



**MUNICIPALITY OF NORTH GRENVILLE
HOUSING ADVISORY COMMITTEE MINUTES**

**November 7, 2024, 5:00 p.m. - 7:00 p.m.
Held in Meeting Room 1, 285 County Road 44**

MEMBERS PRESENT Kevin Willey
Councillor Deb Wilson
Mayor Nancy Peckford
Mitch Bloom
Nadia Diakun-Thibault
Manpreet Shahi

MEMBERS ABSENT Alain Cayer
Councillor Kristin Strackerjan
Ardis Lerner

STAFF PRESENT Amy Martin, Director of Planning & Development
Senterre McKenna, Committee Clerk

A. Open Meeting

Co-Chair Nancy Peckford the meeting to order at 5:12 p.m.

B. Land Acknowledgement

The land acknowledgment was read by Nancy Peckford.

C. Approval of the Agenda

Delete Item 3. Identifiable Individual as per Nadia Diakun-Thibault's request.

Nancy Peckford review the workplan additions from the October meeting, she noted that she will be sending out emails to Federation of Canadian Municipalities, Shalom Homes, Corey Lockwood and Eastern Ontario Reginal Network to set up future delegations.

#HAC-2024- 22

Moved By Kevin Willey
Seconded By Mitch Bloom

Be it resolved that:

The agenda for November 7, 2024 be approved as presented.

CARRIED

D. Disclosure of Interest

None.

E. Approve Minutes of Previous Meeting

#HAC-2024- 23

Moved By Manpreet Shahi
Seconded By Kevin Willey

Be it resolved that:

The following meeting minutes be approved as circulated:

1. October 3, 2024

CARRIED

F. Delegations

None.

G. Decision Items

None.

H. Correspondence/Information Items/Reports

1. Cahdco Report of Bell Hall

Amy Martin noted the Cahdco completed the feasibility study on Bell Hall, currently in Phase 2. drawings are being completed as well as getting estimates, coordinating with Canadian Mortgage and Housing Corporation (CMHC) for lending. Early January is the expected date for completion for the application regarding affordable housing. This would be housing for veterans and seniors in the community. Potential partnerships for the start up, to date there are 50 residential units 1 bedrooms with considerations for larger units. United Counties of Leeds Grenville is seeking some additional funding for these units, this will be completed in December. CMHC loans will be essential for this project and municipal budget consideration. Nany Peckford noted that \$450K will be used for architectural fees. Amy Martin confirmed that the building should be viable, as this have been reviewed by Cahdco,

she did state that if there are any future surprises with the building they can stop the project without losing funds.

Mitch Bloom asked if there was a benefit to tear down the building and start new. Amy Martin noted that the costs are lower to renovate the space and repair than to build new. He asked the amount of the CMHC affordability amount. Amy Martin noted that the county can support the number of units. She can't confirm the dollar amount as of yet. There needs to be a precommitment from the counties to get the approval of the units, per unit. She can then push forward the application. The application information will be compiled by mid December for review. Bell Hall will be severed off from the Kemptville Campus lands. The formation of a municipal housing corporation will have time to be established. Nadia Diakun-Thibault asked how much land will be severed, Amy wasn't able to confirm the acreage. Mitch Bloom asked what level of accessibility the building currently has, confirmed there will be one elevator for tenants, and one freight elevator. The building requires accessibility improvements. Nancy Peckford noted there will be common space and a senior area planned for the main floor. There will be built in office space and commercial space.

2. Terms of Reference

Moved to next meeting.

3. Identifiable Individual, Nadia Diakun-Thibault

Item removed from the agenda.

4. Brockville Housing Meeting Follow Up

The topic of container homes was discussed by Members. Nancy Peckford noted that the Municipality of North Grenville (MNG) does not need to approve container home designs. Kevin Wiley mentioned Ontario Container Supply, a local supplier of containers that can be used for container homes, has expressed a desire for additional support from MNG in securing building permits. Amy Martin clarified that container homes are subject to a permit application process.

Nadia Diakun-Thibault shared her positive experience with veteran housing in Kingston, which she felt was well-designed with communal spaces and structured programs. She also highlighted the use of mass timber in housing and suggested CABN, a mass timber supplier and builder, as a potential future delegation. She recommended Brad Gaffney from Newterra as a contact and suggested a spring tour of their facilities in Brockville.

There was a brief discussion on the OP consultation.

Action: Committee Clerk to distribute information related to the OP consultation to the Members.

5. Quarterly Update On Housing

Amy Martin presented her quarterly Housing report, covering several key points:

Affordable Housing Target: Nancy Peckford confirmed the provincial target of 25% for affordable housing in new builds, which applies to projects with a minimum of five stories and ten units. This is not a requirement unless builders meet the criteria. Mitch raised concerns that this focus on higher-density housing does not align with the needs of rural communities. He also inquired about infrastructure program applications to support housing development.

Water Treatment Plant Concerns: Mitch Bloom expressed concerns about the capacity of the water treatment plant to support future housing developments. Amy Martin noted that if necessary, secondary phases of development may need to be paused, but Nancy Peckford reassured that the plant's expansion will support some of the projected homes and will remain viable for at least 15 years once completed.

Urbandale Sommerville Road Application: Nancy Peckford asked about the Urbandale Sommerville Road application, and Amy Martin confirmed that no application has been received yet.

Downtown Housing: Mitch Bloom questioned why many projected housing developments are downtown. Amy Martin explained that there is a need for housing in the downtown area to ensure it remains a mixed-use space, not just retail, and to allow residents to live and shop within the community.

Additional Residential Unit Incentive Program: Amy Martin reviewed three designs for the Additional Residential Unit (ARU) incentive program and suggested having a show home to help residents visualize the preapproved models. Mitch Bloom raised concerns that these types of homes may not be the best fit for the area, as there is a desire for more environmentally sustainable housing. Nancy Peckford suggested leveraging municipal land, particularly the 13 acres on Ferguson Forest Centre land, for future housing developments. She recommended including this land in the municipal land review for planning purposes, as there is a significant demand for more housing.

I. Other Business

1. Items for Next Meeting

- Official Plan Consult Summary
- Shalom Homes, Corey Lockwood and Janne Ritskes
- Terms of Reference

J. Public Questions

None.

K. Adjournment

#HAC-2024- 24

Moved By Kevin Willey

Seconded By Manpreet Shahi

Be it resolved that:

The meeting held on November 7th, adjourned at 6:52 p.m.

CARRIED