

Housing Forum

June 8, 2022



Agenda

- Welcome and Land Acknowledgement – Mayor Glover
- Overview of Housing Action Plan – Cherie Leslie
- Housing survey results – Dave Kains
- Best Practices – other communities
 - Saugeen Shores
 - Huron County
- Break out group discussions – participants
- Next steps – Cherie Leslie
- Wrap up



Today's format

- Use the chat to make comments or to ask questions of presenters
- We will capture your comments and questions but we won't attach your name to the comments



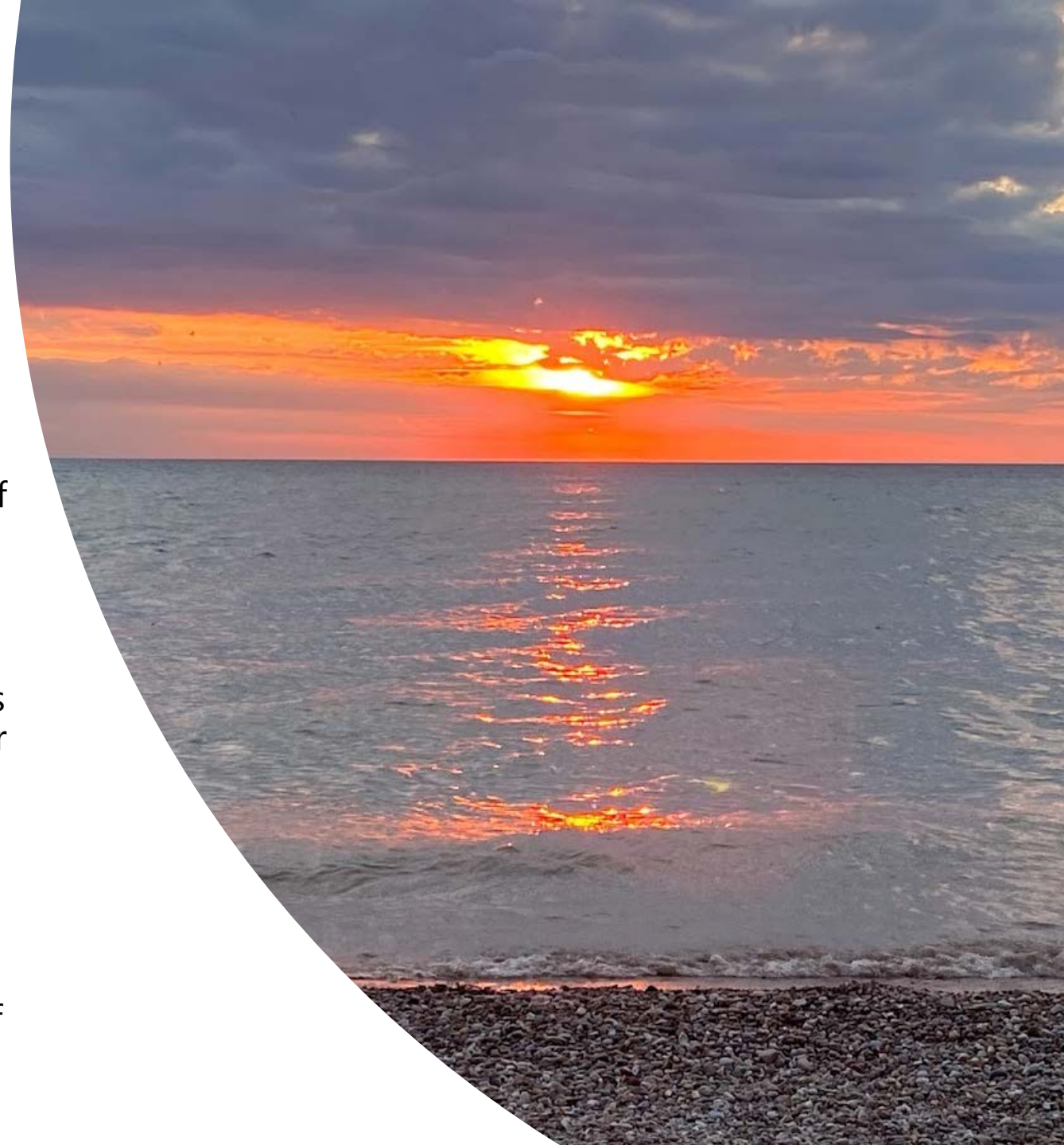
Welcome and Land Acknowledgement

Mayor Gerry Glover



Land Acknowledgement

- We would like to begin by acknowledging that we are meeting on the traditional lands and treaty territory of the Saugeen Ojibway Nation, which includes the Chippewas of Nawash Unceded First Nation and the Chippewas of Saugeen First Nation whose ancestors were the first to inhabit, care for and live on this land.
- We recognize and deeply appreciate the contributions that Indigenous Peoples have made, both in caring for this land and shaping and strengthening this community, our province, and our country.
- As a public service organization, we are dedicated to learning and acknowledging Indigenous history and culture and are committed to actions that move us towards a journey of truth, healing and reconciliation with the Saugeen Ojibway Nation, the Métis Nation of Ontario and the Historic Saugeen Métis.



We are glad you are here!

- The community identified housing affordability – specifically rising housing costs and costs of living – as one of the community's greatest challenges.
- Housing needs all levels of government, non-profits, developers, builders, businesses, residents etc. to develop solutions.
- In December 2021, our Council committed to prioritizing housing and looking at things the municipality could do to address our housing crisis.
- We are excited to learn about our survey results and about things that other communities are working on.
- Thank you for being here and contributing to the discussion.



Overview

Cherie Leslie

Community Economic Development Coordinator

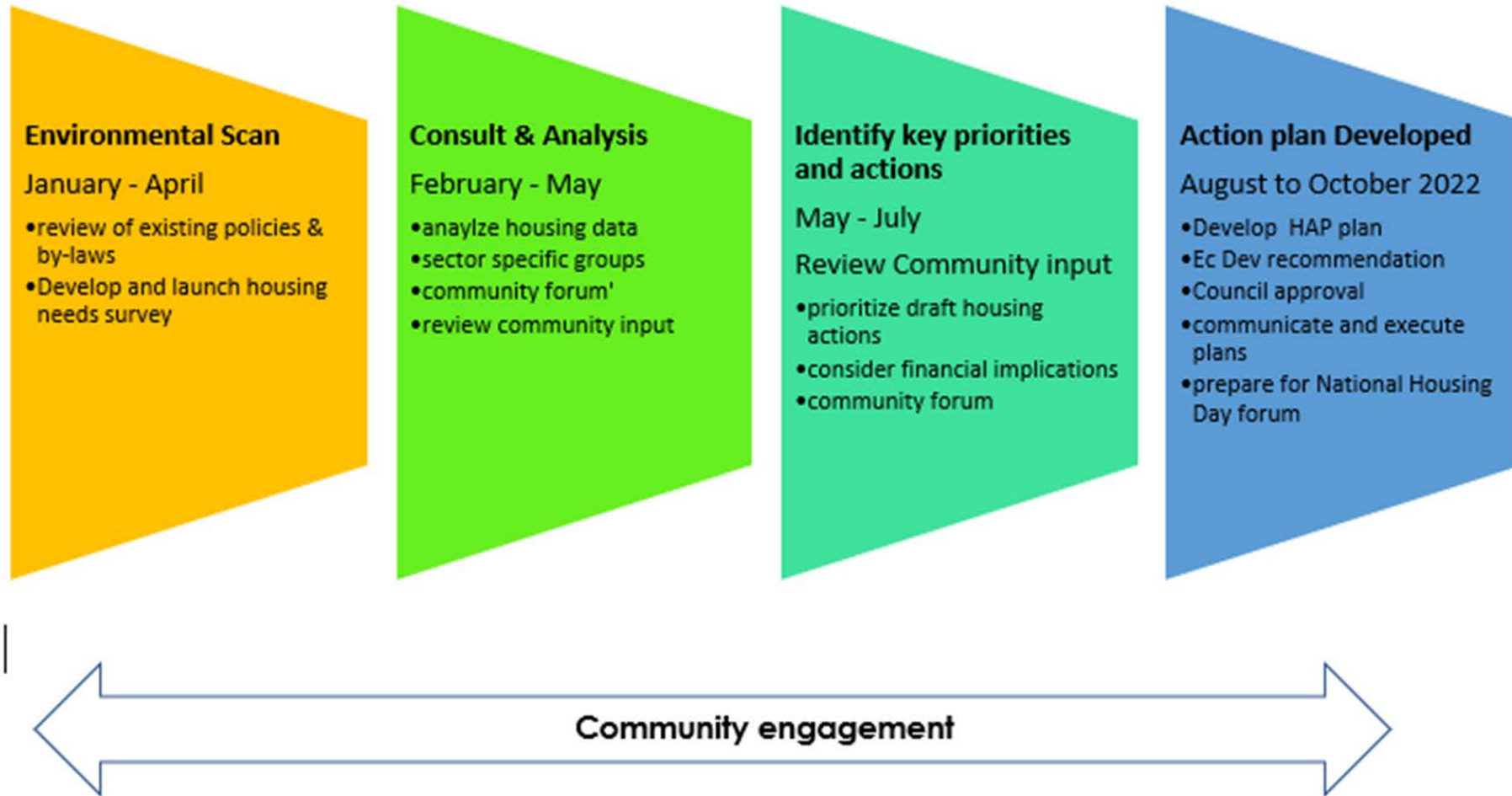


Housing Action Plan aims to:

- Align and adopt municipal policies, processes, by-laws and procedures to improve:
 - supply and availability of housing
 - diversity of housing stock
 - affordable housing options
- Compliment and support the County of Bruce mandate, roles and responsibilities of their Housing and Homelessness Plan.
- Create community understanding around housing issues and inspire collective action.



Project Timelines



Municipal Housing Survey

**TELL US ABOUT
HOUSING!**



www.kincardine.ca/housingsurvey

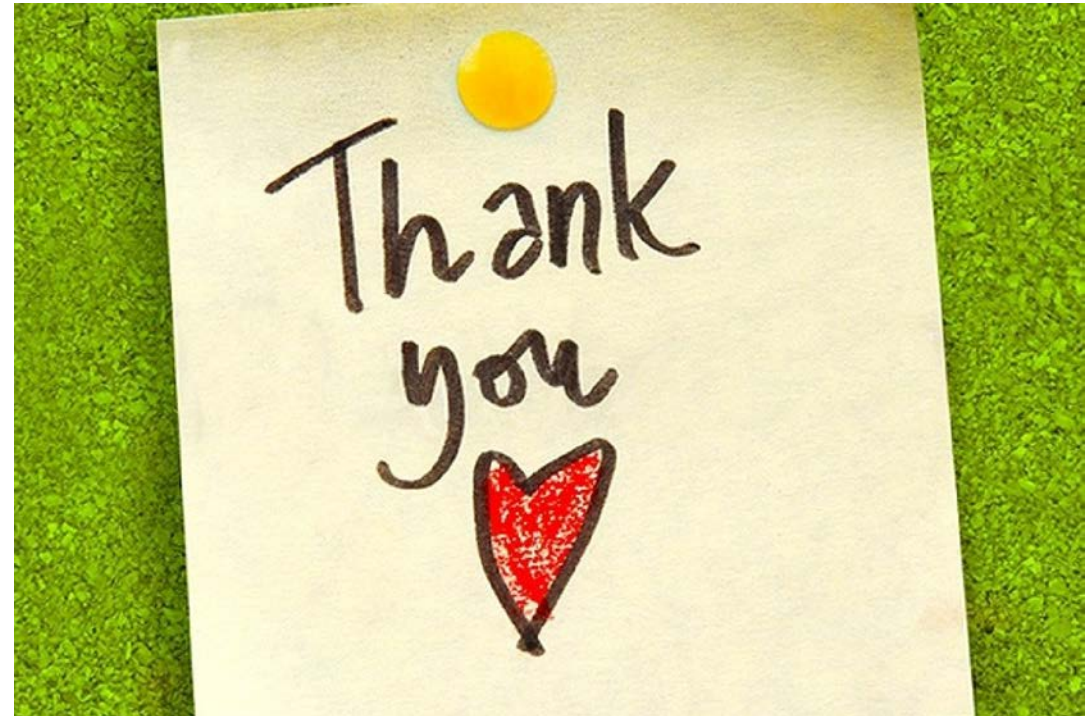


- Survey closed April 22, 2022
- Results will be shared today!



Big thank you!

- To everyone who participated in the survey
- Bruce Community Futures for funding the survey



Housing Survey Results

Dave Kains
Metroline Research Group





Housing Action Plan Public Survey Results

June, 2022

Dave Kains, CMRP, CAIP
Partner
Metroline Research Group Inc.
www.metroline.ca



THE MUNICIPALITY OF
KINCARDINE

great energy. balanced life.





Background

- In December 2021, Municipality of Kincardine Council directed staff to develop a Housing Action Plan in 2022. This plan will identify short-term and long-term actions aimed at increasing housing availability, both rental and ownership options, and support more diverse housing stock (duplex, semis, townhouses, apartments) in the Municipality, including more affordable options.
- This research was conducted to engage the community and understand their perceptions about housing in the Municipality.
- A postcard was mailed to all houses in the Municipality of Kincardine, which contained a QR code to an online survey hosted by Metroline Research Group, or a toll-free number to call and complete the survey by phone for those not comfortable completing an online survey.
- The Municipality also promoted the survey using both traditional and social media channels.
- The survey was open between March 24th and April 22nd, 2022.
- In total, 1,195 residents and non-residents completed the survey. The results of this survey can be considered accurate to within +/-2.7%, 19 times out of 20 (95% Confidence Interval).

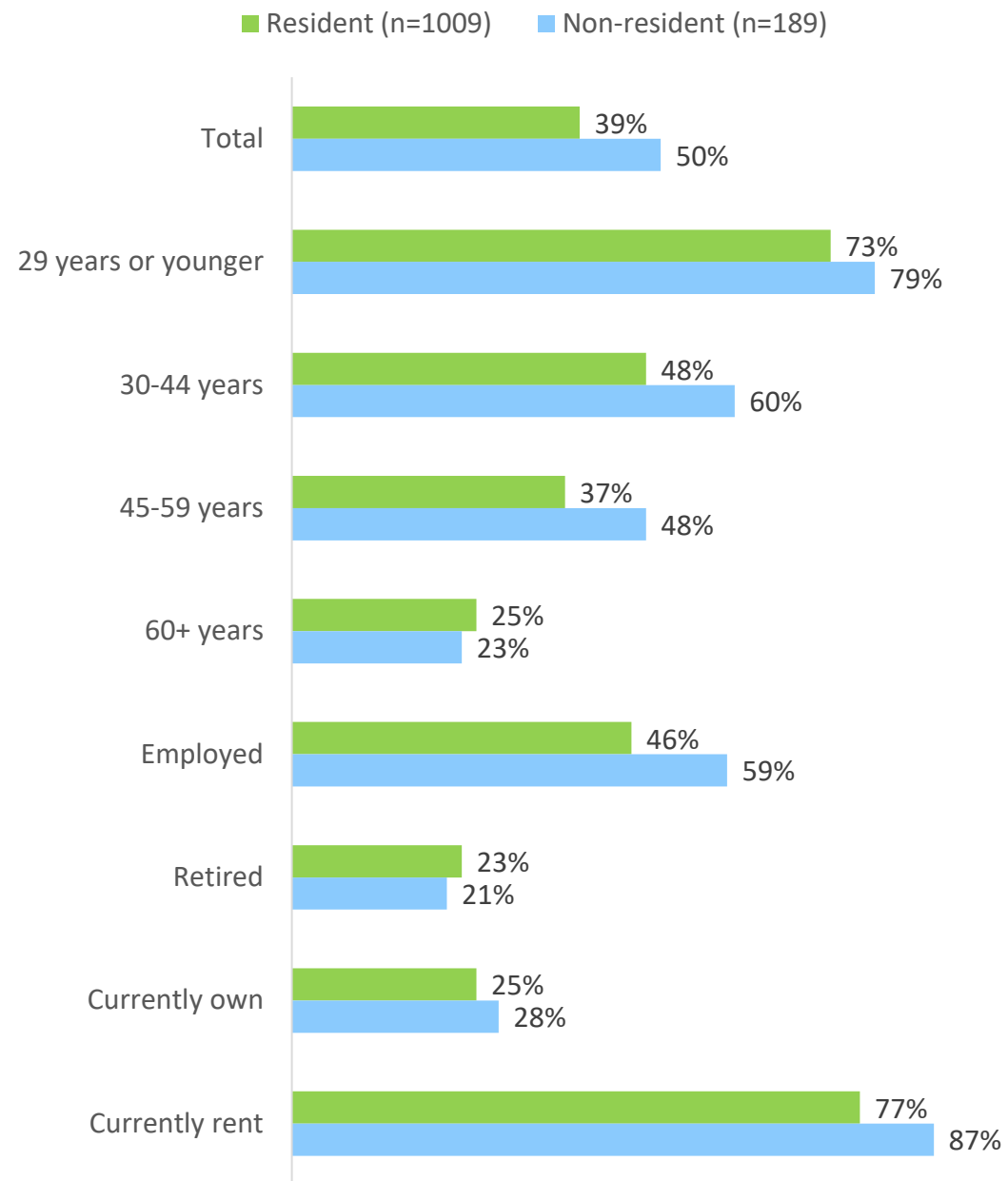


Seeking Housing



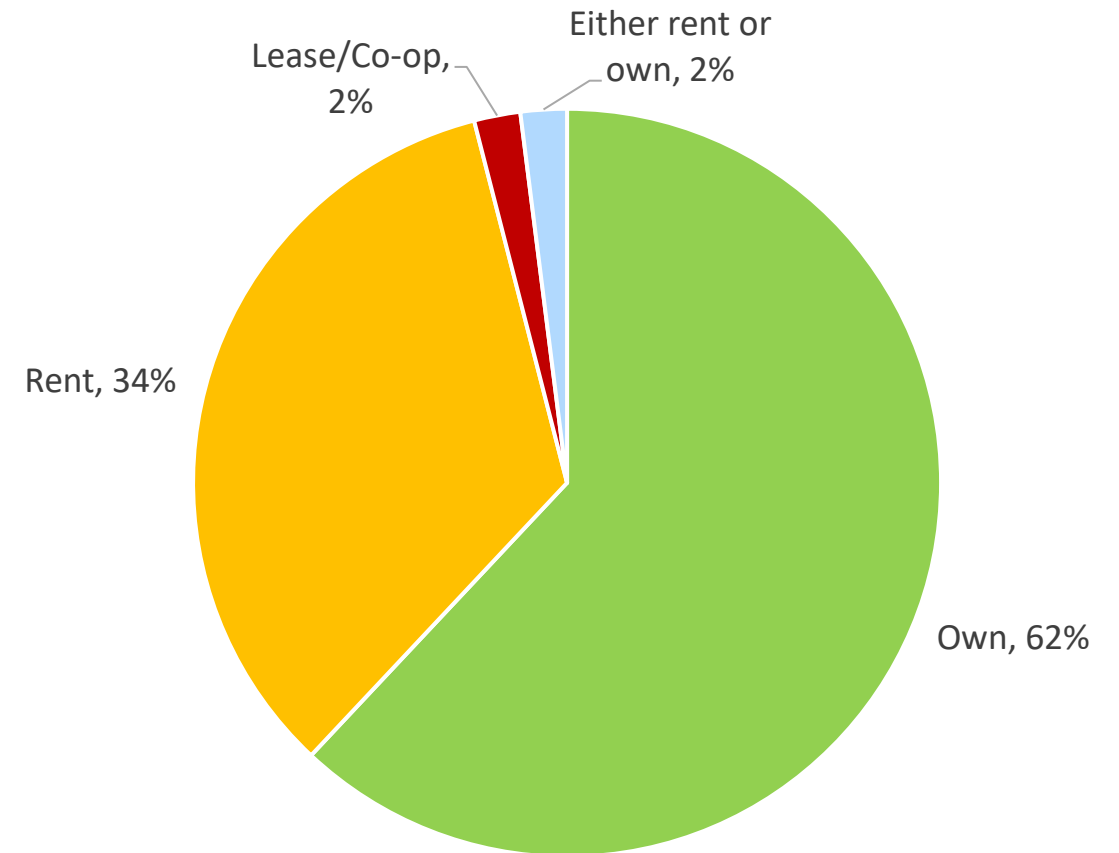


Are you currently thinking of, or looking to find other housing in the Municipality of Kincardine?



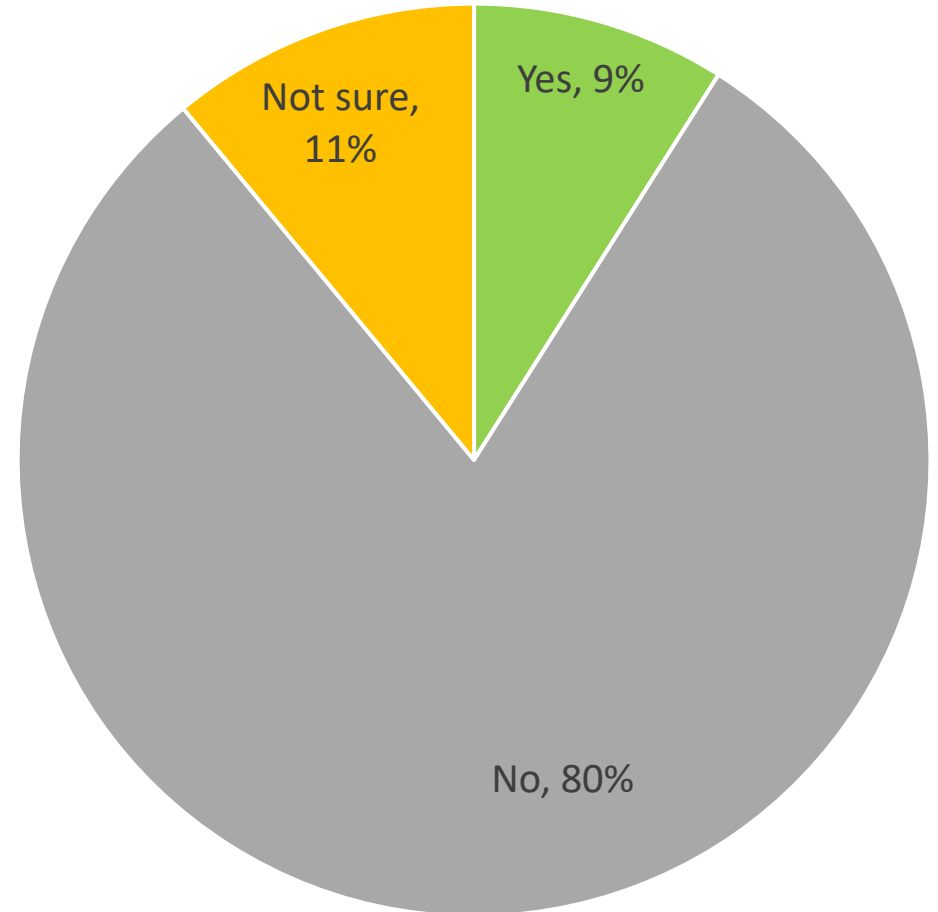


For this new housing, are you looking to...?



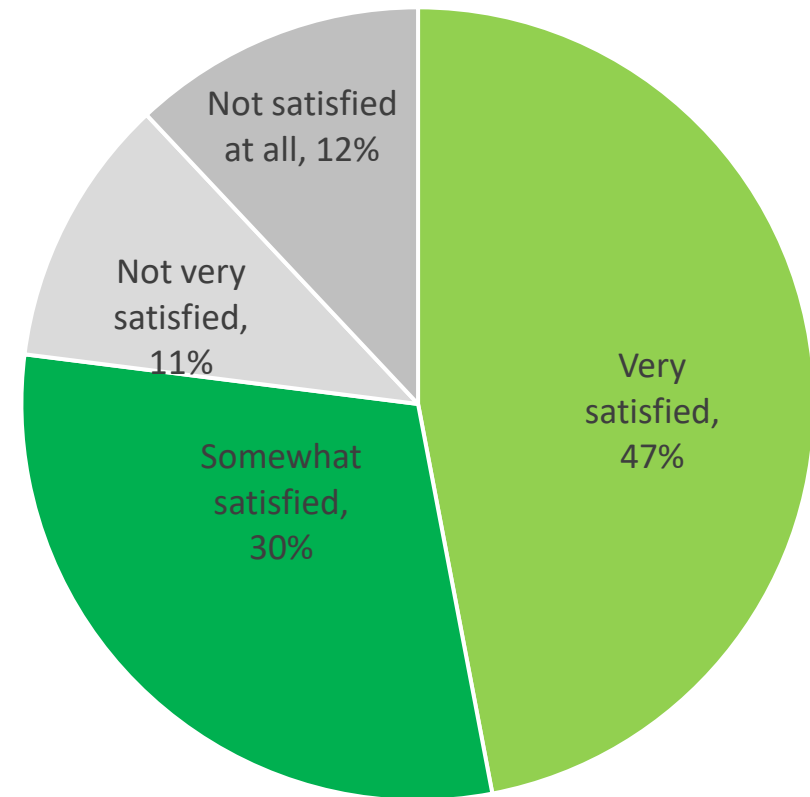


Are you considering purchasing property in the Municipality of Kincardine for rental purposes?



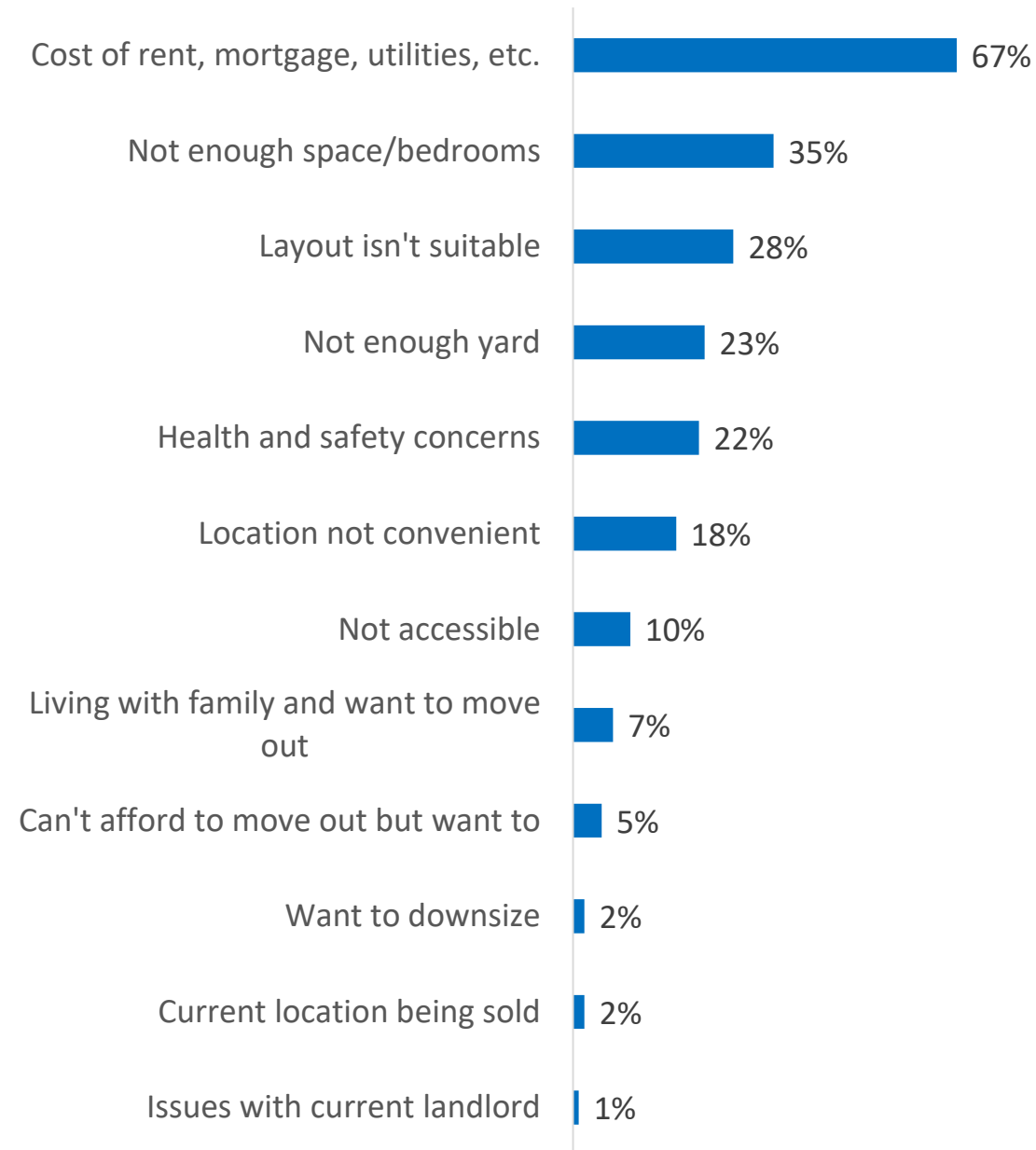


How satisfied are you with your current housing situation in terms of how it suits your needs?





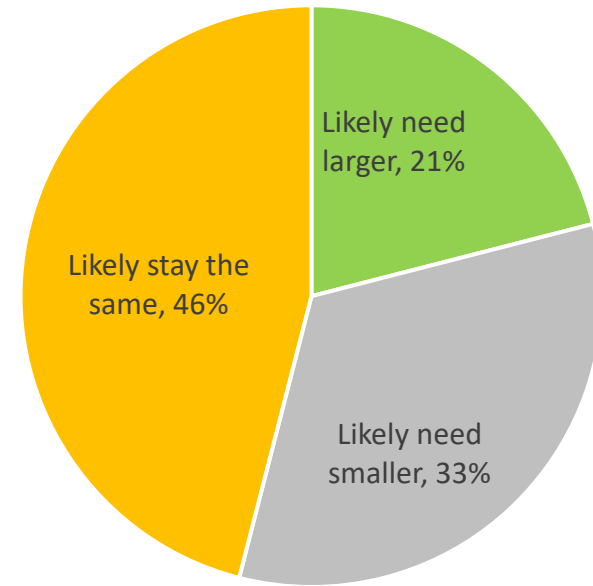
Why are you not satisfied with your current housing?



(BASE – Those not satisfied with their current housing (n=258))



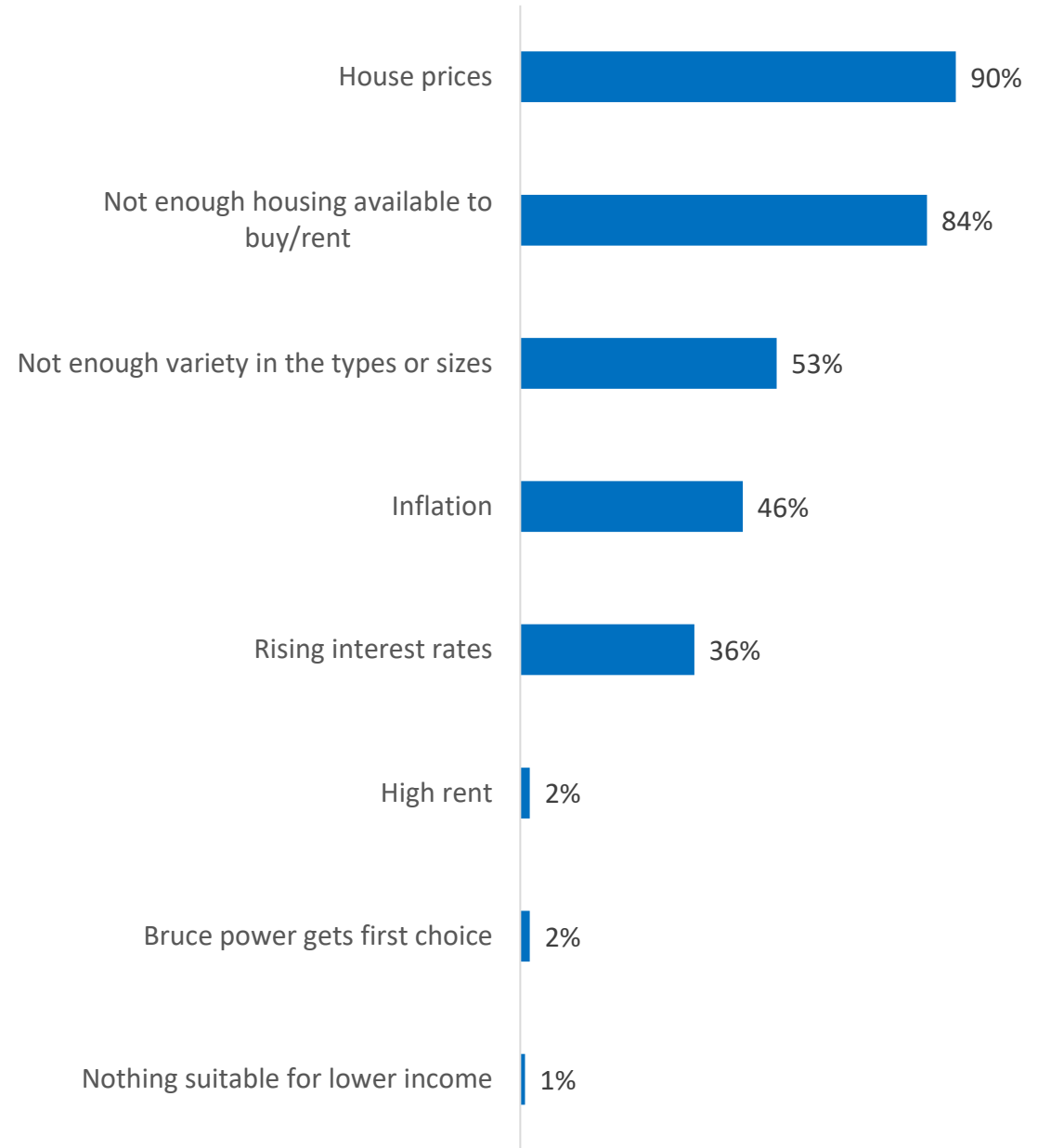
Which of these best describes how you anticipate your housing needs may change in the next 5 years?



	Total	18-29 years	30-44 years	45-59 years	60+ years
Likely need larger	21%	69%	34%	11%	3%
Likely need smaller	33%	9%	9%	42%	54%
Likely stay the same	46%	22%	57%	47%	43%



What do you feel are the biggest challenges to those looking for housing in the Municipality of Kincardine today?



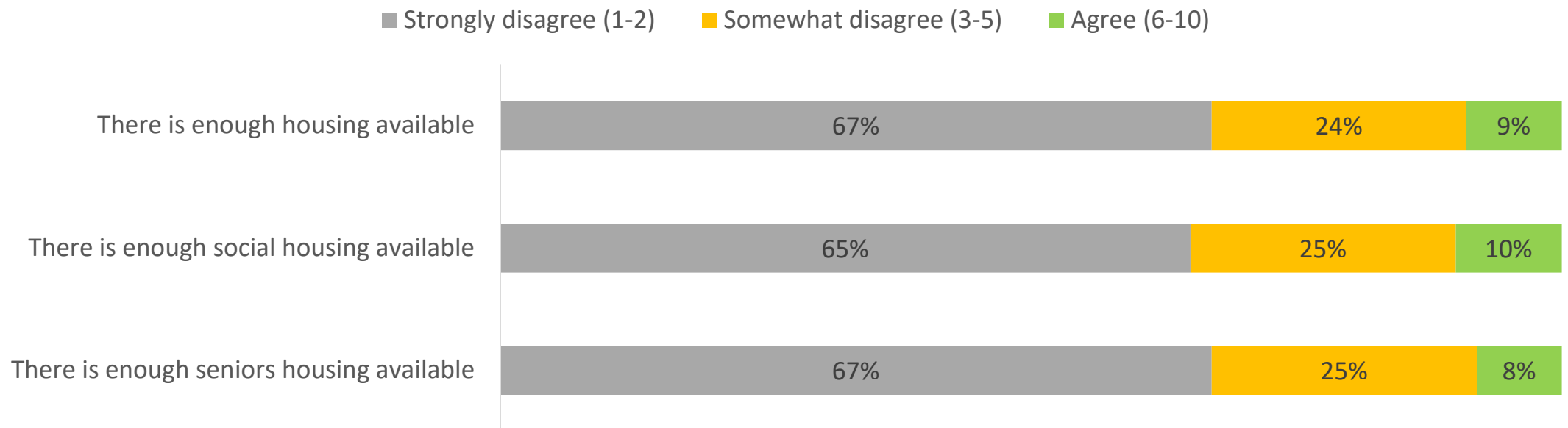


Housing Market Availability



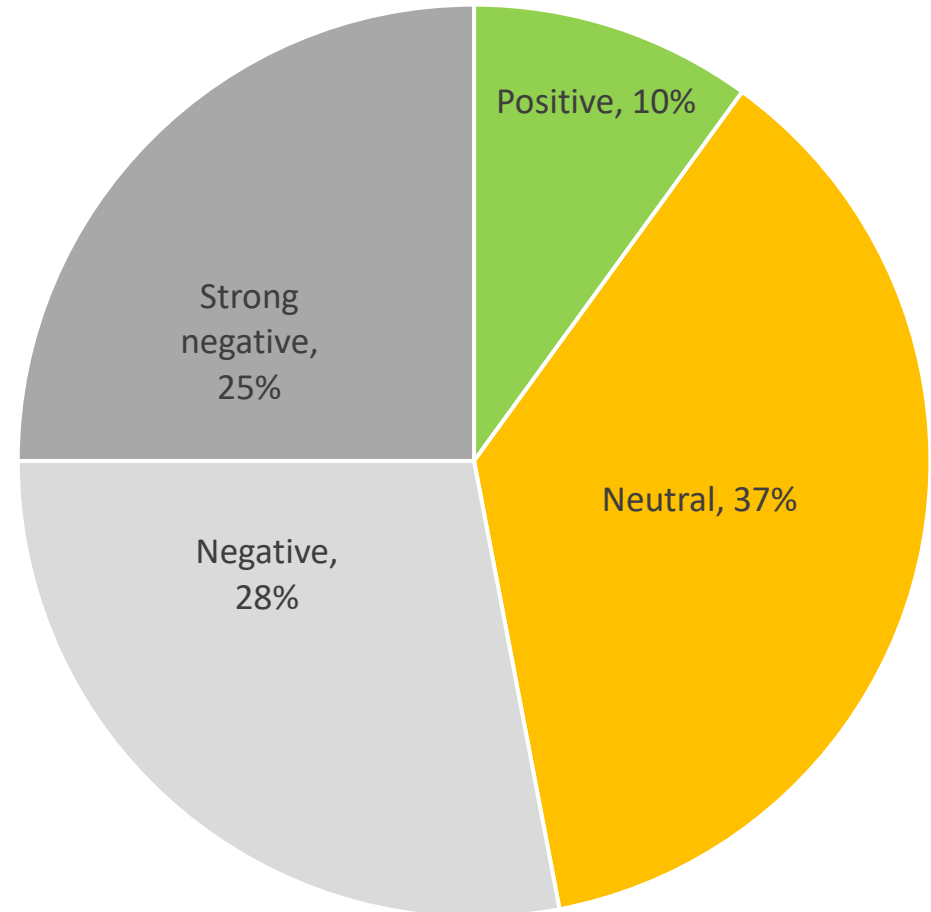


How strongly do you agree or disagree these types of housing are available in the Municipality of Kincardine?



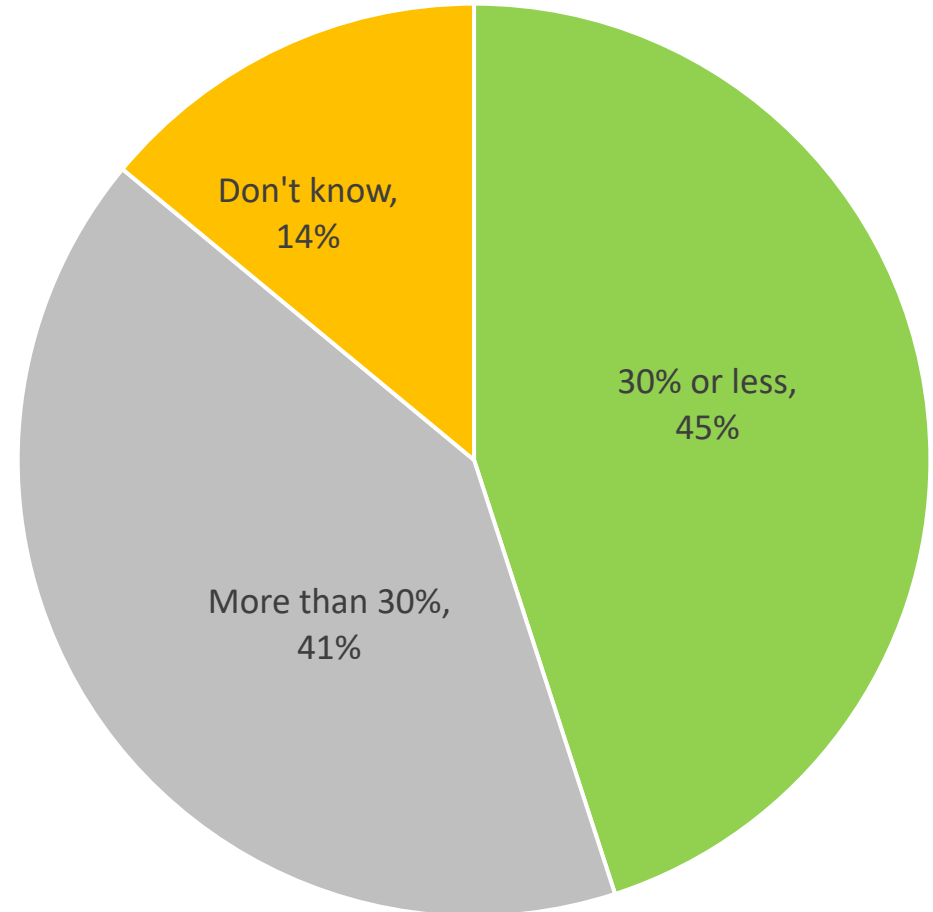


What kind of impact, if any, do you think short term rental housing (ie. Airbnb, VRBO) is having on the availability and affordability of housing in the Municipality of Kincardine?





What percentage of your annual household income (before taxes) would you say you spend on housing expenses, including rent, mortgage, and property taxes?

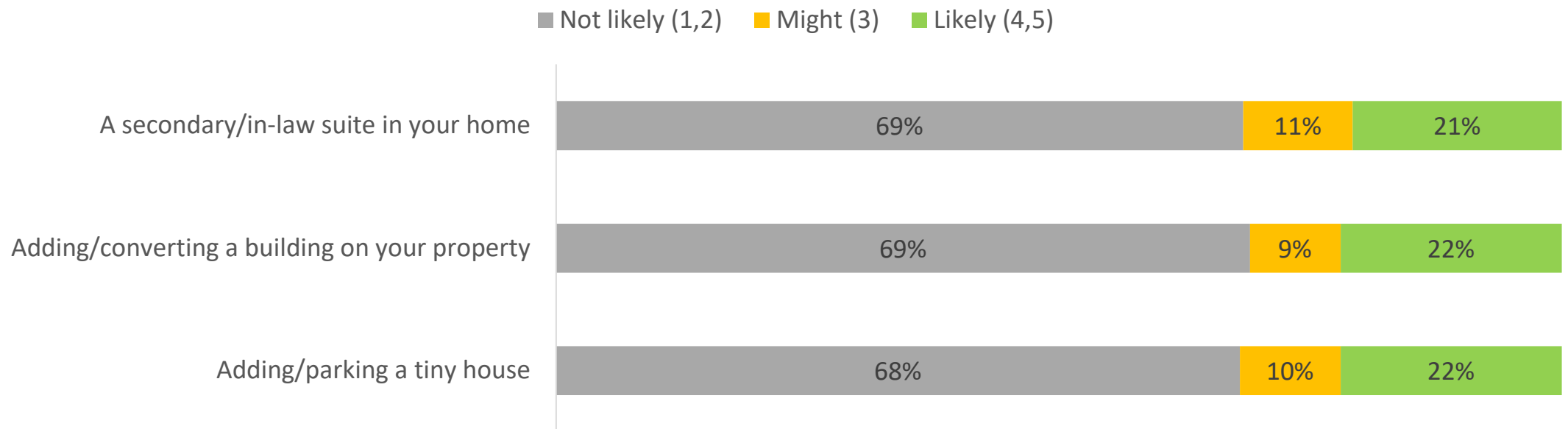


Future Opportunities



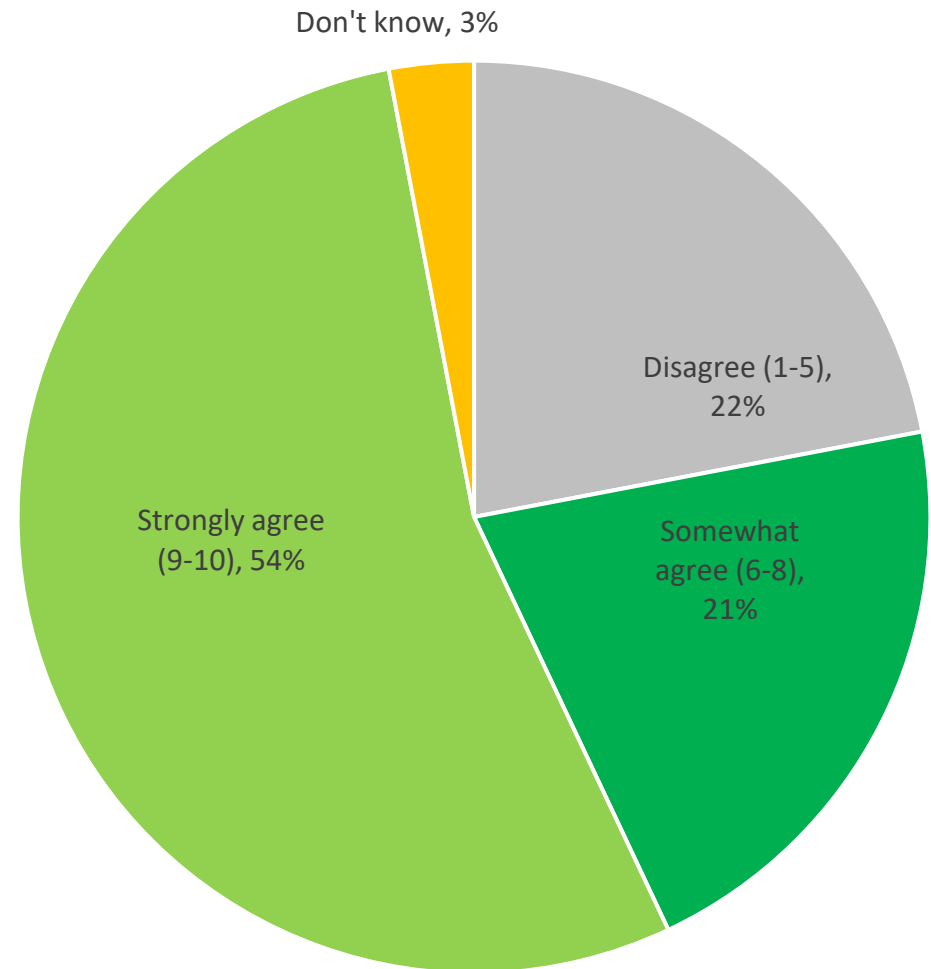


How likely would you be to consider adding one of the following to your property, if it was permitted?





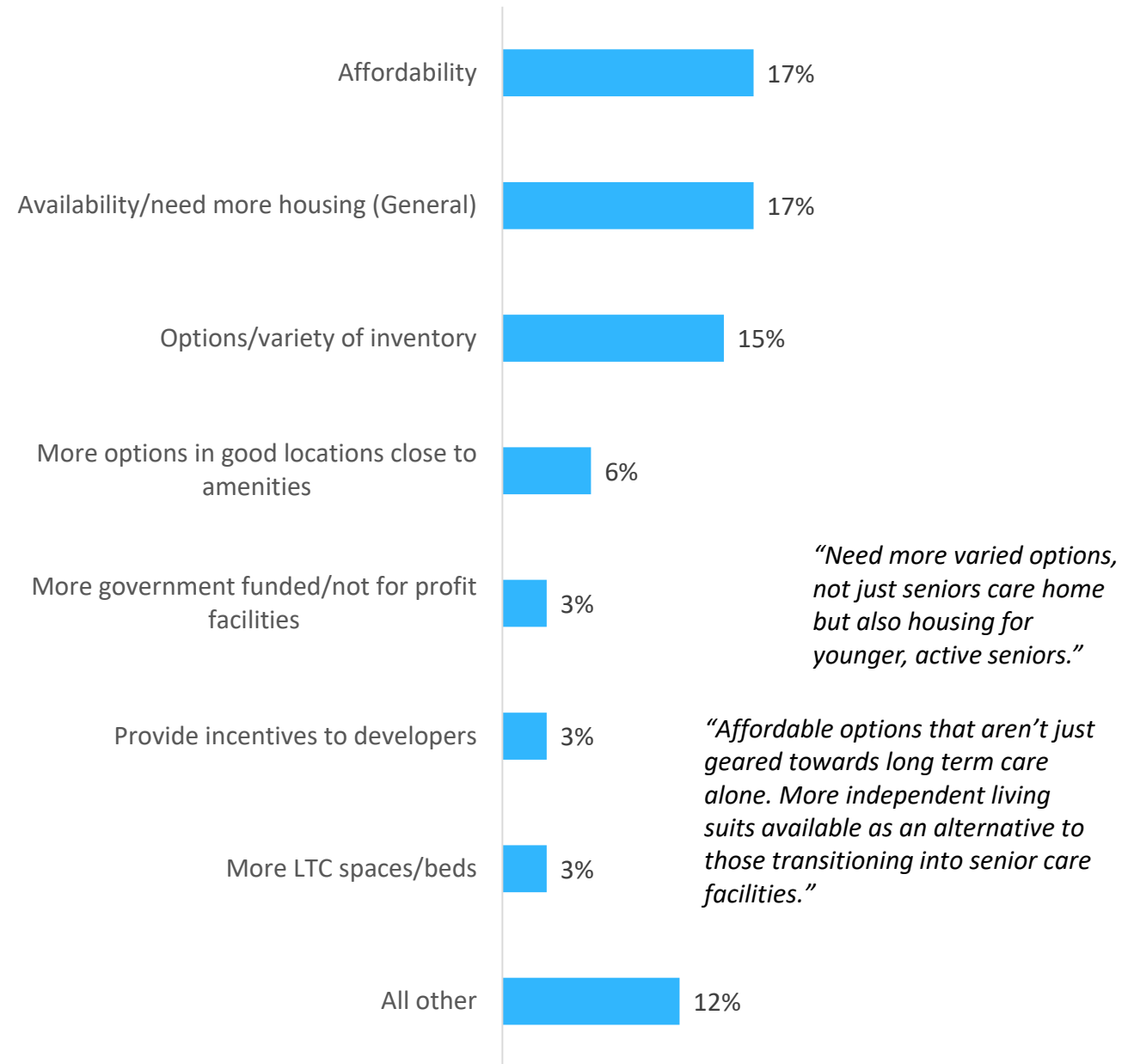
How strongly do you agree or disagree that the Municipality should provide incentives to developers and/or property owners to encourage the development of more affordable rental housing?





Please provide any additional comments or suggestions to improve seniors housing in the Municipality of Kincardine.

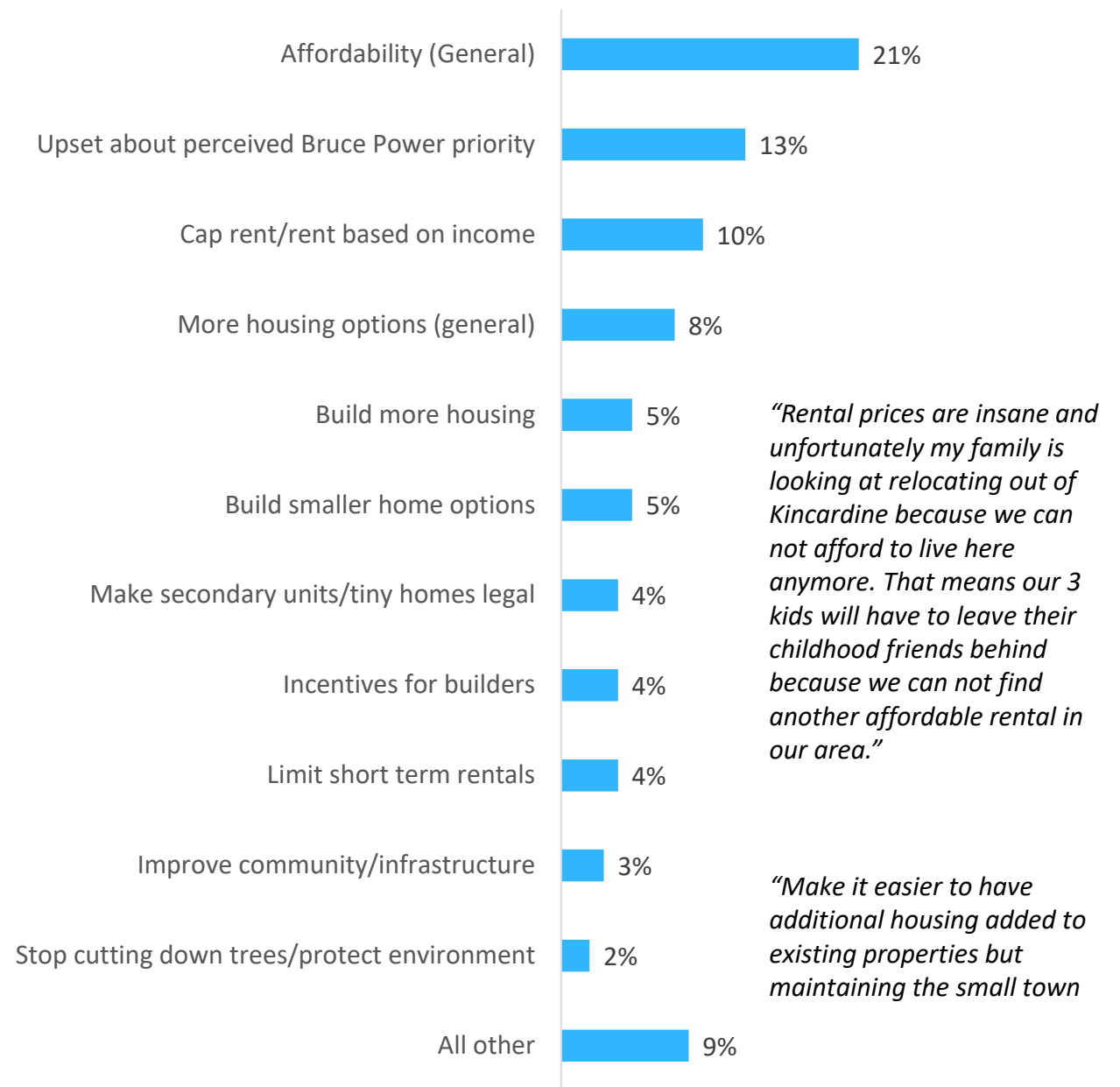
NOTE: About one-third (34%) of survey participants had comments to add. 64% did not answer this question.





Please provide any additional comments or suggestions to improve the housing situation in the Municipality of Kincardine.

NOTE: About 2 in 5 (43%) had some kind of comment to share about improving the housing situation.



Questions?



Saugeen Shores Attainable Housing

Jay Pausner
Supervisor, Development Services



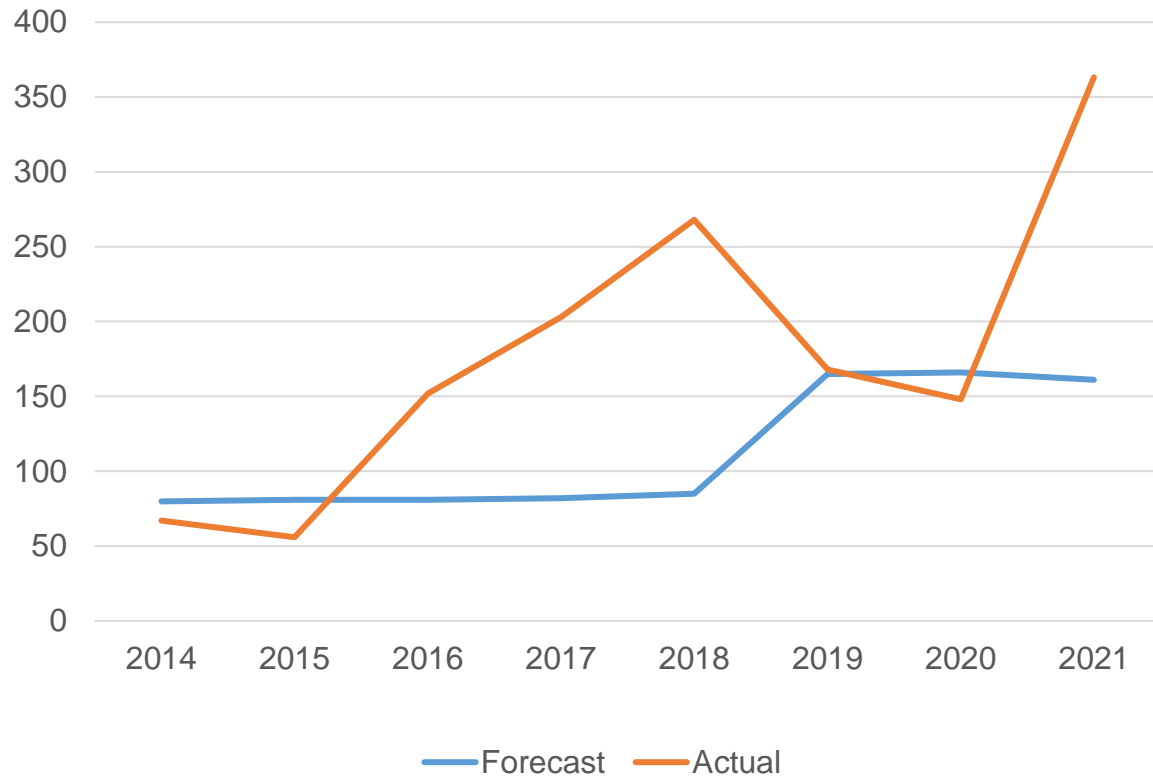
Saugeen Shores Attainable Housing

Jay Pausner, Supervisor, Development Services



Recent Activity

Permit activity



Saugeen Shores has accounted for more than 40-50% of all growth in Bruce County since 2001 and that is expected to continue to 2041



Growth by the Numbers

\$154.8 million in construction value

\$134 million in new residential units

Both numbers increased **84%** from 2020



Our Growth Projections

8,616 by 2041: projected growth increase

2,258 new jobs projected by 2041

58% of Bruce County's future units

Infrastructure in place for **20** years of growth



Making growth work **for** us

VS.

Letting growth happen **to** us



By Managing and Leveraging Growth We Can:

- ✓ Increase core services
- ✓ Be more innovative
- ✓ Add more tools to deal with challenges
- ✓ Have an enhanced quality of life for all residents



Attainable Housing Task Force:

- Community led with members from Council, Development, business, non-profits, realty
- Presented 25 recommendations



Actions to date:

Advocated with the County for further housing support from the Province, including the ability to apply Inclusionary Zoning for affordable housing

Applied and received funding, and hired consultant for an Affordable Housing Community Planning Permit System

Consolidated the Municipal Land Inventory for surplus lands with the potential for sale, conditional transfer, or issuing RFPs to create affordable housing

Established a Housing Reserve



Actions to date:

Hired a Housing Coordinator

Updated Community Improvement Plan (CIP) to provide a framework of incentives that promote the forms of housing that meet the needs of residents

Updated the Development Charges By-law to build in exemptions for forms of housing that meet the needs of residents

Updated the Zoning By-law to remove hurdles

Negotiation



Actions in the near term

Continue to work with developers to negotiate items that promote the forms of housing that meet the needs of residents (accessible units, below-market rate units, rental units, 3-/4-bedroom apartments)

Finalize the list of surplus lands and proceed on their action items

Update the Official Plan and other applicable regulations to strengthen the framework to encourage affordable housing development, including updates to condominium conversion provisions, accessibility provisions, open space/parkland provisions, and municipal fees including development charges

Actions in the near term

Advance the Additional Residential Units Official Plan and Zoning By-law Amendment

Publish an Additional Residential Units Guide to promote best practices in creating new units

Develop the Affordable Housing Community Planning Permit System (CPPS)



Thank you

Jay Pausner

Supervisor, Development Services

Jay.Pausner@SaugeenShores.ca

519-832-2008 x 120

County of Huron

Victor Kloeze Senior Planner





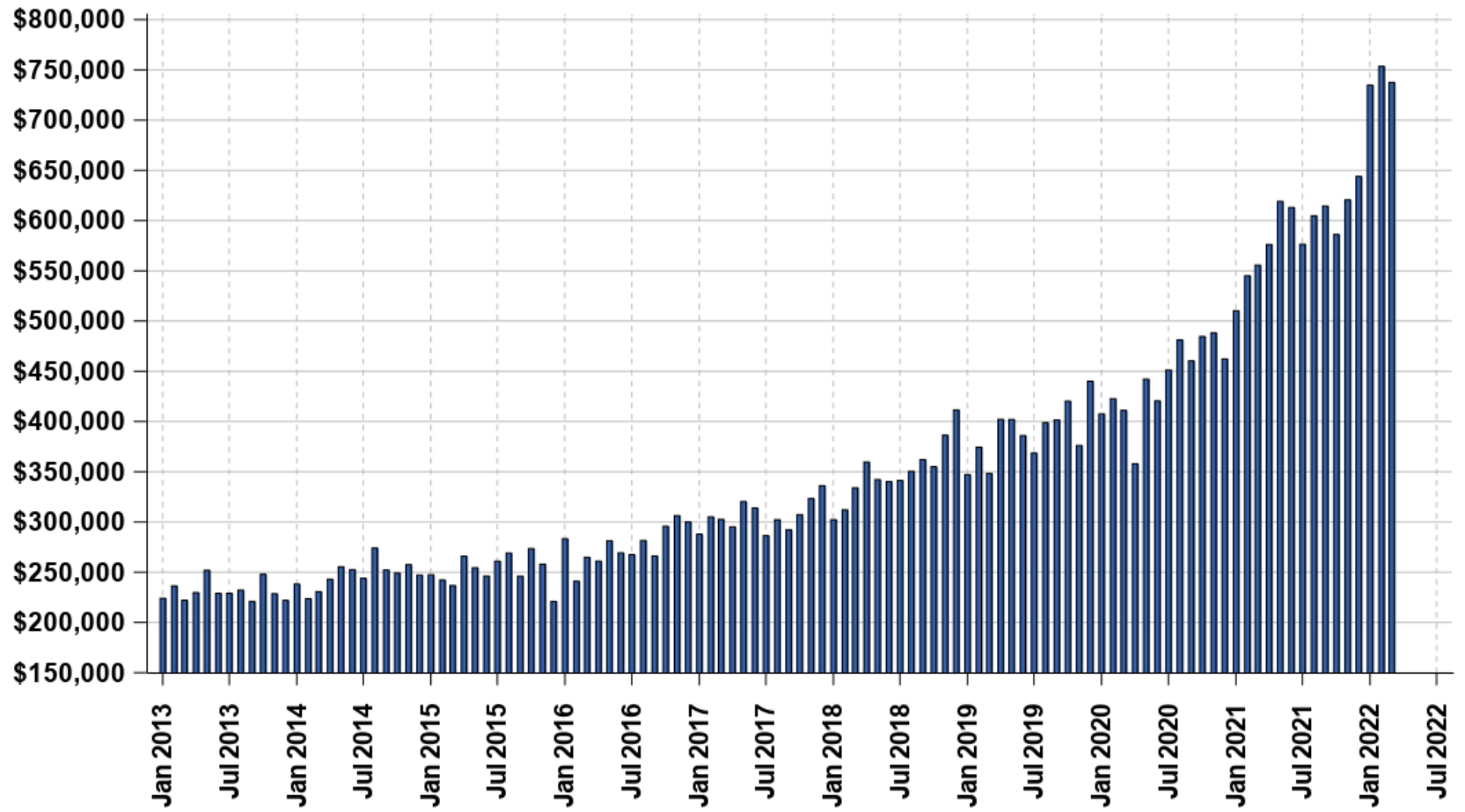
Local and County Housing Initiatives

Victor Kloeze, Senior Planner

May 19, 2022



Residential average price Huron Perth



Source: The Canadian Real Estate Association



Staff Housing Committee

Multi-disciplinary team dedicated to identifying and advancing opportunities for housing across the continuum.

Everyone deserves access to a safe and affordable home.



Because how we grow matters!

The County's approach to the housing crisis is based on the following guiding principles:

Respond to the demand for housing.

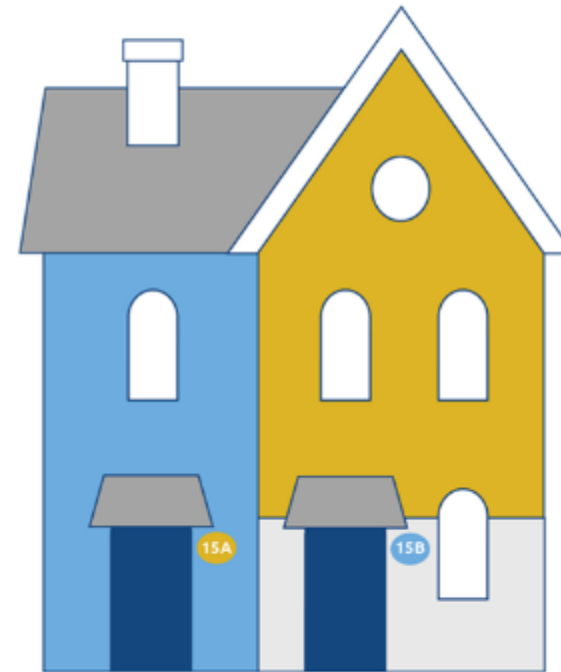
Facilitate choice in the types of units that are available (in terms of location, size, building form, price point).

Promote compatible development and sensitive intensification.

Be inclusive of all members of our community.

Rely on cooperative efforts.

Make efficient use of land and services.



Because how we grow matters!

www.Huroncounty.ca/Housing





RESIDENTIAL INTENSIFICATION GUIDELINES

A FRAMEWORK FOR DESIGN IN HURON COUNTY

November 4, 2020



WHAT DOES PLANNING & DEVELOPMENT STAFF CONSIDER WHEN REVIEWING APPLICATIONS?

Planning staff will be looking at the exterior design of the development proposal with consideration to how the project will look from the surrounding public streets. Huron County is home to great neighbourhoods and Huron County wants to ensure that by introducing more units and new forms of housing our neighbourhoods stay great.

There is an opportunity for new development projects to enhance the fabric of our community by providing greater housing choices to meet the needs of existing and future residents. In addition to the exterior design, Staff will be reviewing potential impacts of the development on the surrounding community.



What does Planning Staff Consider?

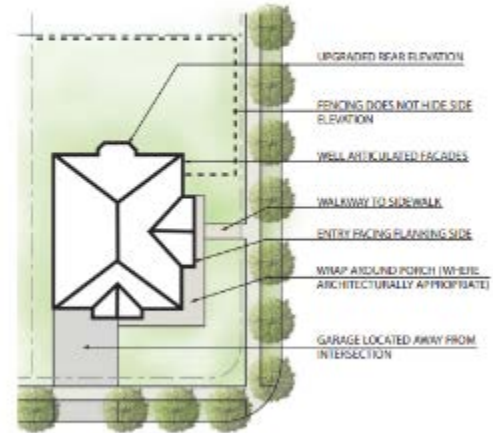
In evaluating development proposals Planning staff will look at a wide range of considerations including:

- Building Height
- Setbacks
- Building Placement
- Traffic
- Vehicular Access
- Parking
- Outdoor Amenity Areas
- Shadows and Privacy
- Lighting
- Landscaping
- Noise
- Microclimate
- Exterior Design



CORNER LOTS

Corner lots play a significant role in setting the character and quality of a street. Corner lots, especially those on higher order streets, act as informal landmarks within a community and therefore should be carefully designed. Units on corner lots should be designed with the following guidelines in mind:



Example of corner lot design with the main entry located on the long elevation facing the flanking street



Examples of corner lot design elements



TERMINATING VIEW LOTS (T-INTERSECTIONS & ELBOW STREETS)

Lots that occur at the terminus of T-intersections, and lots along elbow streets have been identified as "Terminating View Lots". As such, the following design consideration should be given to homes at the end of the T intersection street view and homes at a bend on the road:

- Dwellings should be designed to provide a visually attractive terminus from the intersecting street.
- Front elevations of homes that terminate the street should include a number of enhanced architectural features which could include a porch, projecting windows and decorative elements.
- House design for lots at the end of T-intersections shall have facade designs that utilize elements such as coordinated fenestration, masonry detailing, and entry elements.
- Driveways are encouraged to be located to the periphery of the view corridor to increase landscaping opportunities and reduce the prominence of the garage where possible.
- On elbow streets, driveway locations are to be carefully considered to avoid (as much as possible) driveways on adjoining lots merging at the street line.
- Where side elevations on elbow streets are partially visible from the street, materials should be coordinated with those of the front elevation.
- Where the driveway and garage are located at the visual terminus of the street design enhancements such as decorative garage door openings should be incorporated to contribute to an attractive streetscape.

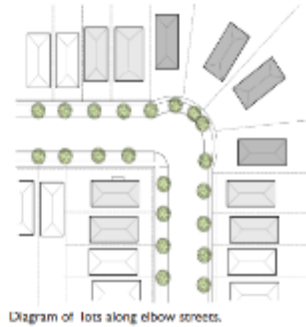
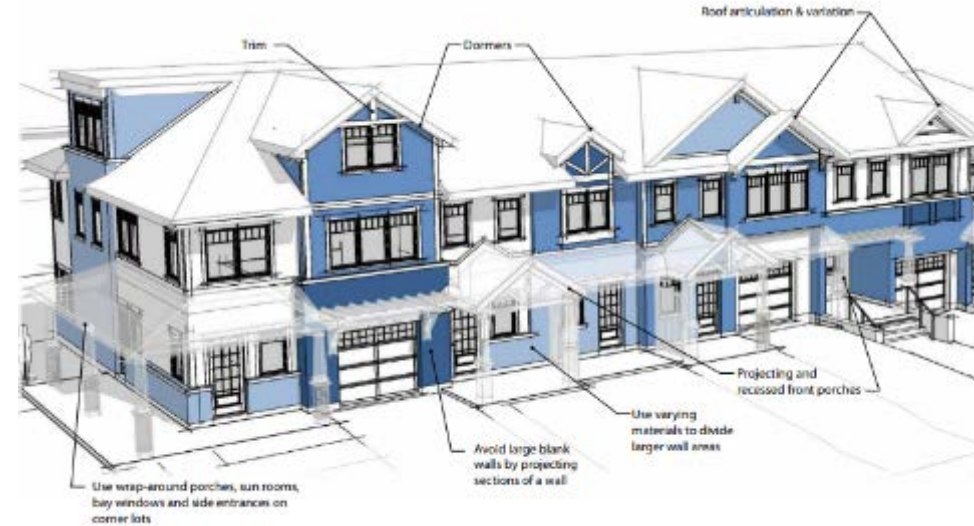


Diagram of lots along elbow streets.

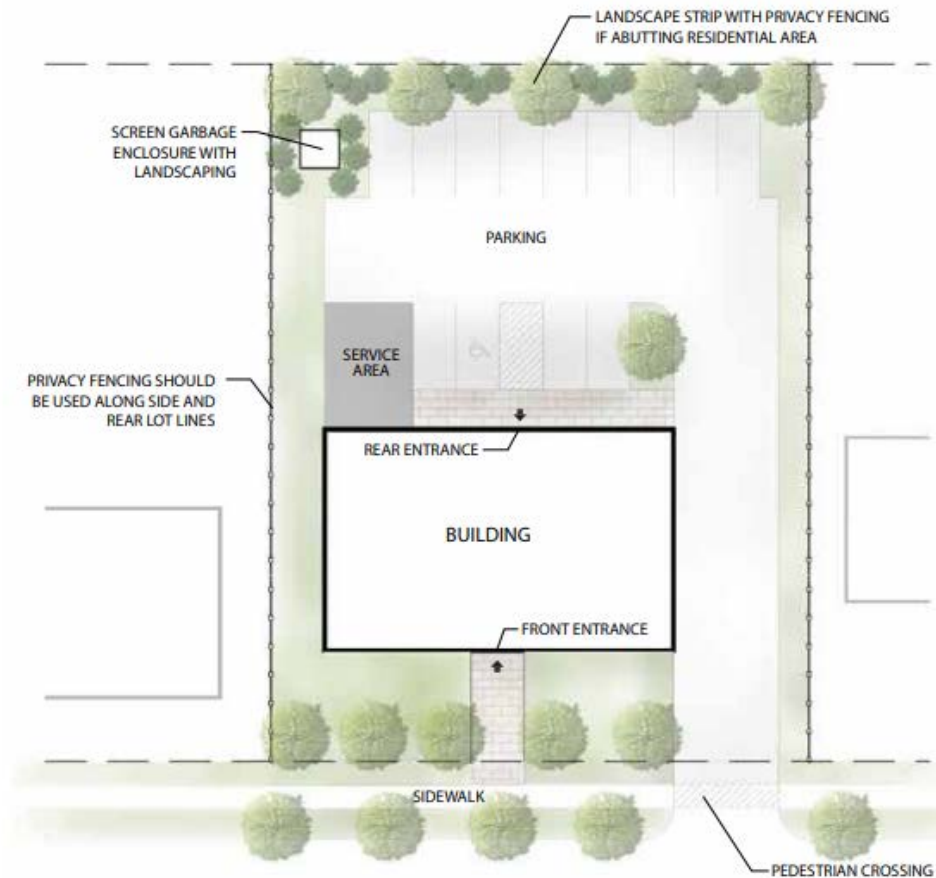


Diagram of a lot at the terminus of a T-Intersection.



The above graphic illustrates a number of techniques that can be used to breakup the mass of the building.

3.0 BUILDING ORIENTATION AND SITE LAYOUT



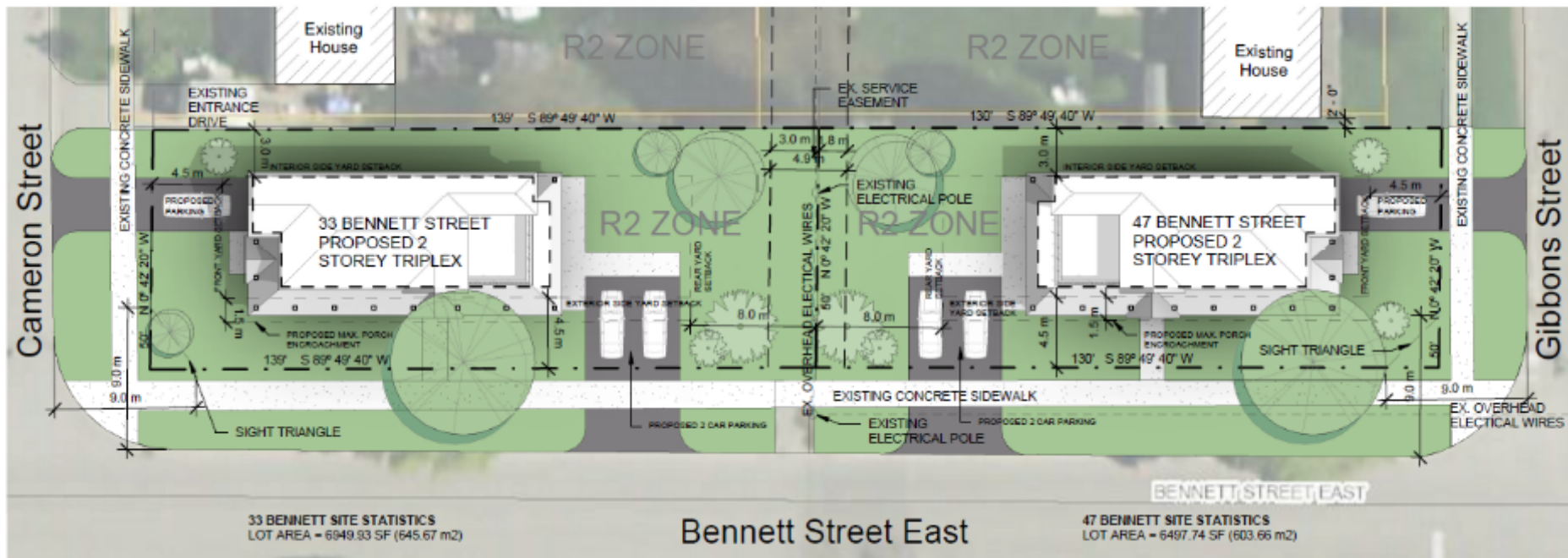
Example site layout for a small apartment/multiple residential site.

A QUICK CHECKLIST ON BUILDING ORIENTATION AND SITE LAYOUT:

- ❑ Consider the existing context
- ❑ Locate buildings to face surrounding public streets.
- ❑ Locate the main entrance to be visible from the street.
- ❑ For corner lots provide attractive elevations for both sides facing the street.
- ❑ Consider existing setbacks when determining building placement.
- ❑ Provide a pedestrian connection to any existing sidewalks
- ❑ Locate parking at the side or rear of the property where possible.
- ❑ Screen parking from surrounding lots with landscaping or privacy fencing.
- ❑ Provide landscaping along the frontage.








Site Statistics and Zoning Chart					
Town: TOWN OF GODERICH	Zone: ZONED R2 RESIDENTIAL LOW DENSITY		R2-3 SPECIAL ZONE PROPOSED. STATISTICS FOR 47 BENNETT SHOWN AS THIS IS THE SMALLER PROPERTY. 33 BENNETT IS LARGER.		
Zone Provision	Required	Proposed	Zone Provision	Required	Proposed
Lot Area (min.)	888m ²	803m ²	Building Area (Ground Floor Area)	241 m ² (788k)	124 m ²
Lot Frontage (min.)	20 m	15m	Gross Floor Area (Total All Floors)	N/A	209m ²
Lot Depth (min.)	N/A	25.0m	Landscaped Open Space (min.)	20%	27%
Lot Coverage (max.)	45%	20.7%	Open / Outdoor Storage	N/A	N/A
Front Yard (min.)	6 m	4.5 m	Height of Building (max.)	13 m	6.8 m
Rear Yard (min.)	6 m	6 m	Number of Storeys:	4	2
Exterior Side Yard (min.)	6 m	4.5 m	Number of Residential Units:	3	3
Interior Side Yard (min.)	3 m	3 m	Accessory Dwellings:	N/A	N/A
			Parking:	3 SPACES	3 SPACES

PROJECT NO. 1363.00

Site Plan 
 Conceptual Design
 June 15, 2021

Bennett Street East Triplexes
 33 & 47 Bennett Street East, Goderich

Allan Avis architects inc.
 60 West Street, Goderich, Ontario, N7A 2K3
www.allanavisarchitects.com



SCALE: 1/4" = 1'-0"
Exterior Perspective (VIEW FROM CAMERON
SCALE: 1/4" = 1'-0"
ST. & BENNETT ST.)
Conceptual Design
June 15, 2021

Bennett Street East Triplexes
33 & 47 Bennett Street East, Goderich

Allan Avis architects inc.
60 West Street, Goderich, Ontario, N7A 2K3
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PROJECT NO. 202103
Exterior Perspective (VIEW FROM BENNETT ST
SCALE - NTS (LOOKING WEST)
Conceptual Design
June 15, 2021

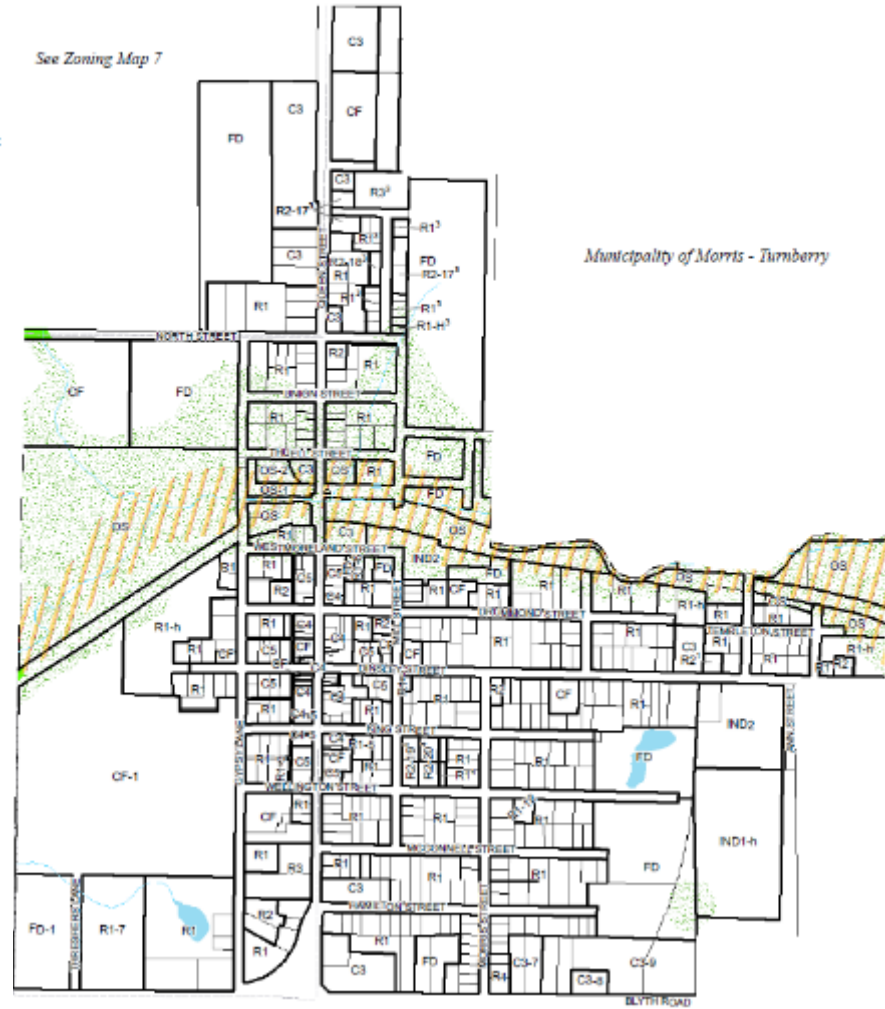
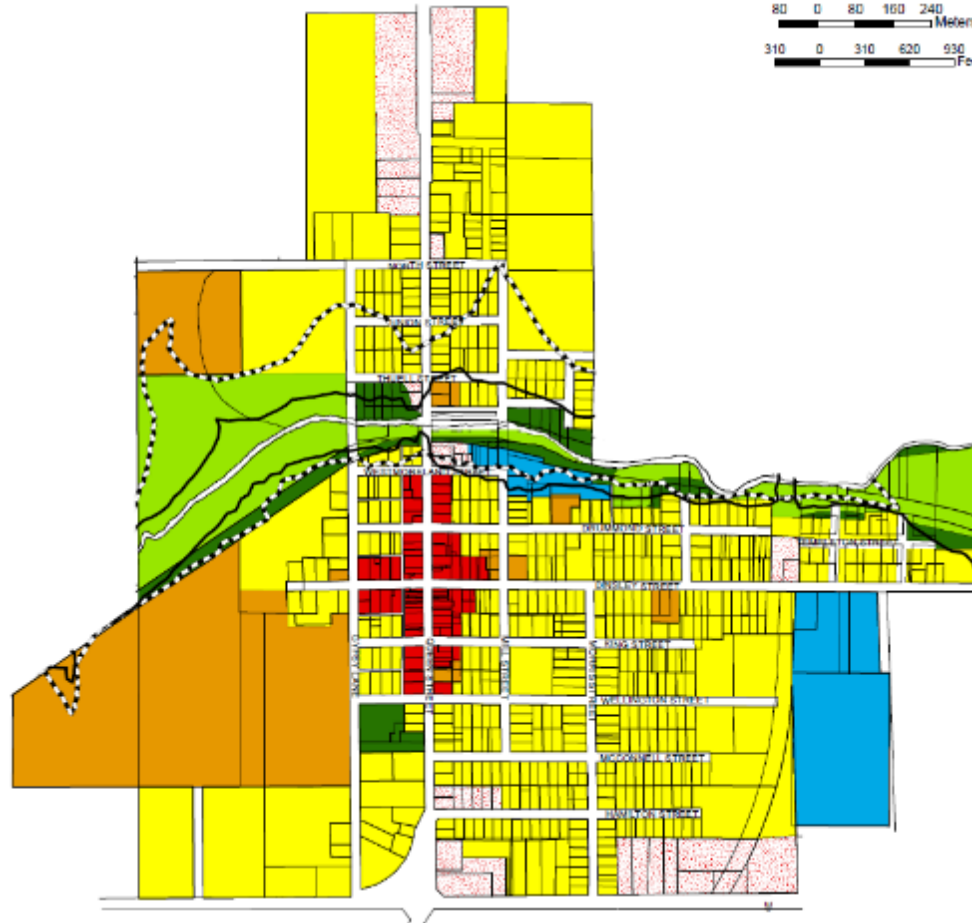
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THROUGH A HOUSING FRIENDLY LENS: A Review of Development Policy in Huron



Land use planning impacts what can be built and where.



Housing Friendly Review – Why?

- To streamline the approvals process for housing developments with a focus on gentle intensification;
- To reflect changes in housing forms and types; and
- To ensure that the planning framework is designed to deliver the housing units needed to meet present and future needs of our community.



Housing Friendly Lens – How?

- Review commonly amended Official Plan policies and Zoning By-law provisions (avoid unnecessary planning applications);
- Increase flexibility in definitions, zoning requirements and lot measurements to allow for more compact forms of housing;
- Amend approvals processes to streamline process, saving time and cost.



Permit new forms of housing (eg. stacked townhouse, back to back townhouse)

Photo Credit:
Viljoen Architecture

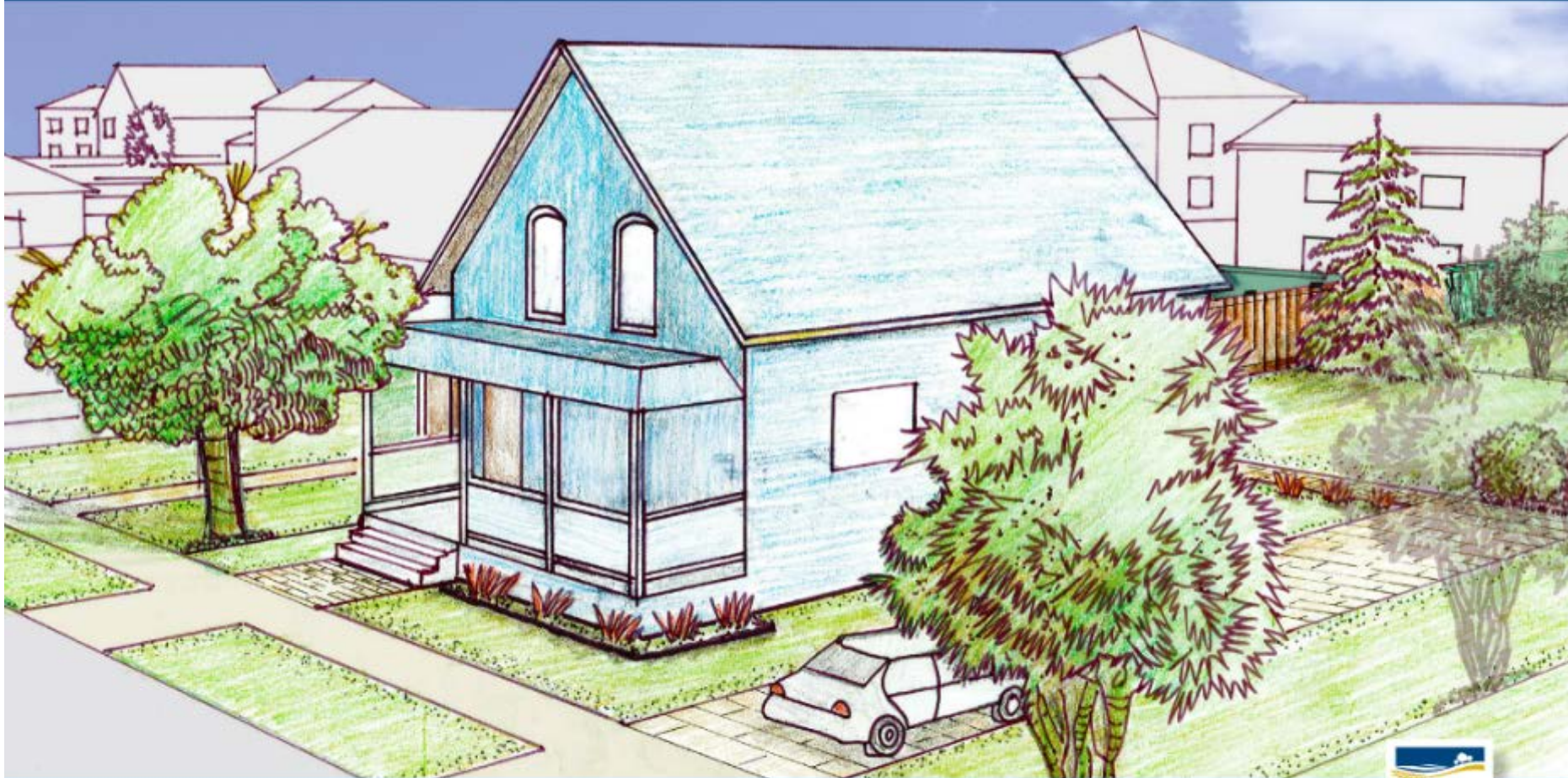




Additional Residential Units Guide

Best Practices for Adding More Units to Your Home

Huron County Planning and Development Department | July 2021



Land Use Planning & Zoning

If you're considering an additional residential unit for a property in Huron County, call 519-524-8394 extension 3 or email planning@huroncounty.ca to talk with your local Planner.

- Let us know the property address and municipality that you're interested in, and what structures exist on the property currently.
- Ask us to confirm whether the property permits additional residential units, and what zoning requirements there are for additional residential units.
- If an addition or internal renovation is proposed, check the
 - Required front, side, and rear setbacks
 - Maximum height limit for the main building
 - Maximum lot coverage
 - Landscaped open space minimums
 - Sufficient parking, at least one tandem parking space per unit, is available to meet Zoning By-law requirements and the needs of the residents
- If a new accessory building for an additional residential unit is proposed, check:
 - Required accessory building setbacks
 - Accessory building maximum coverage
 - Accessory building maximum height limit
 - Maximum lot coverage
 - Landscaped open space minimums
 - Planting strip or fencing requirements
 - Sufficient parking, at least one tandem parking space per unit, is available to meet Zoning By-law requirements and the needs of the residents
 - Note: on agricultural properties, additional residential units in an accessory building or movable building may be permitted, but they are required to be clustered with the main residential building on the lot.

Building Code

Building Permits are required for all additional residential units, whether they are in an existing or new building. The building permit process helps ensure that units are safe for residents.

- Ensure your designs comply with the Ontario Building Code, and that you get a building permit for any work
 - The Province's Build or Buy a Tiny Home guide includes summaries of many Building Code requirements that would apply to an additional residential unit in an accessory building, and is available online here: https://files.ontario.ca/tinymh_tiny_homes_en_20191128.pdf
 - The Province's Add a Second Unit guide includes summaries of many building code requirements that would apply to an additional residential unit within the main building, and is available online here: <https://www.ontario.ca/page/add-second-unit-your-house>
- For your permit will need to submit the following to the local Municipality:
 - a complete application form and any other forms and supporting documents required by the Municipality
 - construction drawings (most municipalities require at least two sets of drawings)
 - payment of the building permit fee
- Municipal building inspectors must review the work at various stages during construction, to check framing, insulation, plumbing, interior finishes and other items contained in the Building Code. Confirm with the local Building Official or Inspector about what needs to be inspected, and when.
- Important considerations for additional residential units within the main building are whether building systems (i.e. hot water, furnace, air conditioner, electrical panel etc.) will be shared between units; this can have important design implications

Servicing

Servicing are an essential part of the design and planning for an additional residential unit. Services include drinking water, sanitary sewer, electricity, gas, and stormwater management.

- Check how the property is currently serviced, are there:
 - Public water services
 - Public Sanitary Sewer Services
 - Private or Communal Well
 - Private or Communal Septic System
- If the additional residential unit would be in a new accessory building, ask the Planner how services should be connected. Often, water and sanitary services are required to be shared between the main building and an accessory building
- Find the location of all on-site services and connections, and whether your unit would interfere with or require any of those services to be relocated or replaced
- Consider whether the servicing, particularly water, sanitary / septic and electrical, needs to be upgraded or replaced to accommodate the additional demand from more households.
- Ensure that your roof runoff and grading are designed to avoid causing issues for your neighbours; consider eaves troughs, rain barrels, swales, and other methods of managing your stormwater.

Design

Building an additional residential unit is a significant, and costly, investment, with many important design considerations for the property owner, residents, and neighbours.

- Designing to fit in
 - Consider ways to complement the existing architecture of the building with the finishes or style details of the new accessory building, or the addition or renovations to a main building.
 - Landscaping
 - Avoid removing large trees, consider planting new shade trees for future residents to enjoy, especially deciduous trees to the south
 - Consider low maintenance, drought tolerant and native species for landscaping
 - New accessory buildings should be designed to be shorter than the main building, and overall appear less bulky and smaller to maintain the prominence of the main building; where possible they should also be behind the main building.
 - For additional residential units in the main building, try to avoid new exterior doors or entrances, if they are necessary, aim to locate them on a side or rear wall, or within a covered porch area.
- Consider universal design elements that improve accessibility, both for residents and their potential guests, and makes aging in place easier. CMHC material on accessibility are available online here: https://www.cmhc.schl.gc.ca/en/developing_and_renovating/accessible_adaptable_housing
 - Accessible entrance
 - Accessible bathroom
 - Accessible main corridor
 - Accessible bedroom
 - Accessible or convertible kitchen

Concept: Dark Sky Lighting Design

Dark sky lighting design is intended to help reduce light pollution. To be considered dark sky lighting, lights should only be on when needed, only light areas that need to be lit, be no brighter than necessary, minimize blue light, and be fully shielded, pointing down.

Definition: Variances and Zoning By-law Amendments

Sometimes, the existing buildings and layout of a lot will make it impossible to meet one or more requirements of the municipal Zoning By-law. In that case, you can discuss with the local Planner whether a Minor Variance or a Zoning By-law amendment might be appropriate. Generally, minor variances are for a small number of minor tweaks to by-law provisions, while a zoning by-law amendment may be for a more major change or a case where several requirements need to be amended.

Both processes can take about four months to complete, and require an application and a fee to be submitted to the local municipality. A notice of the application is circulated to neighbours and/or posted in the local newspaper.

Modular, Mobile, and Temporary Dwellings

An option you might be considering for an additional residential unit are modular, mobile, or temporary dwelling units, whether they be purpose built 'tiny homes' or more traditional mobile homes or modular homes. If you're interested in these moveable dwellings, it is essential to ask your local Planner about your options. Depending on where your property is, and how the local Municipal Official Plan and Zoning By-law regulate these uses, you might need to apply for a temporary use by-law, which often includes an agreement to remove the unit when the by-law expires. Temporary dwellings permitted by a temporary use by-law are referred to as 'garden suites'.

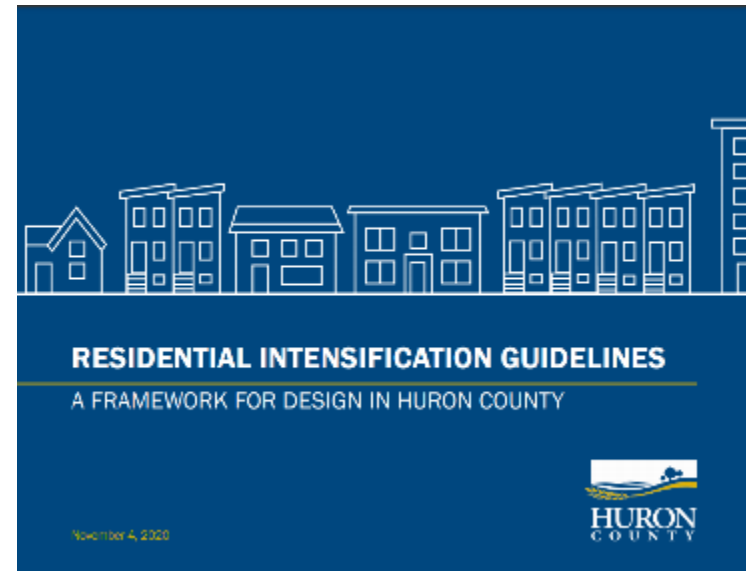
Moveable dwellings are particularly popular on rural properties, especially farms with private services. The moveable dwelling is typically required to be clustered with the main house, to share the septic system and/or well, and to share an access (laneway) with the main house. These requirements are intended to reduce the impact of a new dwelling on surrounding agricultural uses.

Below are examples of manufactured and mobile dwellings produced by Northlander Industries <https://northlanderindustries.com/> and General Coach <https://generalcoachcan.com/>.



Planning Approvals

- Goal is to reduce the number of housing developments that require either a zoning amendment or variance; this will create a more predictable and streamlined development process.
- Commonly heard concerns will be addressed through the application of the Residential Intensification Guidelines during Site Plan Control.



Municipal Contributions

Many municipalities across Ontario are looking at a variety of options/tools to help fund new housing this includes:

- Funding from capital reserves.
- Contribution of free municipally owned land.
- No development fees or charges, e.g., Community Improvement Plans.
- No property taxes on new units.
- Leveraging of owned properties, e.g., re-mortgaging owned buildings or selling of scattered units.
- Expedited planning and building approvals.
- Huron County, along with their local municipal partners have an opportunity to utilize some of these tools to develop housing on their own sites.

GODERICH

*Affordable Housing
Community Improvement
Plan*

Draft Plan Council Presentation

Monday May 2, 2022



Town of Goderich Affordable Housing Community Improvement Plan (CIP)

What is a CIP?

A CIP is a tool that allows the Town to facilitate change and encourage revitalization through the provision of financial incentives and grants.

Where does it apply?

This Affordable Housing CIP will apply to the entire Town.

What grants are available?

Grant programs offer up to 50% of eligible project costs, up to \$10,000, and/or up to 100% of development charges!

- ✓ Design and Study Grant
- ✓ Planning and Building Permit Fee Grant
- ✓ Development Charge Grant
- ✓ Tax Increment Equivalency Grant (TIEG)
- ✓ Brownfield Financial Tax Incentive Grant

Goals of the CIP

1. Reduce the number of vacant or under-utilized/non-performing properties through the renovation, repair, or rehabilitation of said buildings for affordable housing purposes;
2. Increase Town inventory of affordable housing;
3. Encourage a mix of housing types;
4. Encourage a range of affordable units along the housing continuum;
5. Provide support for projects that are considered more deeply-affordable and/or sustainable; and,
6. Reinforce the provision of affordable housing as a community priority.

Who is eligible?

Owners of residential properties, mixed-use buildings, community facilities, and housing that is designed/marketed to be affordable may be eligible to apply for the various grant and incentive programs.

Where can I find the CIP?

You can find the draft CIP at the link below:

<https://www.goderich.ca/en/doing-business/grants-and-incentives.aspx>

Who do I contact?

We encourage community members to submit their comments and feedback on the draft CIP. To submit your comments, please contact:

Andrea Fisher
Clerk/Planning Coordinator
519-524-8344 ext. 210
afisher@goderich.ca



Draft Affordable Housing Community Improvement Plan (CIP) Update



The Town of Goderich is holding a Public Meeting on **June 13th, 2022 at 4:00pm** to consider the adoption of an Affordable Housing Community Improvement Plan (CIP).

The new Affordable Housing CIP focuses on minimizing financial barriers to the creation of affordable and attainable rental housing within the Town. The following Financial Assistance Programs are proposed:

Financial Program	Maximum Grant Value
Design and Study Grant	\$ 10,000
Planning and Building Permit Fee Grant	\$ 5,000
Tax Increment Equivalency Grant	up to 15 years of Town Tax breaks
Development Charge Grant	up to 100% of Town DC's
Brownfield Financial Tax Incentive Grant	Application Specific

The draft CIP is now ready for review prior to the Public Meeting. Between now and the public meeting on June 13th, we strongly encourage community members to send in their feedback and comments on the draft CIP to **Victor Kloeze, Senior Planner**, at vkloeze@huroncounty.ca.

The draft CIP can be found at the link below:

<https://www.goderich.ca/en/doing-business/grants-and-incentives.aspx>



Huron County Housing Renewal Plan

Increasing Affordable Housing in Huron County

Huron County Council

May 11, 2022

TWC
tim welch
consulting inc



Housing Renewal Plan

The purpose of the Housing Renewal Plan is to:

- Analyze the existing housing stock currently owned by the County of Huron or other levels of local government.
- Identify opportunities to create more affordable housing units.
- Ensure that the County maintains a series of 'shovel ready' properties which range in size, scale and location.
- Be ready, and able to act quickly, when affordable housing opportunities arise.

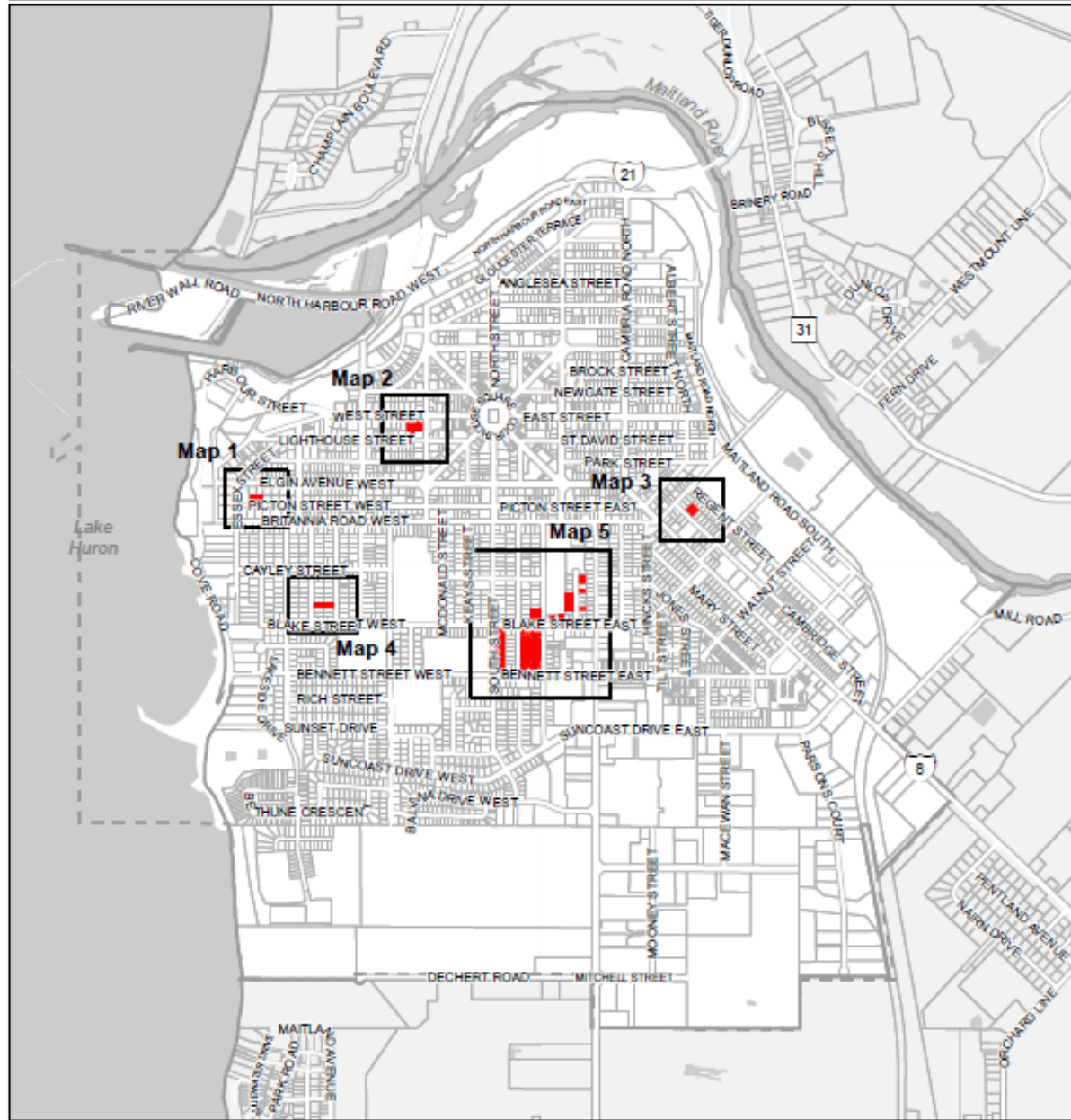
Huron County Housing


Property Inventory


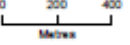
2022



County of Huron
Planning Department
www.HuronCounty.ca/plandev




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 1:21,000

- Huron County Housing Property
- Property Boundary
- L¹ Urban Area

85 West Street, Goderich

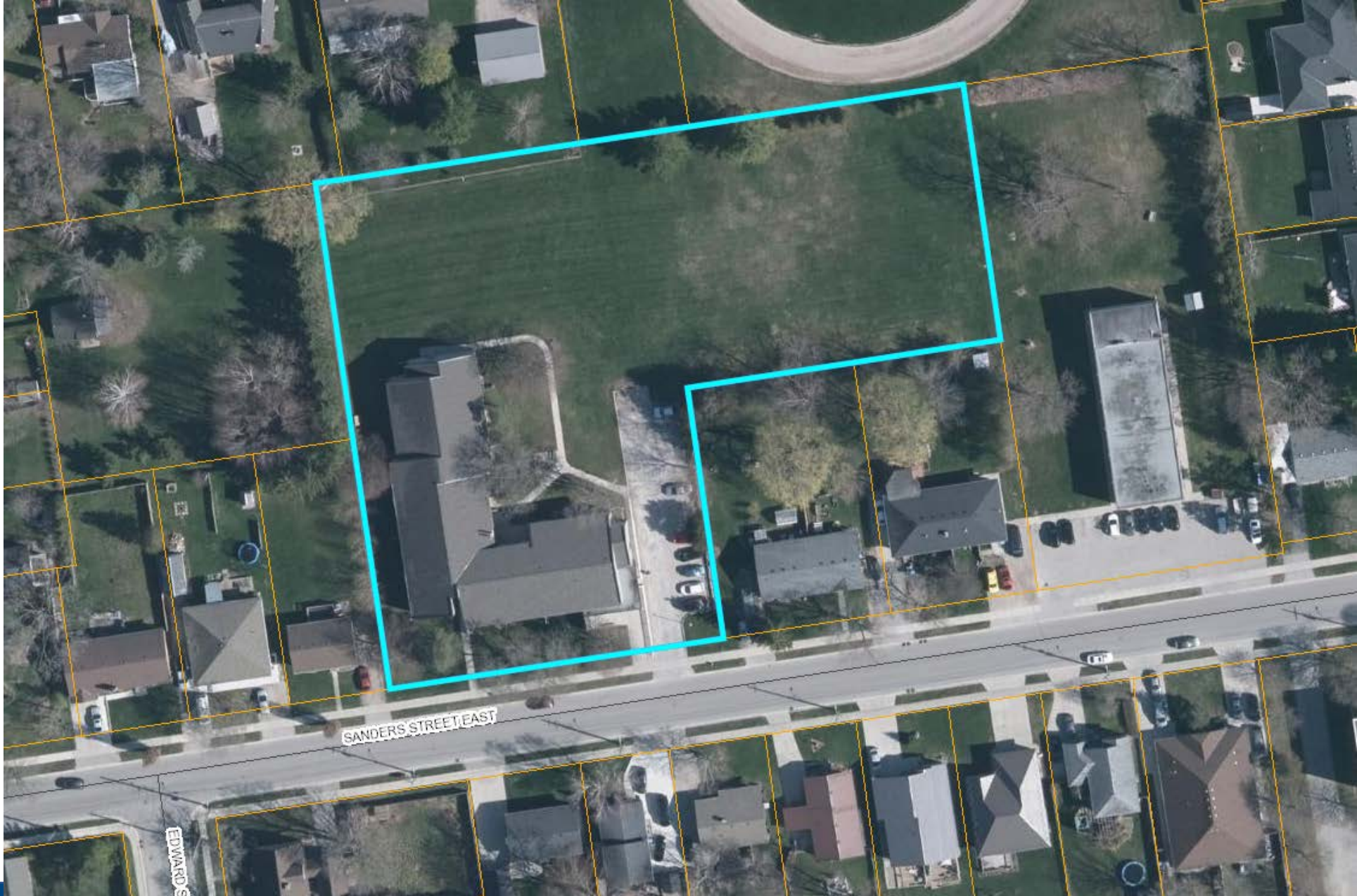
- A development of 6 units is suggested for 85 West Street (with frontage on Lighthouse Street).
- With a small footprint, this 3-storey infill building will require parking, side yard and rear yard variances to be feasible.



Former Victoria Public School Site, Goderich

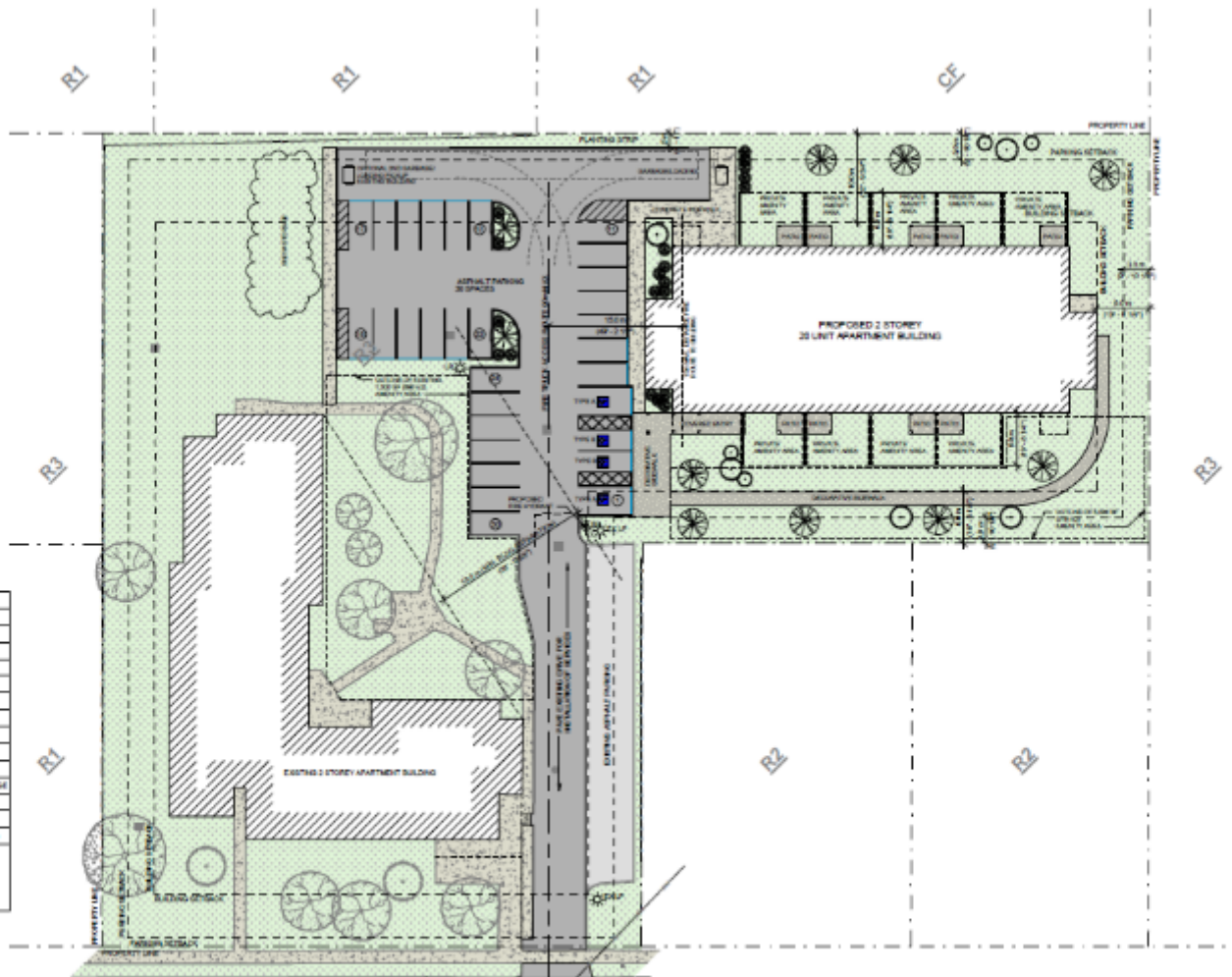
- Potential for a 60–70-unit large housing project is feasible on the former site of Victoria School on Gibbons Street provided that a portion of the existing Town-owned property can be obtained to develop affordable housing.
- This concept leaves sufficient room at the north end of the site for further development (i.e., a potential upper tier administration building).







SITE STATISTICS AND ZONING CHART		
MUNICIPALITY: SOUTH HURON	ZONE: R1 - RESIDENTIAL HIGH DENSITY	
ZONE DESIGNATION	ACQUIRED	PROPOSED
LOT AREA (SFKL)	1,327 SF (0.03 ac)	30,880 SF (0.56 ac)
LOT FRONTAGE (SFKL)	82' 0" (23.4 m)	207' 0" (63.1 m)
LOT DEPTH (SFKL)	124' 0" (38.1 m)	301' 0" (91.7 m)
LOT COVERAGE (SFKL)	4%	20%
	30,320 SF (0.55 ac)	21,120 SF (0.48 ac)
FRONT YARD (SFKL)	18' 0" (5.5 m)	NO CHANGE
REAR YARD (SFKL)	5' 0" (1.5 m)	10' 0" (3.0 m)
EXTERIOR SIDE YARD (SFKL)	18' 0" (5.5 m)	18'
INTERIOR SIDE YARD (SFKL)	18' 0" (5.5 m)	18' 0" (5.5 m) CHANGE
LANDSCAPED OPEN SPACE (SFKL)	4%	4%
	21,111 SF (0.48 ac)	20,270 SF (0.47 ac)
HEIGHT OF BUILDING (MAX)	48' (15 m)	TO BE DETERMINED
PARKING	36 SPACES EXISTING PARKING ASSIGNED TO ACCOMMODATE EXISTING BUILDING 1.5 SPACES PER UNIT @ 24 UNITS	36 SPACES INCLUDES 4 SANDERS STREET @ THIS A, 1 THRU B INCLUDES 4 SANDERS STREET @ THIS A, 1 THRU B





 **SITE PLAN**
 SCALE: 1/4" = 1'-0"

50 West Street
 Exeter, ON, N7A 2K3
 www.AOB/AVS/ARCHITECTS.COM
 T 519 524 8212
 F 519 524 8213

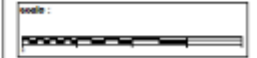
**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT/CLIENT/OWNER	
PROFESSIONAL	
DATE	10/20/2023
ISSUED FOR	

All measurements must be checked on the work by the Contractor.
 Do not scale the drawing.
 Do not use this drawing for construction until sealed and signed by Architect.
 Signing Architect has exercised responsible control with respect to design activities.

PROPOSED APARTMENT BUILDING
 134 Sanders Street, Exeter

Site Plan
 Conceptual Design



Detail:
 • North arrow
 • Location marking

Drawn: JM Check: JM
 Date: 08/02/2023 Drawn: **SP1**
 Job: 1321



Exterior Perspective View
Conceptual Design
Dec 17, 2020

PROPOSED APARTMENT BUILDING
134 Sanders Street, Exeter

Allan Avis architects inc.
60 West Street, Goderich, Ontario, N7A 2K3
www.allanavisarchitects.com

Questions for Jay and Victor???

Break out rooms

- We need your insights!
- Community Economic Development Committee members and staff will be facilitating break out rooms.
- We will be taking notes in each break out room.
- Your comments will be noted but not your names.



Break out rooms

- Based on what you learned today or what you have seen in other communities what actions do you think would work in the Municipality of Kincardine?
- What do you think is the top priority action for the Municipality of Kincardine?



Report back

- We will collate all the information from the break-out rooms
- Facilitators share the priority actions from your group, as well as any insights noted.



Next steps

Cherie Leslie

Community Economic Development Coordinator



Housing Action Plan Next Steps

- What we heard report is being created
- Gathering housing statistics
- Researching promising practices from other communities
- Identifying actions
- Draft action plan to come to council in early fall
- Comprehensive Zoning By-law Update/ CIP update
- Budget needs will be submitted in 2023 budget cycle



In closing – Mayor Glover

- Thank you to all of the speakers today.
- Thank you to participants
- A feedback survey will be sent out to gather your input on how it went today and any other thoughts.



*Good Evening
everyone*

