The Corporation of the City of Cornwall

Regular Meeting of Council

Report

Department:	Social and Housing Services
Division:	Housing Services
Report Number:	2021-26-Social and Housing Services
Prepared By:	Chantal Blanchard, Program Supervisor
Meeting Date:	August 9, 2021
Subject:	Affordable Housing Construction Update

Purpose

To provide Council with an update on the status of the new affordable housing project at the corner of Ninth and McConnell Ave.

Recommendation

That Council receive Report 2021-26-Social and Housing Services.

Strategic Priority Implications

This project aligns with Council's Strategic Plan to grow quality housing stock, including affordable housing.

Background / Discussion

In 2020, the Ministry of Municipal Affairs and Housing approved the Social & Housing Services Department's Business Case, through Phase 2 of the Social Service Relief Funding, for construction of a new affordable housing building.

Initially, the proposed project was going to occur in two stages over a period of 2 – 3 years.

The project team decided to investigate the possibility of one larger building to be constructed from the onset, based on the following:

1) City of Cornwall land donation
2) Funding received from the Ministry of Municipal Affairs and Housing
3) Funds available in the Housing Revitalization Reserve
4) Funding from additional sources
5) Savings that could be realized from economies of scale

Based on additional consultations with our Architect, IBI Group, the decision was made to proceed with one larger building. This larger building will include the same features and components as the originally proposed two separate buildings.

550 Ninth St. – Affordable Housing Complex		
Rent- Geared-To-Income	25	One-bedroom units
Median Market Rent	24	One-bedroom units
Market Rent	28	One-bedroom units
Commercial Space (CAHC)	1	4100 Sq. feet

We are in the final planning stages and are scheduled to begin construction in the Fall 2021.

The anticipated date of occupancy is scheduled for October 1st, 2022.

Other environmentally friendly upgrades to the building, include:

1) Infrastructure for solar panels – making the building “solar ready”, which means when the time comes to add solar panels on the roof, the building will already have the proper electrical and structural components for a less costly/more efficient install.

2) Solar cladding – this type of cladding is known as “solar air heating”, it uses the power of the sun to warm up the air on its way into the heating system, doing this minimizes heating costs, carbon emissions, and energy consumption during the heating season.

3) Bike Station – at the north entrance to the building, there will be a bike repair station. This station consists of a stand to hold your bike at chest level, and a variety of tools (attached to the station by steel cable).

4) Electric vehicle charging stations – there will be an electric charging station in the parking lot. The purchase of the charging station has been partially funded through a grant.

5) High efficiency design principals – this building will incorporate some affordable design features that make it more efficient, will result in less carbon emissions and cut costs on heating and cooling throughout its lifespan. Some of these features will include:

   - Triple pane windows, to decrease energy loss through windows due to extreme cold and heat.
   - Walls with less thermal bridging, this design technique allows less heat loss through joints and corners.
   - Increased foundation insulation, doing so will decrease the heat loss in the winter, and help cooling in the summer.
   - Air-tight building envelope, the design will focus on keeping air tightness a top priority, to help the heating and cooling systems run more efficiently.
   - 100% electric heating and cooling through heat pumps, instead of gas furnaces.

6) Pollinator Garden – the building will include a pollinator garden on the east side which will help provide food in the form of pollen and nectar. Pollinating species plays an important role in the ecosystem, keeping our flowers and crops healthy and alive and increasing biodiversity in the natural environment.

   In addition, urban gardens also help lower the temperature of the city, provides shade, and help reduce flood risks by allowing rain to infiltrate the ground. Furthermore, perennials are less expensive and time consuming than planting annuals. They return each year, only require periodic weeding and mulching and one established many species are drought resistant. All in all, pollinator gardens have a good resiliency to climate change, help mitigate greenhouse gases, help reduce flood risks, and attract important pollinator species.

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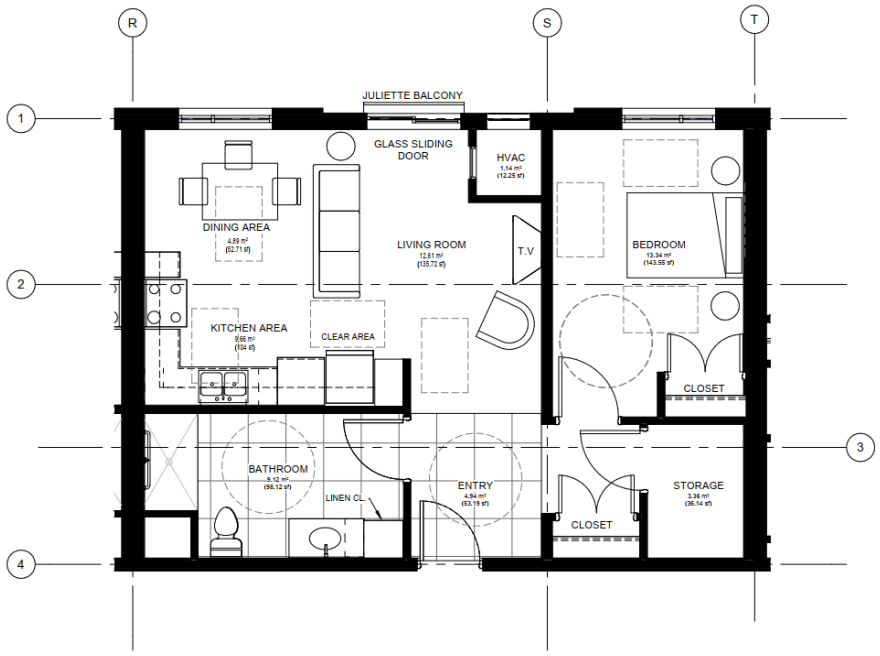


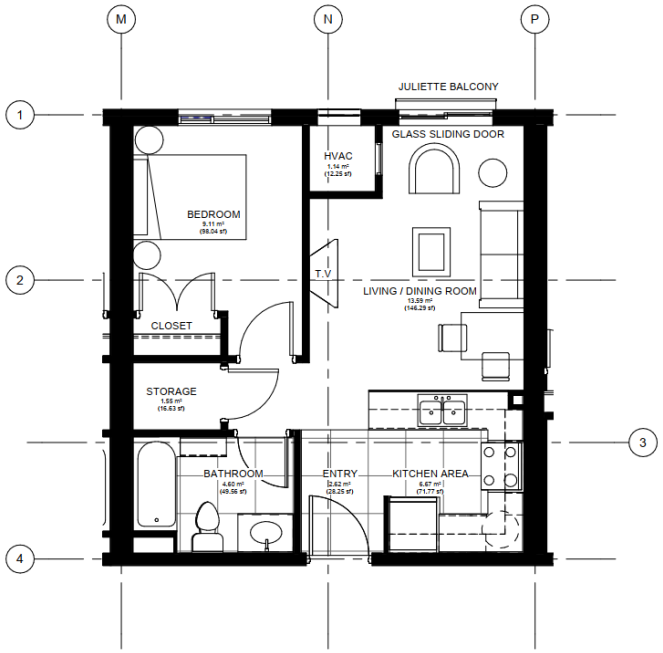
1 M01 — 1 BEDROOM BARRIER-FREE UNIT
Scale: 1/4" = 1'-0"

REVISION NO.	ISSUED WITH	STATUS	REVISION DATE

IBI GROUP
650 Dalton Avenue, Kingston, ON
tel (613) 531-4462
ibigroup.com

PROJECT TITLE	Cornwall Affordable Housing Complex - RFP # 20-P20
SKETCH TITLE	UNIT MARKETING PLAN
SCALE	1/4" = 1'-0"
JOB NO.	132870
DRAWN BY	TR
SKETCH NO.	M01
ISSUE	

DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL THE DIMENSIONS AND REPORTING ERRORS AND/OR OMISSIONS TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.



2 M02 — 1 BEDROOM STANDARD UNIT
Scale: 1/4" = 1'-0"

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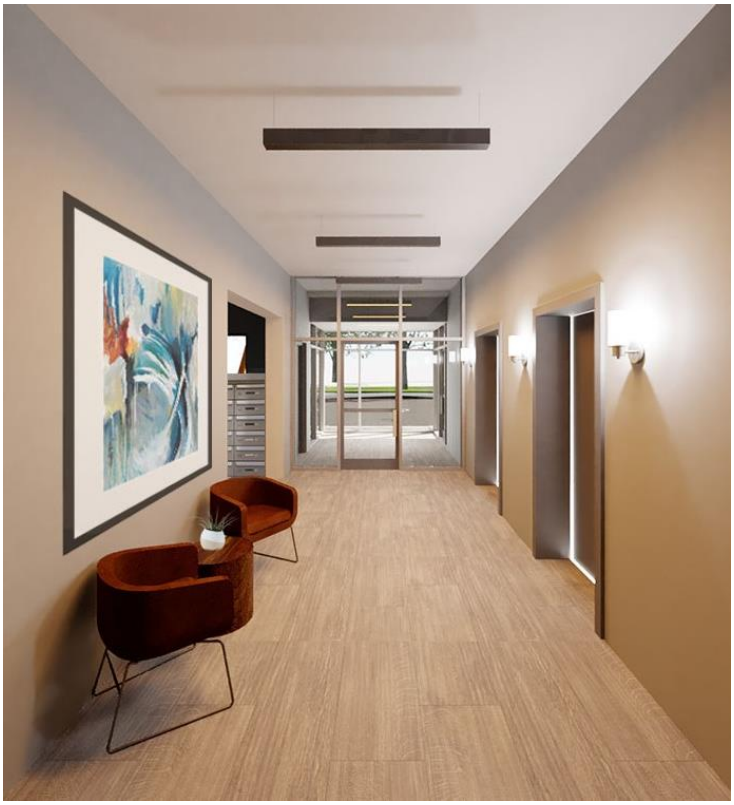

Main Lobby

Laundry Room

Accessibility Impact

This project is compliant with the Ontario Building Codes Barrier Free requirements and will include:

- grab bars in all the bathrooms
- signage
- increased turning space
- lowered counter heights
- increased doorway widths
- barrier free paths of travel throughout the building and property
- appropriate ramp dimensions
- outdoor turning spaces
- increased hallway and door widths
- 10+ barrier free parking spaces
- power doors

Report Approval Details

Document Title:	Affordable Housing Complex Update - 2021-26-Social and Housing Services.docx
Attachments:	
Final Approval Date:	Aug 4, 2021

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

Mellissa Morgan - Jul 27, 2021 - 4:11 PM

Maureen Adams - Aug 4, 2021 - 4:15 PM