



**Seniors Housing Task Force Meeting - South Frontenac
Tuesday, December 6, 2016 – 10:00 a.m.
South Frontenac Council Chamber, 4432 George Street,
Sydenham**

AGENDA

Page

1. **Call to order**
2. **Adoption of the agenda**
 - a) **That** the agenda be approved.
3. **Disclosure of pecuniary interest and general nature thereof**
4. **Adoption of minutes**
 - a) **Minutes of Meeting held October 4, 2016**
That the minutes of the Seniors Housing Task Force meeting held October 4, 2016 be adopted.
5. **Deputations and/or presentations**
 - a) **SHS Consulting and *Re/fact Consulting***
South Frontenac Seniors Housing Business Plan Update
6. **Reports**
7. **Communications**
8. **Other business**
9. **Next meeting date**
10. **Adjournment**

2 - 5

6 - 16



**Minutes of the Seniors Housing Task Force Meeting
October 4, 2016**

A meeting of the Seniors Housing Task Force – South Frontenac was held in the South Frontenac Council Chamber, 4432 George Street, Sydenham, on Tuesday, October 4, 2016 at 10:07 AM

Present: Deputy Warden Ron Vandewal, Chair, (late 10:20 a.m.)
Councillor John McDougall, Vice Chair
Councillor Tom Dewey
Pat Barr, Township Councillor

Staff: Jannette Amini, County of Frontenac
Wayne Orr, Township of South Frontenac

Regrets: Joe Gallivan, County of Frontenac

1. Call to order

In the absence of the Chair the meeting was called to order at 10:07 a.m.

Moved By: Councillor Dewey
Seconded By: Ms. Barr

That Councillor McDougall be nominated as Vice-Chair

Carried

2. Adoption of the agenda

Moved By: Councillor Dewey
Seconded By: Ms. Barr

That the agenda be approved.

Carried

3. Disclosure of pecuniary interest and general nature thereof

There were none.

4. Adoption of minutes

Minutes of Meeting held June 29, 2016

Moved By: Councillor Dewey
Seconded By: Ms. Barr

That the minutes of the Seniors Housing Task Force meeting held June 29, 2016 be adopted.

Carried

5. Deputations and/or presentations

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**6. Reports**

**Development of a South Frontenac Seniors Housing Business Plan**

Mr. Foulds reviewed the scope of work/activities as part of the business plan development and what the consultants will be looking for from the Task Force.

Mr. Orr provided an overview of his discussions with Southern Frontenac Community Services (SFCS), as well as those with a private developer who are both looking for a small 5 unit development. SFCS is not bound by any strategic direction of Rent Geared to Income (RGI) so these units can be market driven which is also the intent of the private developer. Once the Task Force has a model that will work, the Township will issue an RFI.

Mr. Foulds questioned if there is any upside to more than 5 units, noting that the business plan for Frontenac Islands was for 5 units with the possibility to add pods of 5 units in the future.

The consultants were advised of the 2 potential properties, one being owned by SFCS and the other owned by the private developer and were comfortable with the consultants contacting these parties. The business plan will provide proof of concept and how this is procured would be up to the Township.

The Task Force was advised of the new CMHC funding which was recently announced some of which by-passes the municipal service manager and the consultants will try to determine if this model fits within that funding; however it is uncertain how quickly this funding will come.

With respect to amenities, the business plan should support independent living with the potential for a family or common area. It was noted that it would be more financially viable to have a shared laundry area than each unit having its own separate laundry and a common laundry area has the potential to earn revenues which are typically split with the owner of the building. It was noted that the land available by the Grace Centre already has a common area; however the land available at the private location has a more level terrain, making it a more accessible location.

The Task Force's discussions included survey's regarding community needs, donation of land as well as potential incentives from the Township such as fee waivers; however it was noted that at this time, there is no policy in place to waive municipal fees. It was noted that the new federal funding could provide up to \$150,000 per unit. Any funding through CMHC would require that equity be committed and this could be where the funding from the County is used. Once a decision is made, an Expression of Interest would need to be issued.

The consultants suggested that an open house be held and looked to the Committee regarding expectations on how to relate this to the public. It was suggested that it be held November 16 and that the consultants would speak to both the developer and the SFCS as well as provide multiple options for those unable to attend the meeting.

The consultants overviewed a general project schedule and will work on a timeline, including identifying milestones and coming up with potential dates although it was expressed that this should be completed during this council term.

**Next steps**

The consultants will be formalizing the project scope/terms of engagement and will finalize a work plan for distribution to the Task Force. They will move forward with an Open House, tentatively set for November 16<sup>th</sup> in the evening and contact existing stakeholders.

**7. Communications**

- a) From Jannette Amini, Manager of Legislative Services/Clerk to SHS Consulting confirming County Council resolution to proceed with the development of a Business Plan for South Frontenac.

**8. Other business**

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**9. Next meeting date**

The next meeting of the Seniors Housing Task Force – South Frontenac is scheduled for Tuesday, December 6<sup>th</sup> at 10 a.m. at the Township of South Frontenac Council Chamber.

**10. Adjournment**

Moved by: Ms. Barr  
Seconded by: Councillor McDougall

**That** the meeting hereby adjourn at 11:47 a.m.

**Carried**



# Business Plan for Seniors Housing

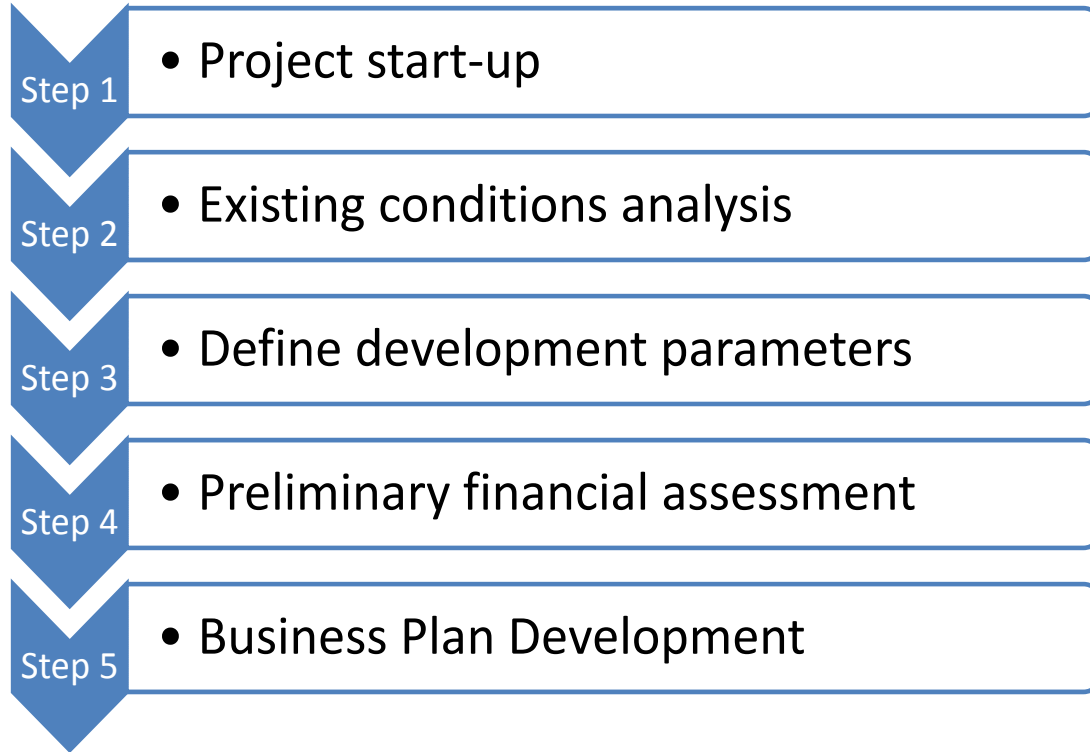
Task Force Update  
December 6<sup>th</sup>, 2016



# Update

- The study process (recap)
- Demand & supply indicators
- Open house/survey feedback
- Site Options – stakeholder feedback
- Emerging directions
- Next steps

# The Study Process



# Demand and Supply Indicators

## Population

- Township has the largest share of population in the County (almost 70%) and this is expected to continue
- Population growth in Township will continue at a rate faster than the County average
- Aging of population will continue with steady increase in seniors expected as a share of overall residents

## Households

- Growth in households will increase faster than population, signaling a trend towards smaller household size
- Rate of household growth in the Township will be higher than the County average
- Majority of residents own homes (90%) vs. renting (10%)
- Proportion of owners has increased slightly over last 10 years

# Demand and Supply Indicators

## Housing Supply

- Most dwellings in Township are single detached dwellings (95%)
- Apts. make up about 3% of stock
- Rental vacancy rates moving up recently - 5% for one bed, 5.2% for two bed (CMHC, 2015 Kingston CMA, zone 4)
- About 40% of stock is seasonal
- Roughly 55% of housing stock built before 1981
- Most housing in reasonable condition (92.6% need minor/regular repairs)
- Significant residential development potential for land within Township



## Incomes & Affordability

- Median and average incomes in Township are consistently higher than County
- Fewer rental households but higher proportion with affordability issues
- 58.8% of renter households paying > 30% for housing vs. 11.9% of owners
- Avg. rents – \$915 for one bed, \$1,095 for two bed (CMHC, 2015 Kingston CMA, zone 4)
- Avg. house price of \$336,568 in 2010, has doubled since 2000
- 44.8% of owners have no mortgage



# Site Options – Stakeholder Feedback

## South Frontenac CSC

- Agency providing supports to seniors + community
- Option for expansion of Grace Centre to meet needs
- Available adjacent lands
- Interested in facilitating housing in Sydenham
- Open to supporting, managing or owning housing in Sydenham

## RKR Land Holdings

- Private land developer
- Available land for small project in serviced subdivision
- Interest exclusively in market+ units (i.e. \$1,200 to \$1,300 + utilities)
- Assumed that government inducements to be provided

# Site Options – Stakeholder Feedback

## Loughborough NP Housing

- Local NP housing provider
- 2 buildings in Sydenham, total of 55 units
- Mix of RGI and market
- Reaching EOA dates soon (2019 for 1<sup>st</sup> building)
- Waiting list for RGI and market units
- Open to operating or owning a new project

## Other options

- Some additional vacant sites available in/around Sydenham but may not have services
- Options could also include redevelopment of occupied sites or adaptive reuse
- Options would need to be vetted to confirm if they are viable

# Open House/Survey Feedback

- Strong desire for walkable location close to Sydenham amenities and services
- Concerns about sites that are too far, would a shuttle to services be a viable option?
- Affordability preferred at LEM/market but some deeper affordability needed
- Preference for rental tenure in low rise form that is easily accessible
- Only modest amenities required (e.g., laundry, common room, work shop space)

## Emerging Directions

- Smaller scale project of 10-12 rental units in Sydenham may be justified
- Mix of market and below market ideal, should include 1 bed units and 2 bed market units
- Proximity + walkability to services and amenities in Village is highly valued
- Water servicing in Sydenham is a key asset to take advantage of
- There are potential site options available

## Next Steps

- Final tabulation of surveys and needs documentation
- Review of potential redevelopment and adaptive reuse opportunities
- Key stakeholder/partnership discussions regarding sites and associated roles
- Finalize project concept
- Undertake financial testing

# Questions / Comments



Ed Starr, SHS Consulting  
[estarr@shs-inc.ca](mailto:estarr@shs-inc.ca)

Ken Foulds, Re/fact Consulting  
[re\\_fact@sympatico.ca](mailto:re_fact@sympatico.ca)

