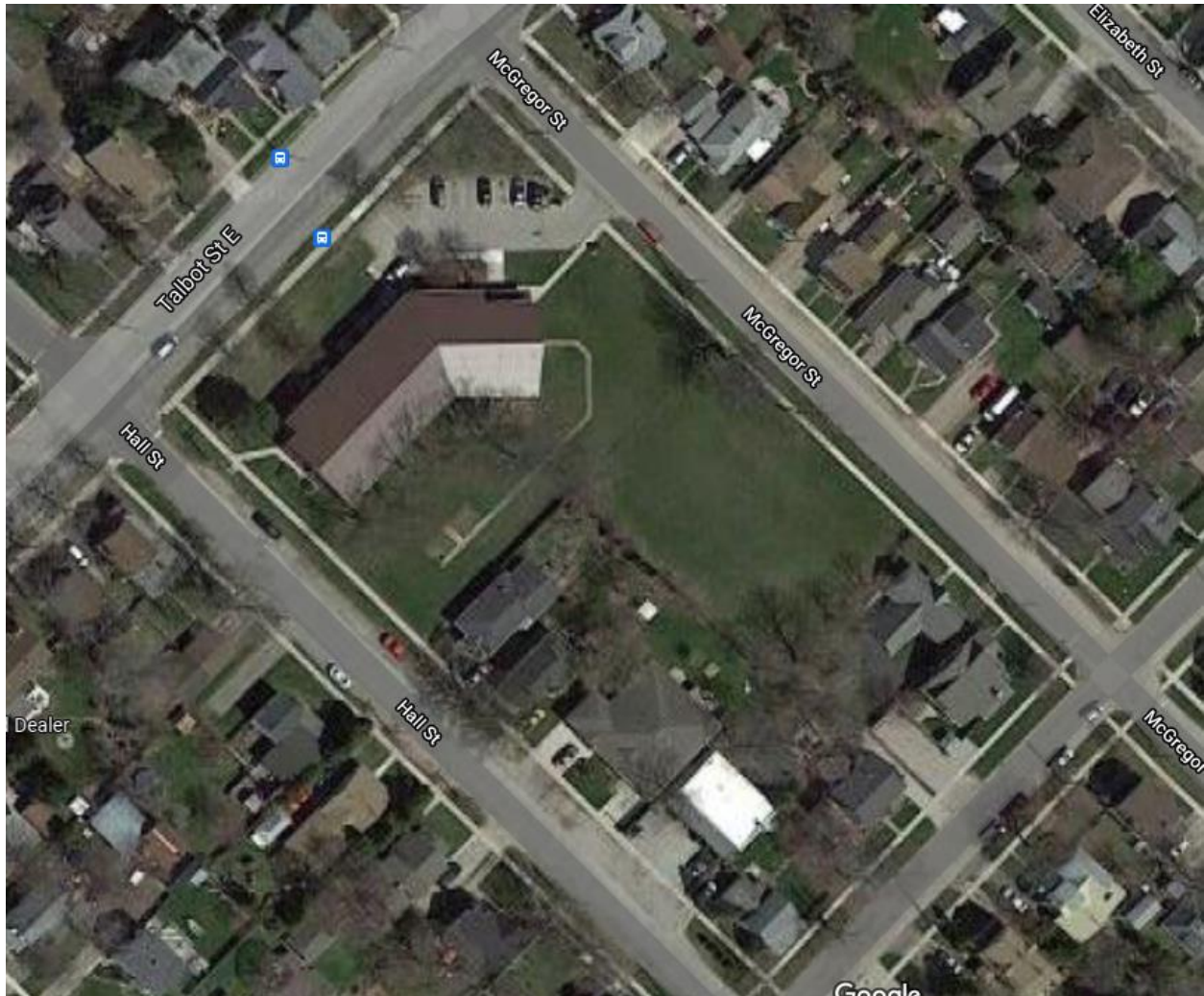
A vacant Municipality of Chatham-Kent owned property that is adjacent to the existing Housing Services building Sprucedale Manor, 21 one-bedroom rent-geared-to-income housing complex that includes one wheelchair accessible unit.

Chatham-Kent Housing Services (CKHS) is developing a 17 unit building consisting of 15 three and two four-bedroom family units in a three storey affordable rent housing development at this location. The building will have a full universally accessible design and will contain two fully accessible units. The design will also include a 26-40% reduction in energy consumption and greenhouse gases relative to those prescribed in the 2015 National Energy Code for Buildings (NECB).

Rents at 36 McGeorge will be set at 80% of average market rent for all units. The project will be targeting families as tenants. There are currently no multi-bedroom affordable housing units for Blenheim families.

The 0.63 hectares site is zoned RM2. The density of this property allows for 44 units in total. Twenty-one units exist currently which leaves the possibility of up to an additional 23 units, providing parking conditions would allow. There are existing storm sewer,

sanitary, and water services going to up to this property. Once design and engineering services are completed, CKHS will issue a RFP to construct the building.



Civic Address: 82 Talbot St. E  
Property Roll Number: 3650 160 004 00900  
Property Identification Number: 00927 0001  
Acres: 1.55 estimated data from MPAC  
Zoning: RM2

3D Conceptual Drawing Street View (two storey shown but building will be a three storey)



3D Conceptual Drawing Back Building View (two storey shown but building will be a three storey)





Attachment 1. 36 McGeorge St. Blenheim, ON - Schematic Site

Attachment 2. 36 McGeorge St. Blenheim, ON - Schematic First Floor Plan

Attachment 3. 36 McGeorge St. Blenheim, ON - Schematic Second & Third Floor Plan

Approved recommendation #5 in the December 20, 2021 Report to Council

[“Recommendations to Encourage & Develop Affordable Housing in Chatham-Kent”](#) was for Housing Services to issue a RFP for an affordable municipally owned family unit development at 82 Talbot Rd. E. Blenheim. This vacant land portion of the property will be severed into its own lot (36 McGeorge St.) and used as an infill build. The project will be funded through a combination of planned Canada-Ontario Community Housing Initiative (COCHI), Ontario Priorities Housing Initiative (OPHI) Year 4 funding, potential successful grant applications and municipal housing reserves.

This initiative aligns with [Municipal Policies to Encourage Development of Affordable Housing in Chatham-Kent \(RFP # R18-280 Report\)](#) that was presented at the June 1, 2020 Council Meeting. This report outlines administration’s recommendations, which are supported from the Vink Consulting report to address the affordable housing needs for the Municipality of Chatham-Kent.

The [Housing and Homelessness Plan Update \(2020 – 2024\)](#) approved by Council in June 29, 2020 which included objectives such as increasing affordable housing supply, increasing housing stability and increasing community awareness and service integration.

This affordable build also addresses the [November 22, 2021 Motion by Councillor Anthony Ceccacci re: Homelessness and Affordable Housing](#) which directs administration to provide options to develop more affordable housing units in Chatham-Kent.

On July 26, 2022 a community engagement meeting was held by CKHS at the Blenheim Legion which showcased this project to the community members. This community engagement meeting was advertised on several media platforms. During this engagement session a 3D model video presentation was displayed throughout the meeting and information about this project was provided to the community through CKHS and ROA Studio Inc. The meeting was attended by both community members and members of Council. Questions were received and answers provided to the audience along with contact information for any further inquiries. CKHS received entirely positive feedback from the attendees regarding this development.

## **Comments**

### **Determination of need**

Direct appointment of this service is not in-line with the Municipality of Chatham-Kent’s Purchasing by-law or RFP process. It is recommended that ROA Studios Inc. be directly appointed for this service based on the preliminary design work that has been completed for this build, their experience in designing affordable housing buildings for

Housing Services, and to meet the 2022-23 COCHI & OPHI funding timelines. These architectural services are needed in order to complete the upcoming RFP process to build a 17 family unit affordable housing building at 36 McGeorge St. Blenheim. This work will define and detail the requirements for the building composition and construction that meet the needs of CKHS, Asset Management Team, the tenants being served and the entire community of Blenheim. This information will ensure the proposals that CKHS receives as part of this RFP process will meet the requirements needed and result in a complete evaluation process for efficient and responsible use of tax dollars.

CKHS has a funding application submitted for this development to the 2022-23 Community Housing Priority Projects program as well as a [CMHC National Housing Co-Investment Contribution Only Funding](https://www.cmhc-schl.gc.ca/en/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/co-investment-fund/co-investment-contribution-funding)<sup>1</sup> application.

### **Areas of Strategic Focus and Critical Success Factors**

The recommendation in this report supports the following areas of strategic focus:

- ☒ Economic Prosperity:  
Chatham-Kent is an innovative and thriving community with a diversified economy
- ☒ A Healthy and Safe Community:  
Chatham-Kent is a healthy and safe community with sustainable population growth
- ☒ People and Culture:  
Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community
- ☐ Environmental Sustainability:  
Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

- ☐ Financial Sustainability:  
The Corporation of the Municipality of Chatham-Kent is financially sustainable
- ☒ Open, Transparent and Effective Governance:  
  
The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

---

<sup>1</sup> <https://www.cmhc-schl.gc.ca/en/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/co-investment-fund/co-investment-contribution-funding>

- ☒ Has the potential to support all areas of strategic focus & critical success factors
- ☐ Neutral issues (does not support negatively or positively)

### **Consultation**

A Financial Analyst 1 was consulted and confirmed the Housing Services Operations reserve current balance is \$3,749,491.88.

The General Manager, Community Human Services was consulted to discuss funding options and strategies for the development of this affordable housing project.

The Managers of Housing Assets have reviewed the contents of this report and support the recommendations of this report.

The Manager, Purchasing and Accounts Payable was consulted on the procurement process.

### **Financial Implications**

The cost of architectural design services is outlined in Table 1.

**Table 1**

<b>Description</b>	<b>Amount</b>
Architectural design services (including HST)	\$235,921.40
Less: HST rebate (11.24%)	\$ 23,466.87
<b>Total cost to be funded from Housing Services Operations Reserve</b>	<b>\$212,454.53</b>

Housing Operations Reserve balance as September 30, 2022	\$3,749,491.88
Less: Cost of architectural services	\$ 212,454.53
<b>Balance of Housing Services Operations Reserve</b>	<b>\$3,537,037.35</b>

Prepared by:

Ray Harper, CPA, CMA, PMP, Director, Housing Services

Reviewed by:

April Rietdyk, RN, BScN, MHS, PHD PUBH  
General Manager, Community Human Services

Consulted and confirmed the content of the consultation section of the report by:

Beth Cowan, Financial Analyst I, Corporate Accounting

Alain Sasseville, Manager, Housing Assets South

Brandon Bechard, Manager, Housing Assets North

Jennifer Scherle, Manager, Purchasing & Accounts Payable

Attachments: Appendix 1. 36 McGeorge St. Blenheim, ON - Schematic Site  
Appendix 2. 36 McGeorge St. Blenheim, ON - Schematic First Floor Plan  
Appendix 3. 36 McGeorge St. Blenheim, ON - Schematic Second & Third  
Floor Plan.

C: Beth Cowan, Financial Analyst I, Corporate Accounting  
Brandon Bechard, Manager Housing Assets North,  
Infrastructure and Engineering Services  
Alain Sasseville, Manager Housing Assets South,  
Infrastructure and Engineering Services  
Jennifer Scherle, Manager, Purchasing & Accounts Payable, Financial Services