

Information Report

Title: Need for Budget regarding the Planning Process for 705 Princes Street

Report Number: Strategic Initiatives-2025-04

Director: Chief Administrative Officer

Manager: Strategic Initiatives

Meeting Date:

Monday, January 27, 2025

Executive Summary:

In order to move the work forward on 705 Princes Street as directed by Council on November 13, 2024, staff are recommending that we purchase the services of a registered planner and engineer to complete a Planning Justification Report (PJR) and an engineered site plan. These two pieces of work are critical to moving the work forward as outlined in the Council motion from November 13, 2024.

Staff have been working on this project in collaboration with community partners, the County of Bruce and Municipality of Kincardine staff. Through these discussions it became apparent that these two pieces of work are foundational in order to achieve the direction of Council.

Staff will provide Council with a more detailed update at a future meeting but due to imminent budget deliberations staff are submitting this request to include \$18,000 for this work during Council's budget deliberations on January 27, 2025.

Context and Background Information:

Council directed staff to hire Flourish consulting to review Municipal surplus lands and community's needs, in order to develop a spectrum of supportive and affordable housing options for Council consideration. In the report presented on October 23, 2024 (see Attachment 1), Flourish proposed two development options:

1. A Community Partner-led project at 705 Princes St., a municipally owned property, which aims to create 34 affordable units,
2. A mixed-rental building targeting 86 units on a privately owned property.

Council directed staff to issue an Expression of Interest for an affordable housing development on the Severed Parcel at 705 Princes' Street and seek submissions that align with the Municipality's vision and the concept plan included in the Flourish report dated September 16, 2024.

Staff have been working on this project in collaboration with community partners, the County of Bruce and Municipality of Kincardine staff. Through these discussions it became apparent that two pieces of work are critical to achieve the direction of Council. This work would require the professional services of a planner and engineer to complete an engineered site plan that would inform the development of a Planning Justification Report. The Planning Justification report will provide information to council on the land compatibility of the severed site. In order for this PJR report to be completed an engineered site plan is required.

The estimated cost to complete both pieces of work is \$18,000. Staff ask that Council consider this during budget deliberations on January 27, 2025.

Consultation Overview:

Consultations with staff in Infrastructure and Development, the Chief Administrative Officer and the County of Bruce have led to this request.

Origin:

November 13, 2024, Council approved motion:

Whereas municipalities can play a role in supporting sustainable community development, including addressing housing affordability and availability challenges; and

Whereas the housing crisis locally, regionally, provincially, and nationally, has impacted our community, increasing demand for affordable, workforce, and social housing options, particularly for low- and moderate-income families; and

Whereas the Municipality of Kincardine has been reviewing several municipally owned land parcels that may be surplus to the municipality's needs and could be leveraged to support housing solutions, thereby addressing one of the pressing needs of our residents; and

*Whereas partnering with housing organizations, senior governments and other agencies can amplify the impact of municipal resources in alleviating housing shortages; and
Whereas the Municipality of Kincardine has an identified need for increased affordable and supportive housing options in the community, which is supported through the adopted Housing Action Plan and the Municipality of Kincardine Official Plan; and*

Whereas the Municipality of Kincardine is working with the County of Bruce whose role is to serve as the Consolidated Municipal Service Manager with a mandate to support social services, including employment and income supports, housing services, homelessness services and prevention, and child care, children's and early years services; and

Whereas community partners have worked with the Municipality of Kincardine to help inform a study which considers the use of municipal lands that could be considered surplus to municipal needs and supportive of affordable housing opportunities; and

Whereas the said study includes 705 Princes Street, Kincardine ON, as a potential site to create new affordable and supportive housing spaces by working collaboratively with community housing providers, various levels of governments, and non profits; and

Whereas the Municipal Act, 2001 permits municipalities to provide grants, subject to restrictions in section 106, on such terms as to security and otherwise as the council considers appropriate to any person, group or body; and

Whereas the Municipality of Kincardine's Community Improvement Plan includes the surplus land program which identifies that lands can be awarded at a reduced cost or possibly no cost for affordable housing.

*Now therefore be it resolved that staff be directed to order a Reference Plan to delineate that portion of 705 Princes Street, Kincardine that will become the severed parcel having an area of approximately 0.28 hectares (0.69 acres) (the "Severed Parcel"); and
That staff be directed to rezone the Severed Parcel from the Institutional (I) zone to the Residential Four (R4) zone to permit residential apartments as permitted under the R4 zone; and*

That staff notify the current tenant of 705 Princes Street, Kincardine of potential changes to the property and advise them that any future lease negotiations with the current tenant shall consider the contemplated changes to the property and the possible future sale of the Severed Parcel for development of affordable housing; and

That, once the Reference Plan delineating the dimensions of the Severed Parcel has been deposited in the Registry Office, staff is hereby directed to issue an Expression Of Interest for an affordable housing development on the Severed Parcel seeking submissions that align with the Municipality's vision and the concept plan included in the Flourish report dated September 16, 2024.

Attachments: None

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Submitted by: Lorie Fioze, Manager of Strategic Initiatives