



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

Department: Social and Housing Services  
Division: Housing Services  
Report Number: 2020-226-Social and Housing Services  
Prepared By: Mellissa Morgan, Manager  
Meeting Date: October 13, 2020  
Subject: Housing Revitalization Report

**Purpose**

To complete a comprehensive study of housing needs in our community as per the Five-Year Housing Plan:

Community Vision #4 - The supply of appropriate housing is enhanced

Strategy # 1 - Review and document priority housing needs within the regional housing market

Action Item A) - Undertake a detailed needs study to determine and prioritize current and projected housing needs within the service area, both in the rental and ownership markets.

**Recommendation**

That Council approve this Plan, as a follow up to the presentation to Council.

**Financial Implications**

As outlined in the Plan, funding of developments cost could be through various equity (or grant) and debt sources available through public sector programs; such as, National Housing Strategy and City/Provincial Grant (considered a replacement of Investment in Affordable Housing).



The Revitalization Plan Development Cost are summarized, as follows:

	2021 - 2026	2027 - 2031
Units Developed (No.)	102 Rowhouse/Townhouse Units; 389 Mid-rise Units	106 Mid-rise Units
Cost of Development (\$)	182,371,070	92,618,712

### Strategic Priority Implications

This plan aligns with the City’s strategic priority of “Growing quality of housing stock, including affordable housing” and “Attracting, enhancing workforce that meets demands of local employers”.

### Background / Discussion

The Social & Housing Services Department of the City of Cornwall is the Service Manager for Social & Housing Services for the City and the United Counties of Stormont, Dundas & Glengarry.

The Department engaged Colliers Project Leaders to develop the HRP. The purpose of the Plan was two-fold:

1. Review existing social housing sites and explore opportunities for revitalization and redevelopment to allow the department to plan for and accommodate current and future housing needs.
2. Analyze housing needs within Cornwall, Stormont, Dundas, and Glengarry considering demographics, employment, labour markets, and the need for affordable housing to plan for any new housing developments

The desired outcome of this exercise was to inform long term strategic plans that provides clear and achievable goals to meet the current and future demand most effectively, for social housing in Cornwall, Stormont, Dundas, and Glengarry. In addition, it was to provide directions and recommendations for potential regeneration, refurbishment, and repurposing of existing housing stock, as well as future acquisitions (including new builds).



Once approved, the Social & Housing Services Department will use the recommendations in this plan to begin developing strategies for the future of social housing which will include but are not be limited to:

- Investigating the possibility of hiring a Project Lead within the Social and Housing Services Department
- Establishing a working group to review and consider the recommendations within the plan

Document Title:	Housing Revitalization Plan - 2020-226-Social and Housing Services.docx
Attachments:	- Revitalization Plan DRAFT.pdf
Final Approval Date:	Oct 6, 2020

This report and all of its attachments were approved and signed as outlined below:

**Tracey Bailey - Oct 6, 2020 - 6:35 AM**

**Maureen Adams - Oct 6, 2020 - 6:29 PM**