



**The Corporation of the City of Cornwall**  
**Regular Meeting of Council**  
**Report**

Department: Financial Services  
Division: Purchasing  
Report Number: 2024-57-Financial Services  
Meeting Date: May 14, 2024  
Subject: Tender 24-T02 Affordable Housing Project at Morris Glen Court - Morrisburg

**Purpose**

To obtain costing for the construction of a new affordable housing complex to be located at Glen Morris Court, Morrisburg, Ontario.

**Recommendation**

That Tender 24-T02 be awarded to DC & F Corporation, from Toronto, Ontario, at the total bid price of \$8,773,497.16 including HST being the best bid meeting the tender specifications.

**Financial Implications**

The budget for Phase 1 of this project had been estimated between \$4,000,000 and \$5,000,000. The project will be funded through the Social Services Relief Fund (SSRF) Phase 5 funding program in the amount of \$1,694,202 and \$575,000 from the Social Housing - Regeneration Reserve. The Corporation will borrow the remaining balance of funds.

**Strategic Priority Implications**

Supporting initiatives like new apartments at the Morris Glen Court aligns with Pillar 1 of Council's Strategic Plan.

## Pillar 1: Housing for All

1. Create a favourable environment and innovation for building of more homes for all age groups, income, and demographics.
2. Expand and support the City's position as stewards of affordable housing.
3. Address systemic housing barriers in our region including financial and social barriers, public lands ownership and legal limitations.

## Background / Discussion

Phase 1 of this project will result in the construction of a 17-unit, two bedroom, 3-storey building on an existing social housing location. The property is located on the south side of County Road #2, which Human Services owns, maintains, and provides services for residents at the existing Morris Glen Court Apartments (12446 County Rd #2). The current Glen Morris site houses 30, 1-bedroom units. The property was selected for this capital project after being identified as an ideal location in the recently published 2020 Social and Housing Services Housing Revitalization Plan due to its proximity to grocery stores, schools, existing Human Services clients and several major employers. Following construction, the new buildings will become part of the social housing portfolio owned by the City of Cornwall.

Considering the primary need for our community and the draft business plan, the new complex will consist of a 17-unit (maximum); two bedroom 3-storey building, 12 of which will be designated as rent-geared-to-income (RGI). Consideration would be for five 2-bedroom units on the first floor (4 of those units will be barrier free) and six 2-bedroom units on each of the 2nd and 3rd floors.

The project will not only provide building construction for a multi-residential facility but also include site services, site work, landscaping, parking, and fit-up.

Construction timeline is currently targeted for Spring 2024 (commencement) to Fall 2025 (completion).

Five bids were received and opened by Purchasing Services on April 10, 2024. The successful tender was received from:

**DC & F Corporation, from Toronto, Ontario**

Total Bid Price including HST:                \$8,773,497.16