

City Owned Land Considerations for KLH Affordable Housing



KLH
Housing
Corp.

Original Proposal

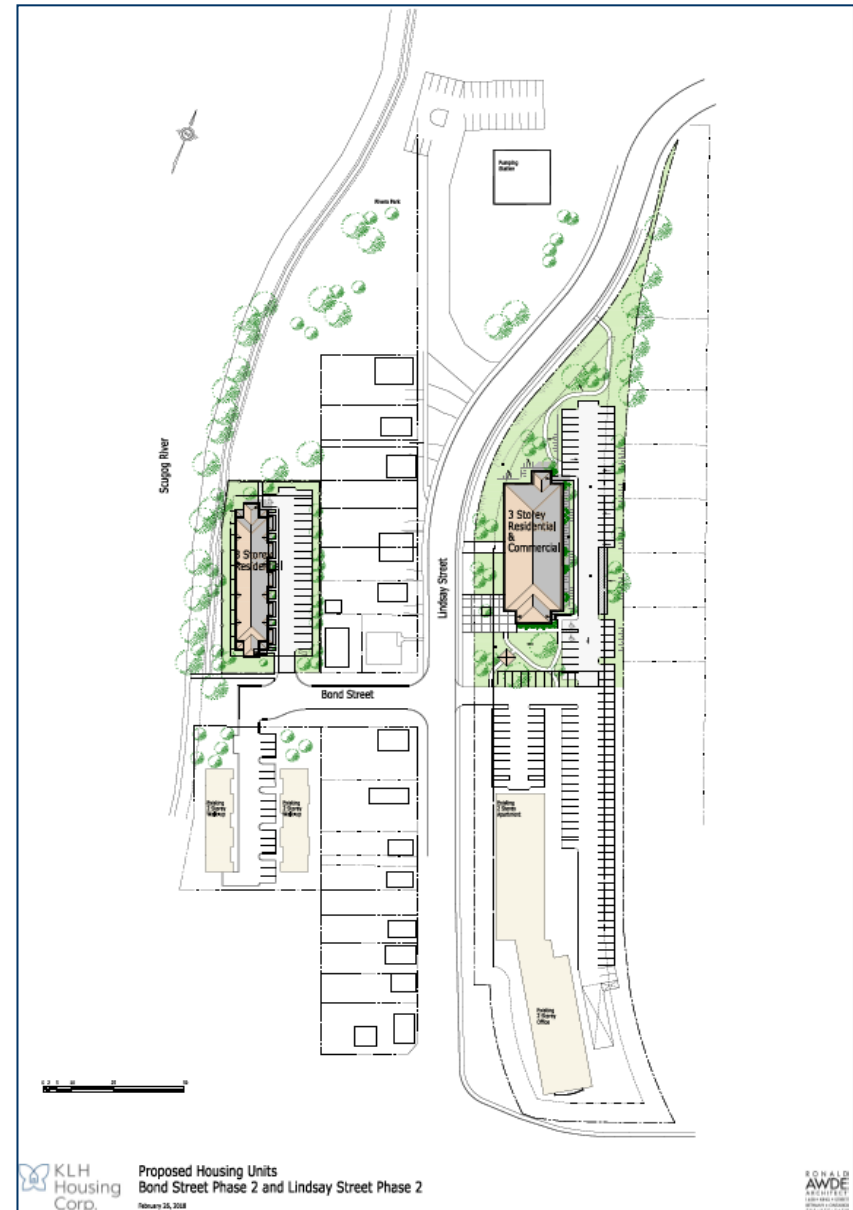
KLH requires land in Lindsay to complete Part 3 of its regeneration (a minimum of 40 units, range of 1-3 bedrooms)

Proposal included:

1. Bond Street Phase 2 (Shaft Park)
 - Conceptual 3 storey stacked townhouses, 16-18 units – singles, couples and families
 2. Lindsay Street Phase 2
 - Conceptual 3 storey apartment building, 24 units for seniors with programming space on ground level
- KLH saw advantage of continued partnership on Lindsay North
- KLH saw advantage of portion of Shaft Park with it's new development adjacent (5 Bond) especially given the cost to KLH Housing for road reconstruction (\$159,110)
- Opportunity to enhance the waterfront trail/boardwalk from a Community Services perspective

Status:

1. Council concerned with using waterfront (Bond) and requested other parcels of land be investigated
2. Lindsay Street use council approved (lease model)



Make the right move

Other Options Investigated

1. **Option 1** – use just Lindsay Street North site
2. **Option 2** – use a combination of Lindsay Street North and Hamilton Street sites
3. **Option 3** – use a combination of Lindsay Street North and Colborne Street sites
4. **Option 4** – use a combination of Lindsay Street North and Hogan Park/Water Tower sites

Make the right move

Option 1 – Lindsay Street Site Only

Other affordable housing in the area (see yellow highlights):

- 111 William North – 65 units
- 5 Bond East – 12 units
- 68 Lindsay North – 24 units
- 48 St Paul – 56 units
- 45 St Patrick – 10 units

Would add another 40 units

Semi-underground/underground parking makes this unaffordable:

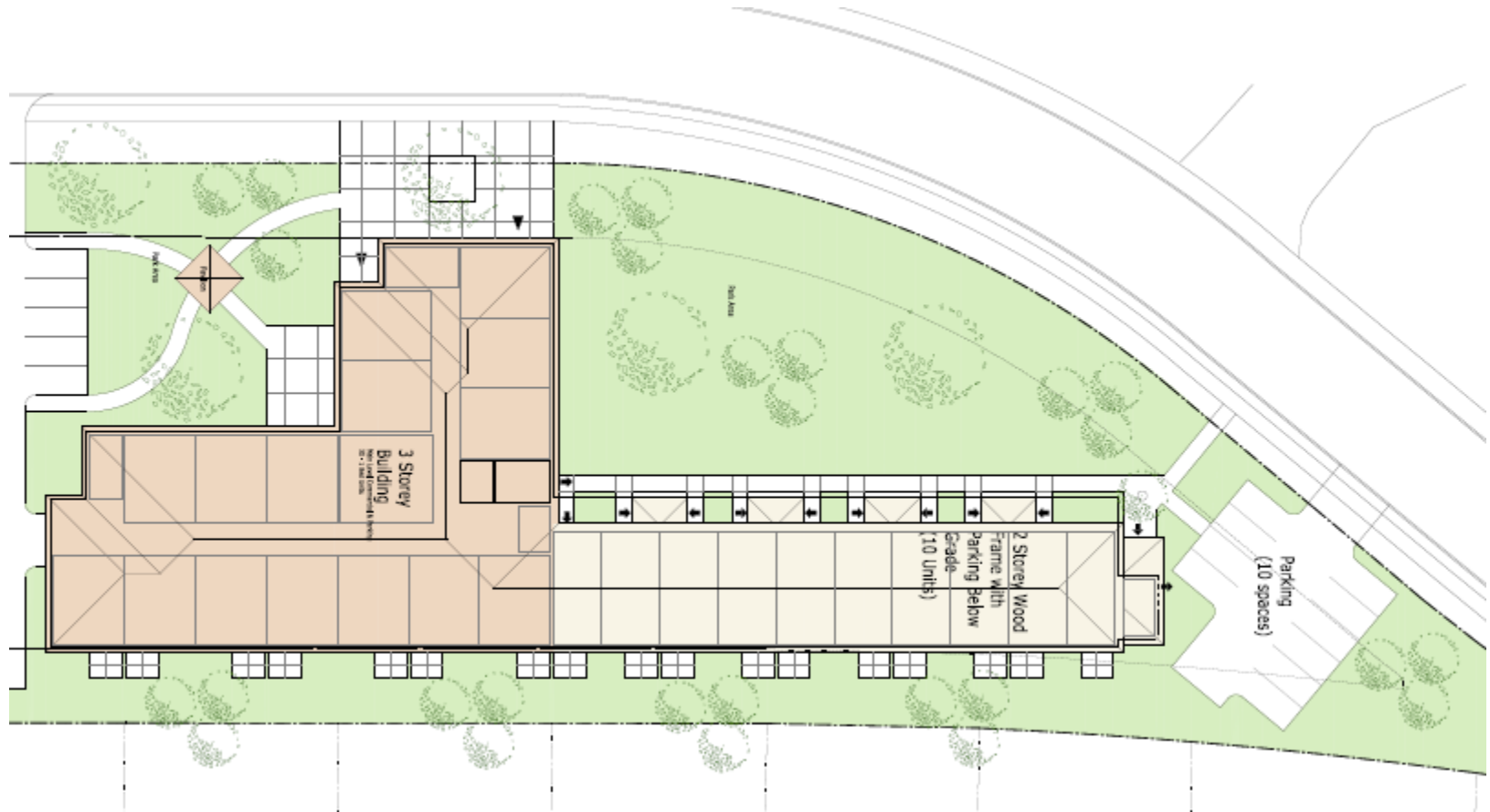
- \$5-7,000 per surface parking space
- \$40,000 plus per semi-underground/underground parking space



Make the right move

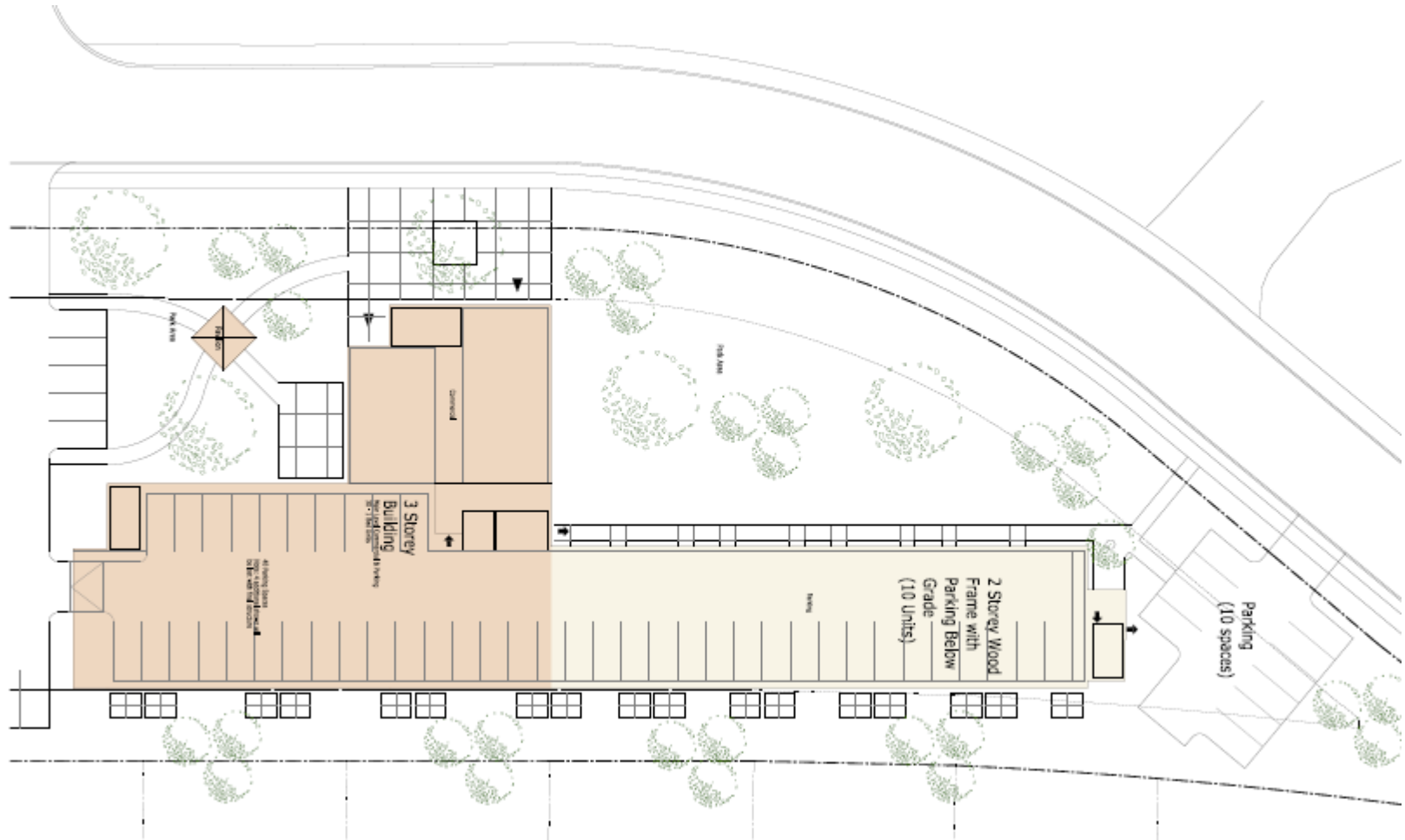
Option 1 – Lindsay Street Site Only

Conceptual (Upper Level)



Make the right move

Option 1 – Lindsay Street Site Only Conceptual (Lower level)



Make the right move

Option 2 – Lindsay Street Site

Other affordable housing in the area (see yellow highlights):

- 111 William North – 65 units
- 5 Bond East – 12 units
- 68 Lindsay North – 24 units
- 48 St Paul – 56 units
- 45 St Patrick – 10 units

Would add another 16-18 units

The building type recommended (shown on next slides) is not allowing for current zoning that requires commercial on ground and residential above (planning reviewing options for example since all one parcel now is commercial obligation met through 68 Lindsay build and/or approved variance)



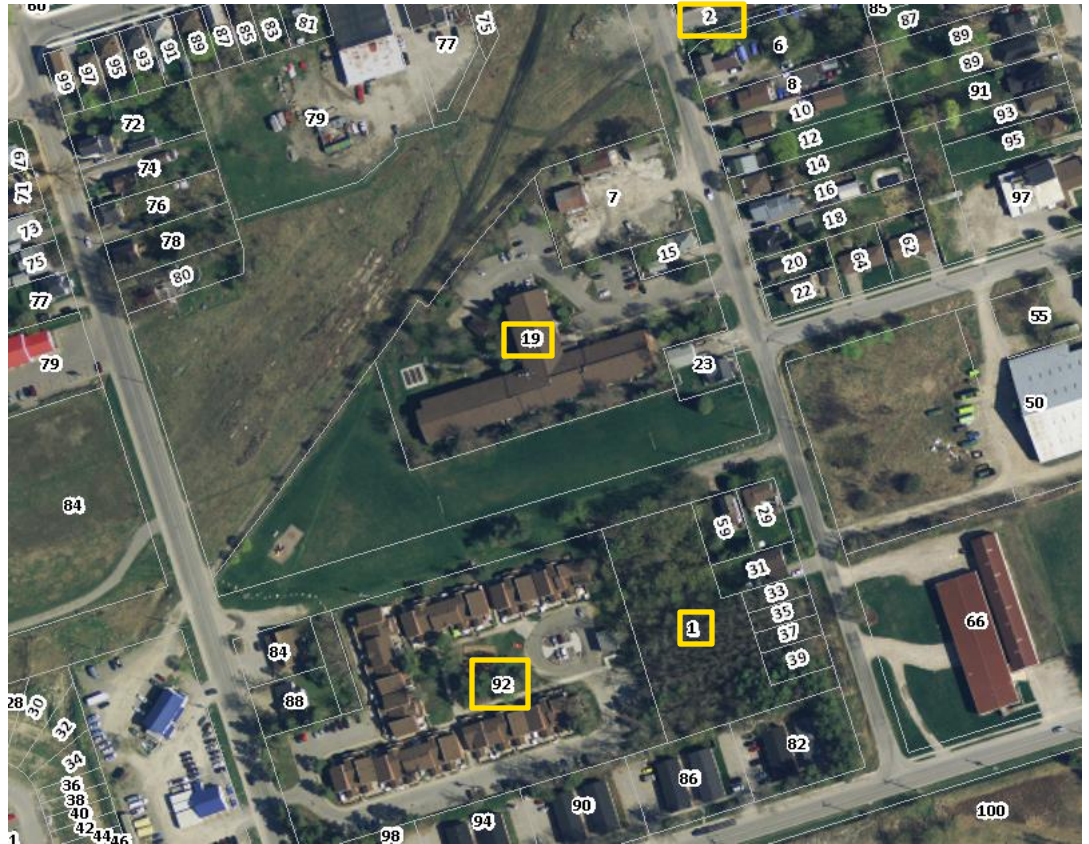
Make the right move

Option 2 – Hamilton Street Site

Other affordable housing in the area (see yellow highlighted areas):

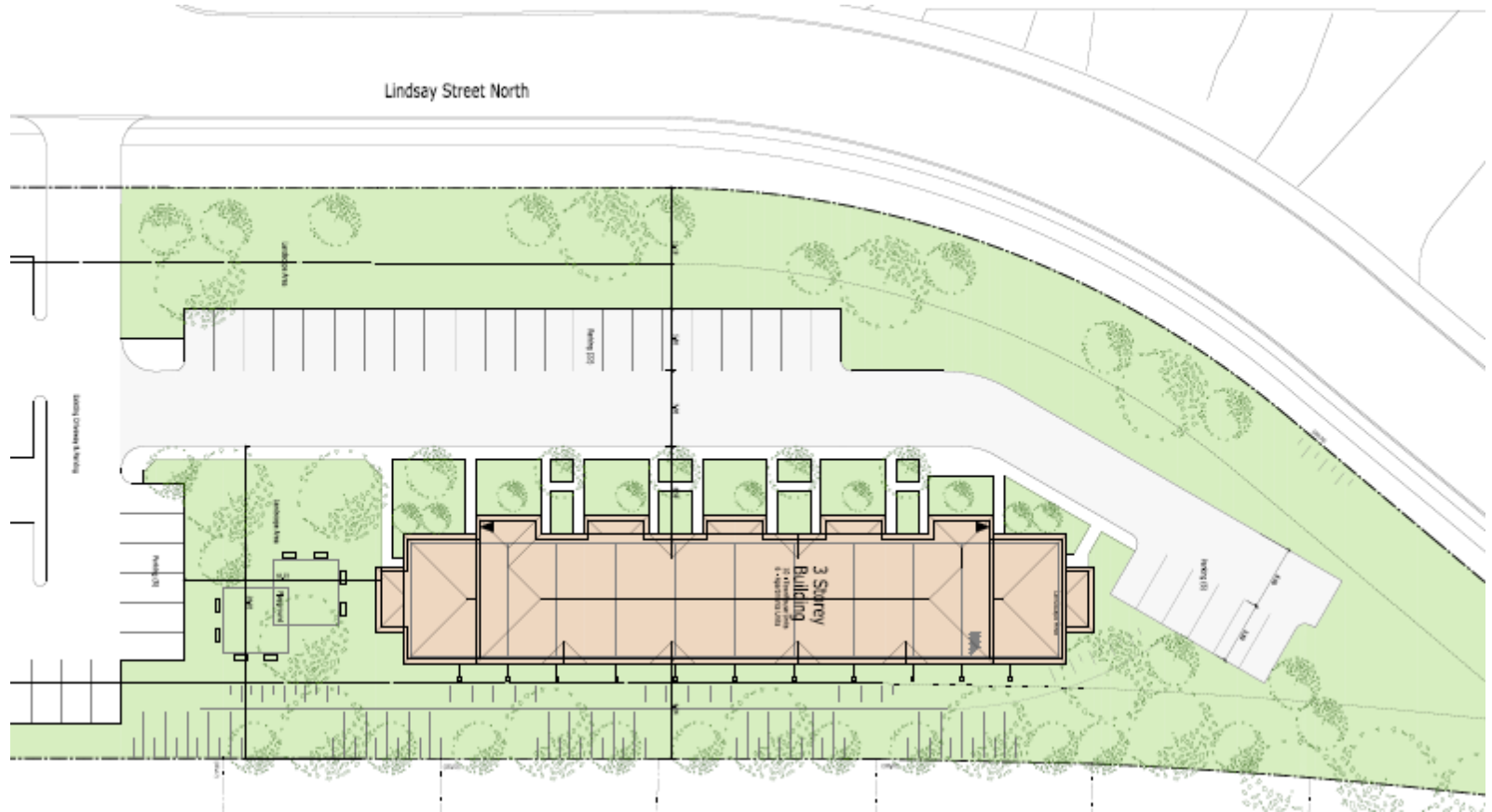
- 19 Hamilton – 60 units
- 92 Albert – 50 units
- 1 Devan Court – 29 units
- 2 Hamilton – 18 units
- 65 Melbourne East – 70 units

This build will add 26 units however all will be for seniors like the adjacent KLH Housing building at 19 Hamilton.



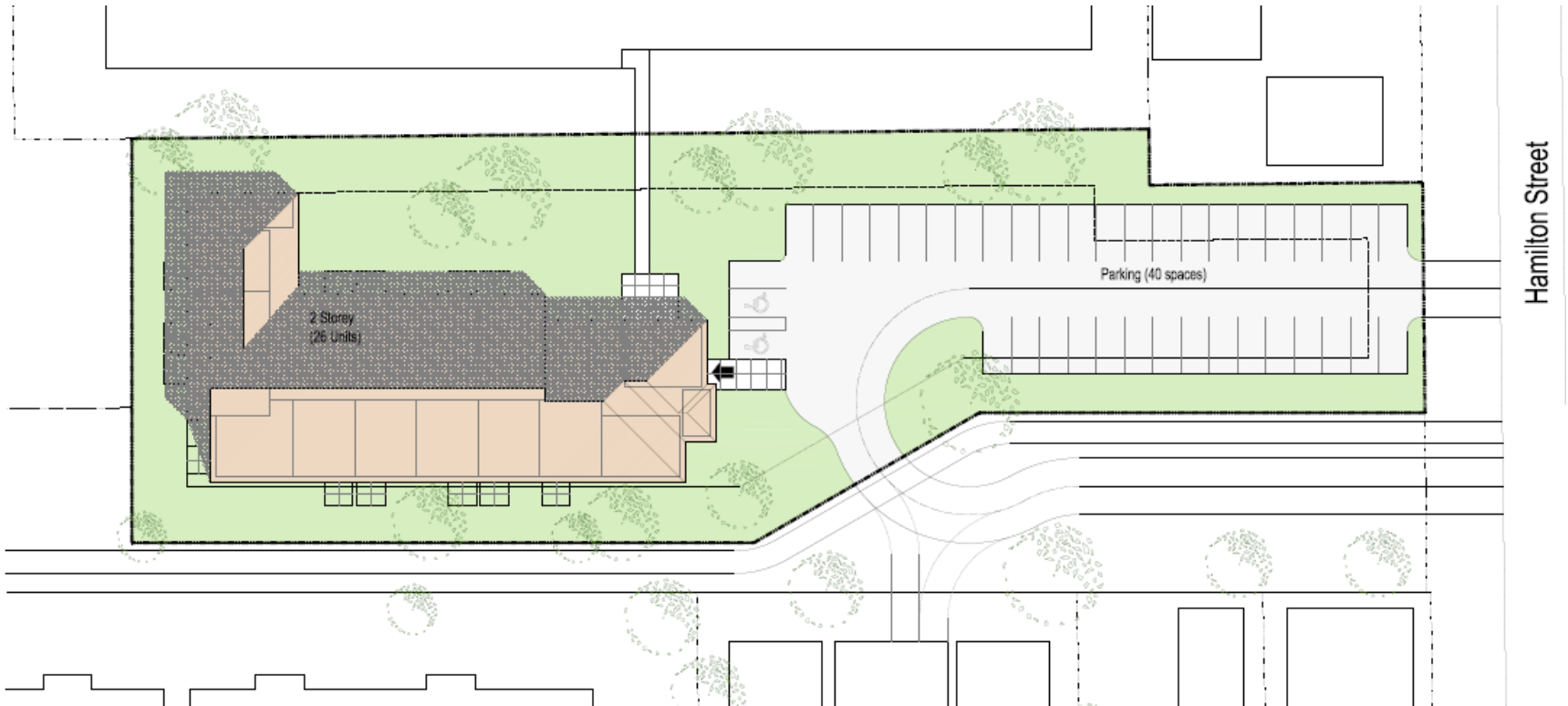
Make the right move

Option 2 – Lindsay Street Site Conceptual



Make the right move

Option 2 - Hamilton Street Conceptual



Make the right move

Option 3 – Lindsay Street site

Other affordable housing in the area (see yellow highlights):

- 111 William North – 65 units
- 5 Bond East – 12 units
- 68 Lindsay North – 24 units
- 48 St Paul – 56 units
- 45 St Patrick – 10 units

Would add another 24 units

The building type recommended and shown on the previous slides allows for the current zoning which requires commercial on ground and residential above



Make the right move

Option 3 – Colborne Street site

No other affordable housing in immediate area

Would need to construct in multiple blocks so less efficient model

Needs Wilson Estate approval to change use

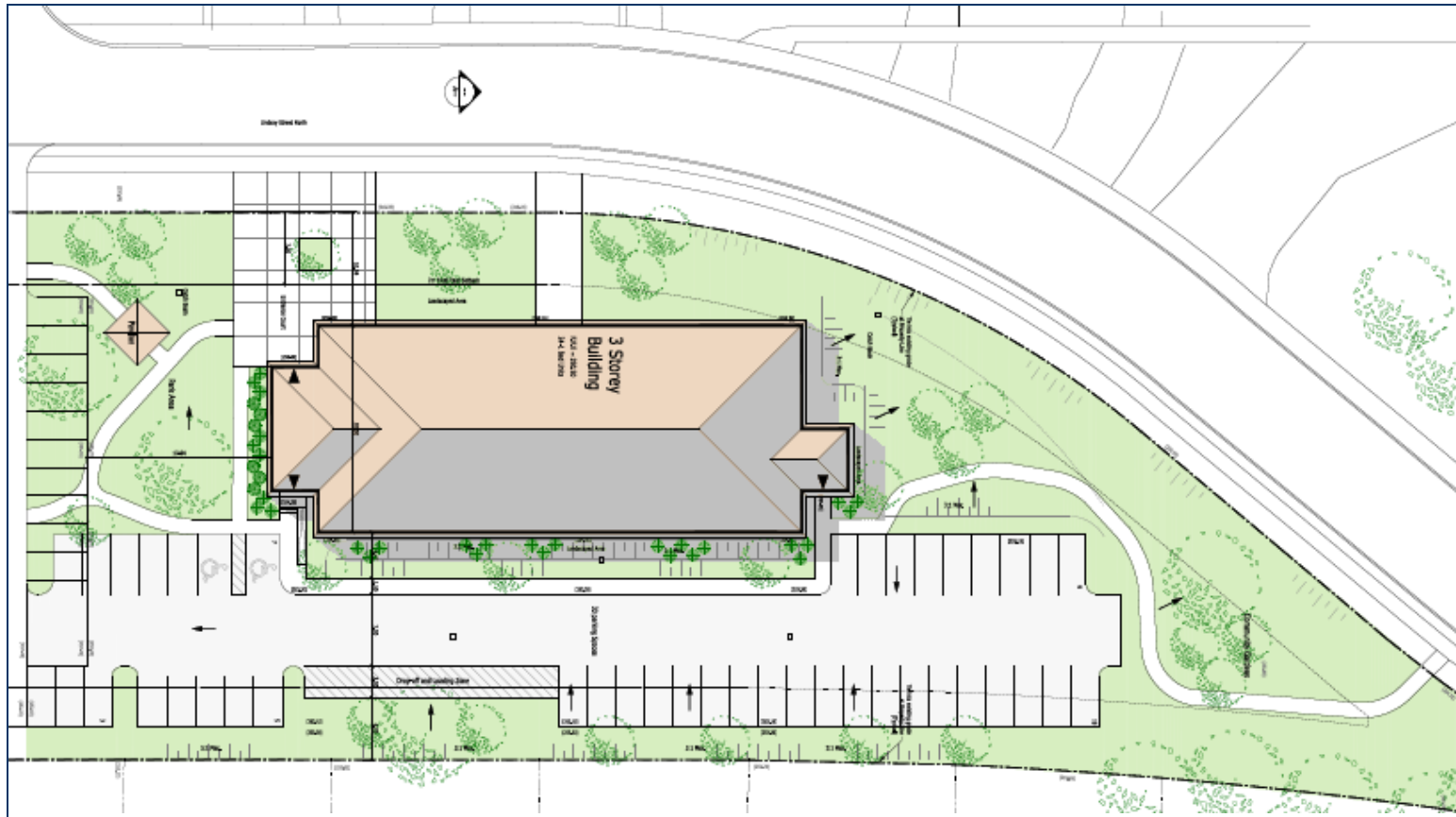
May need to pay back to Wilson Estate

May prove as a better alternative for future consideration with the purchase of the private parcel in the middle and use the City land on each side – adds the cost of the private land but gives more options for a larger development



Make the right move

Option 3 – Lindsay Street Conceptual



Make the right move

Option 3 – Colborne Street Conceptual



Make the right move

Option 4 – Lindsay Street Site

Other affordable housing in the area (see yellow highlights):

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- 5 Bond East – 12 units
- 68 Lindsay North – 24 units
- 48 St Paul – 56 units
- 45 St Patrick – 10 units

Would add another 24 units

The building type recommended and shown on the previous slides allows for the current zoning which requires commercial on ground and residential above



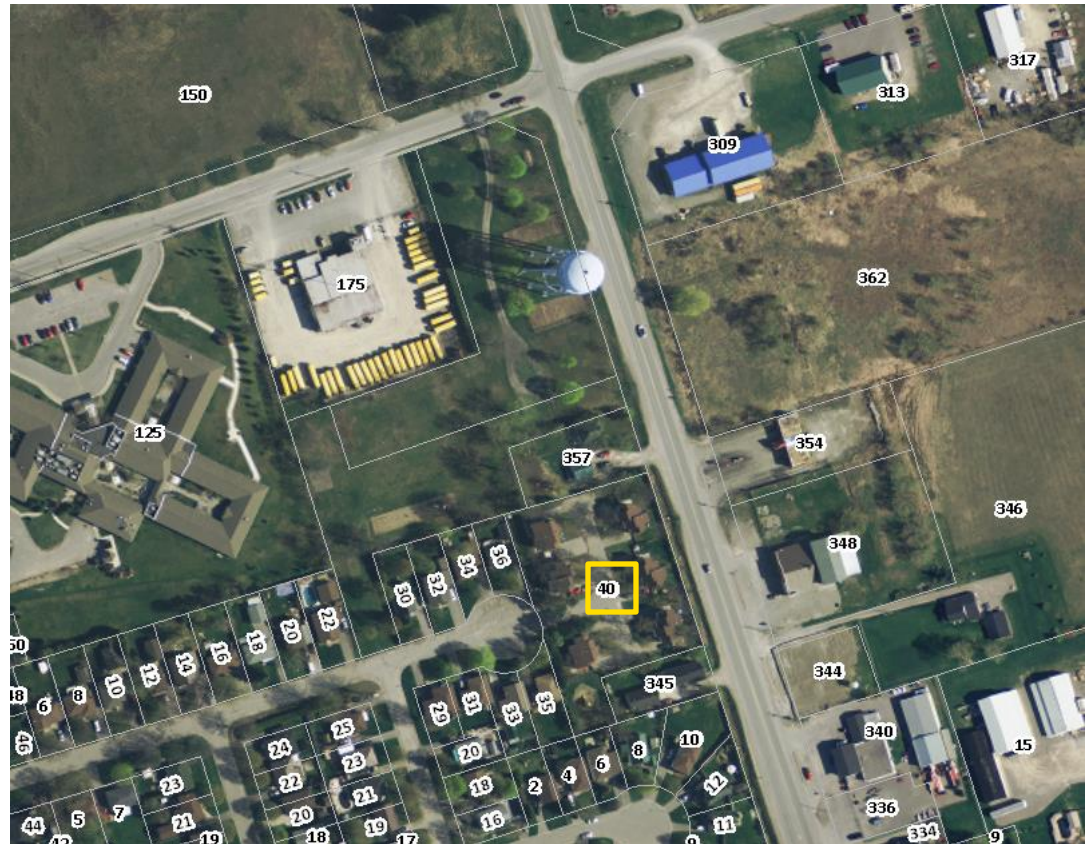
Make the right move

Option 4 – Hogan Park/Water Tower Site

Other affordable housing in the area (see yellow highlighted area):

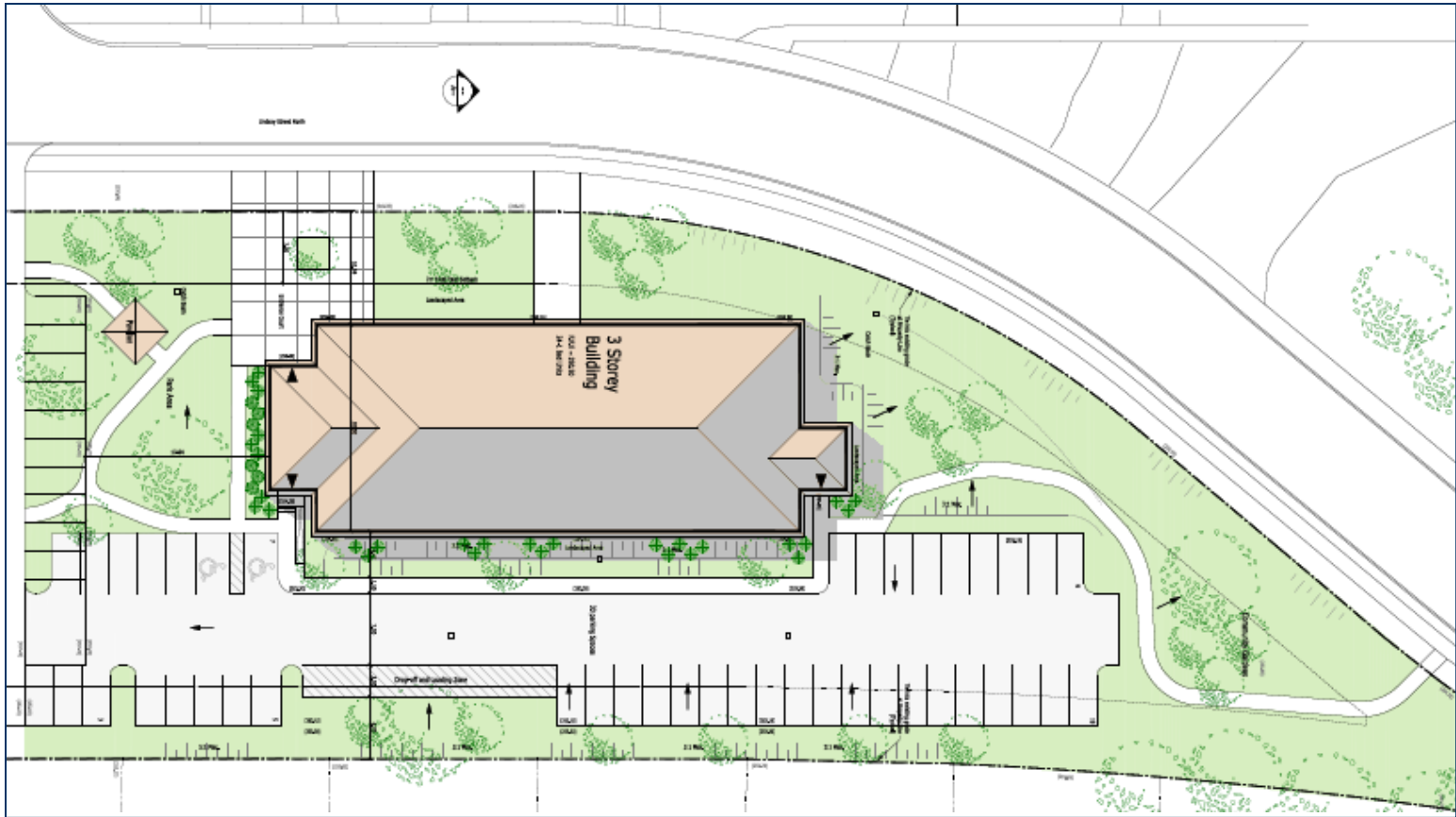
- 40 Dominion Drive – 12 units

Would require portion of both Hogan Park and the water tower property



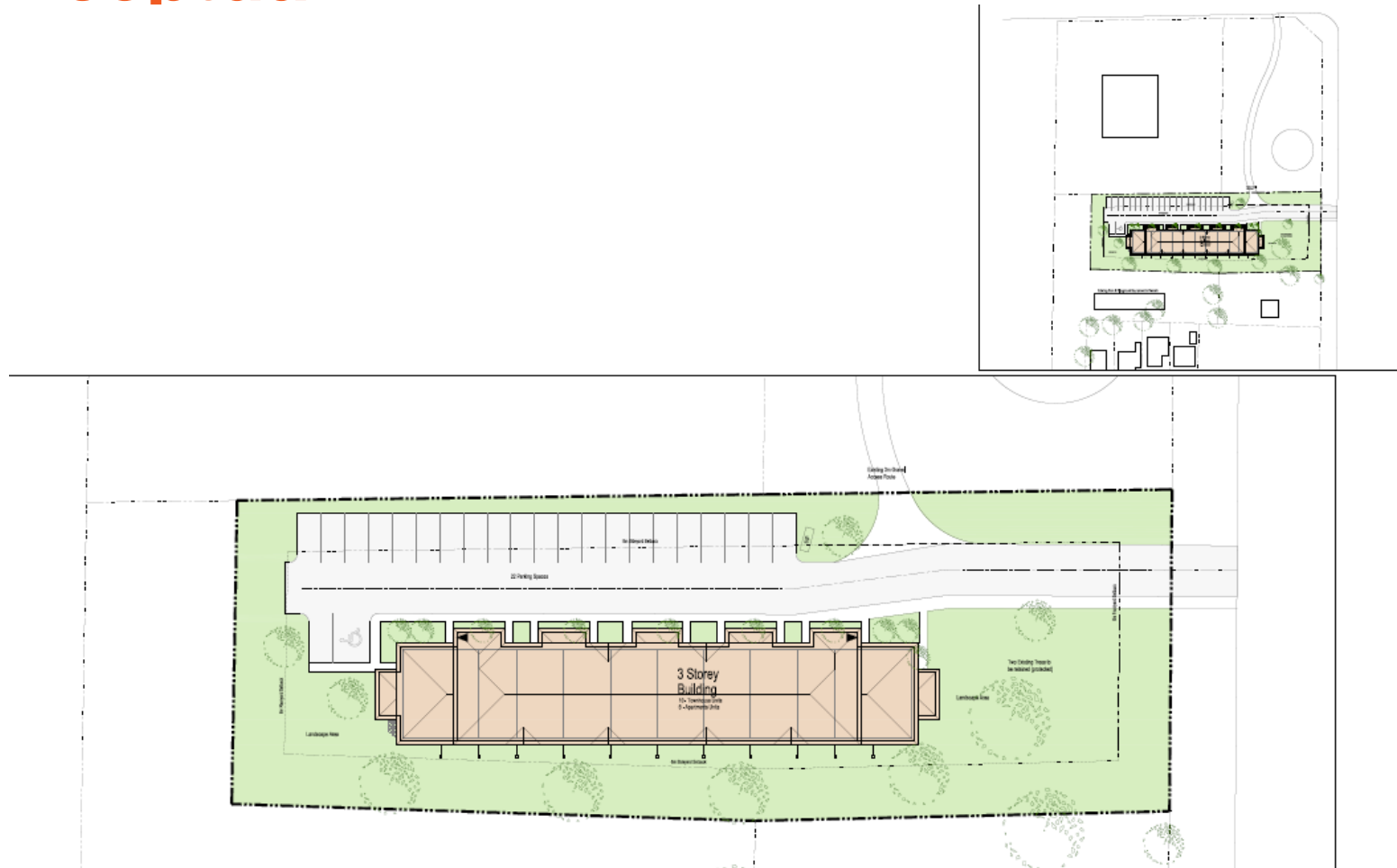
Make the right move

Option 4 – Lindsay Street Site Conceptual



Make the right move

Option 4 – Hogan Park/Water Tower Site Conceptual



Make the right move

KLH Housing Recommendations

- not to proceed with Option 1 due to expense of providing parking underground
- proceed with Option 2 (Lindsay and Hamilton Street sites) now in order to complete KLH's Part 3 regeneration plan
- keep the Colborne Street and Hogan Park options as future sites which KLH could access as funding opportunities arise
- keep original option for Bond Street Phase 2 as a future consideration for housing as waterfront master plans are developed