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Affordable Housing Development Initiatives

Committee of the Whole - Information Session

February 14, 2024

Affordable Housing Development and Renewal

- Mandate is to increase the expertise and skills to significantly increase the supply of affordable housing across the Region. This includes:
 - Assessing community needs, effectively engaging the community and identifying opportunities for development or redevelopment;
 - Managing new affordable housing development projects from initiation to occupancy;
 - Identifying and securing development sites for the creation of mixed-income communities;
 - Securing financing for development projects and responding to funding initiatives from other levels of government;
 - Delivering programs to support external affordable housing development; and
 - Developing strategies and partnerships with internal departments, external agencies and development partners.

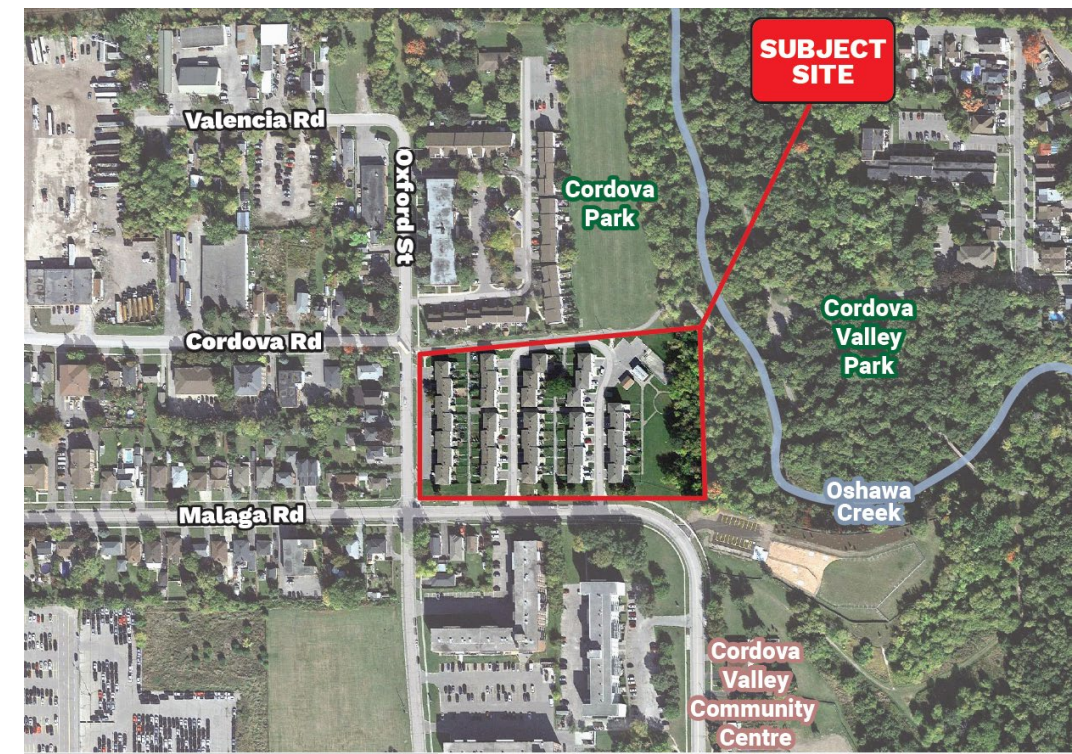
DRLHC: Approaching Revitalization

- Identified need to improve build conditions, mix, efficiency and design while increasing supply
- Responding to each site's context while maximizing yields
- Maximize connectivity, promote transit use, while meeting functional requirements
- Opportunity to create a diversity of housing types
- Provide shared amenity spaces to meet community needs
- Understand development opportunities and constraints
- Foundation for market soundings, public and stakeholder engagement
- Engaging local community and current residents in feedback process to determine best revitalization opportunities and outcomes



Malaga Drive

- Current site – 65 townhouse units adjacent to Cordova Park and the Oshawa Creek Valley
- Phase I community engagement feedback:
 - Accessibility is a priority in future design
 - Community safety is a top concern
 - Strong interest in accessible community recreational space and greenspace connection to the existing park
- Mixed-income development concept plans being refined to account for technical comments
- Phase II Community engagement scheduled for February 28 (Public Notice to be sent February 14) to present preferred development concept for feedback
- Presentation of Business Case for preferred concept planned for spring 2024



Context

Site Considerations



- 1 VARIABLE GRADE CHANGE ACROSS THE SITE. The site experiences an undulating topographic pattern
- 2 DEVELOPMENT LIMIT / NON-DEVELOPABLE AREAS. Approximate development limit, setbacks, CLOCA regulated area and sewage line easement
- 3 EXISTING OPEN SPACE AND FACILITIES. Open space adjacent to Erie Park, basketball court and ancillary buildings
- 4 CONNECTIVITY AND CIRCULATION. Access to multi-use trail and Joseph Kolodzie Oshawa Creek Bike Path blocked by existing fence
- 5 BUILT FORM CONTEXT. Mid-rise and low-rise development are in the surrounding context. Lower scale built form has the potential to be redeveloped over time.

LEGEND

- | | |
|---------------------------------|---------------------------|
| Site Boundary | 10m Wooded Area Setback |
| Open Space | Townhouses |
| CLOCA Regulated Area | Mid-rise Apartments |
| Sewage Easement | Single Detached Dwellings |
| 30m Development Limit (Approx.) | Retail / Industrial Uses |
| 30m Riparian Corridor Setback | |

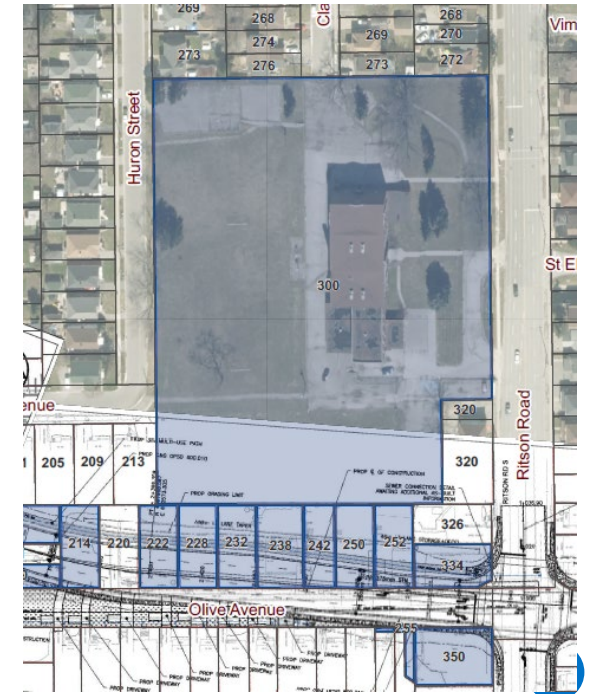
Christine Crescent

- Current site – First phase of a larger redevelopment initiative in the Nevis/Normandy neighbourhood
 - 12 townhouse units along Christine Crescent, adjacent to Chopin Park
- Phase I community engagement feedback:
 - Community safety is a top concern with a desire for safe places for kids to play (both indoor and outdoor)
 - Privacy is a priority in future design
- Mixed-income development concept plans for Christine Crescent being refined to account for technical comments
- Phase II Community engagement scheduled for February 28 (Public Notice to be sent February 14) to present preferred development concept for feedback
- Presentation of Business Case for preferred concept planned for spring 2024



The Ritson School

- Community Needs Assessment report is complete and has identified a range of potential space options and opportunities for the existing school and the surrounding property
- Preliminary identified needs include:
 - Affordable and attainable housing supply
 - Support services for youth, sole caregiver families, and seniors
 - Addressing expected impacts of population growth due to the GO station
 - Improved access to community programs and services
 - Protected parks and open spaces
 - Access to physical and mental healthcare
 - Support for continued reconciliation in partnership with Indigenous peoples
- Concept development is currently underway, with engagement to take place in spring of 2024



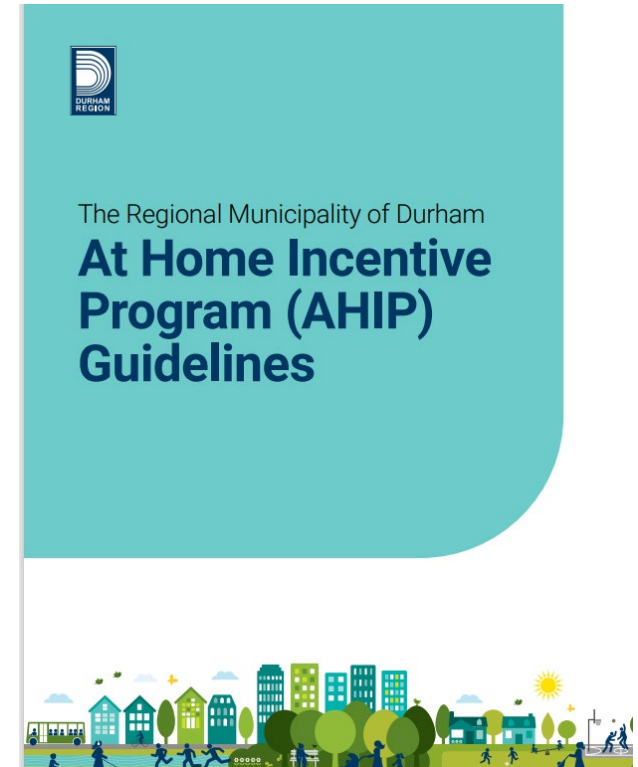
590-650 Rossland Road

- Durham Region owns 650 Rossland Road
 - 2.87-acre parcel, currently occupied by a DRPS Accident Reporting Centre, fuelling facilities, surface parking and short-term vehicle storage area
- Infrastructure Ontario owns 590 Rossland Road
 - 7.03-acre parcel, currently accommodates a one-storey multi-tenant government office building with adjacent surface parking lot and vacant land
- Established a collaborative framework for joint working group to coordinate development feasibility analyses and due diligence for both sites
- Opportunity to create a higher density, walkable, transit supportive housing development within convenient walking distance of a wide range of services and amenities



AHIP: Building Needed Capacity

- Focus on providing Regional capital contributions to projects that provide a minimum of five affordable housing units and includes:
 - New construction
 - Construction of non-residential buildings to purpose-built rental housing
 - Addition of new affordable buildings/units to existing sites/buildings
 - Community housing redevelopment that increases the supply of affordable housing units
- Annual invitation to qualified developers/landowners
 - 10 proposals submitted for 2023 funding
- Best projects awarded on a competitive basis (\$5.5 million)
- Transparency of evaluation criteria and submission requirements, timelines, depth of affordability, cost per unit and other factors are required up front
- Award based on achieving defined outcomes
- 2023 applications currently under review, recommendations coming to Regional Council in March 2024



DRLHC Modernization

- Durham Regional Local Housing Corporation (DRLHC) governing documents (Articles of Incorporation and By-Laws) have remained unchanged since 2000 and limit revitalization activity
- Draft Amended Articles of Incorporation, new By-Law and a Shareholder Direction from the Region of Durham to the DRLHC to expand the mandate of the DRLHC from strictly a social housing provider to include:
 - The provision of affordable rental housing and creation of mixed-income communities for low-to-moderate income households; and
 - Allowance for development and redevelopment activities.
- Proposed governance documents will be introduced to the DRLHC Board of Directors in February, and presented to Regional Council and the DRLHC Board for approval in early spring 2024

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