



The Corporation of the Town of Cobourg
Legislative Services Department
55 King Street West
Cobourg, ON K9A 2M2

Delegation Request Form

Please submit the completed Delegation Request Form to the Municipal Clerk in person or by mail to 55 King Street West, Cobourg, ON K9A 2M2, by e-mail to clerk@cobourg.ca, or by fax to (905) 372-7558.

1. CONTACT INFORMATION

Name of Delegate(s):

C.A.E.E.D.A.R.

Group/Organization/Business Delegation Represents (if applicable):

Balder Corporation

Phone:

E-Mail:

2. MEETING SELECTION

I wish to appear before:

Committee of the Whole Regular Council Advisory Committee or Local Board

If appearing before an Advisory Committee or Local Board please specify:

Press to Select a Committee of Board

Meeting Date Requested:

April 1, 2019

3. DELEGATION REQUEST

General Nature/Purpose of the Delegation:

(Clearly state the nature of the business to be discussed & provide a general summary of the information to be presented)

Please see attached.

Recommendation to Council/Committee/Board:

(Please indicate below what action you would like the Town to take with respect to the above-noted subject matter)

Please see attached.

Have you appeared before the Town of Cobourg's Council or its Committees or Boards in the past to discuss this issue?

Yes No

4. PRESENTATION MATERIAL

Will you have an oral or written presentation? Oral Written

Do you have any equipment needs? Yes No

If selecting yes, please indicate the type of equipment needed for your presentation:

PowerPoint

Note: Delegates are required to provide one (1) copy of all background material/presentations prior to the deadline provided in the Delegation Rules and Guidelines below, or it will not be included in the Agenda.

I have read and understood the Delegation Rules and Guidelines attached to this Form and acknowledge that information contained on this Form, including any attachments, will become public documents and listed on the Town of Cobourg Meeting Agenda.

Babak Alchari Balderon
Print Full Name

Signature

2019/03/29

Date (YYYY/MM/DD)

[Signature]
Municipal Clerk or Designate

Personal information, as defined in the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), is collected under the authority of the Municipal Act, 2001, and in accordance with MFIPPA. Personal information collected in relation to materials submitted for an agenda will be used to acknowledge receipt, however, please be aware that your name is subject to disclosure by way of publication of the agenda. All meetings are open to the public except where permitted to be closed to the public under legislative authority. Questions regarding the collection, use and disclosure of personal information contained in this Form may be directed to Brent Larmer, Municipal Clerk/Manager of Legislative Services at (905) 372-4301 extension 4401, or at blarmer@cobourg.ca.

3. DELEGATION REQUEST

General Nature/ Purchase of the Delegation:

Our proposed project, called the "Cobourg Accessible Energy Efficient Downtown Apartment Rentals" or "C.A.E.E.D.A.R." for short, consists of Sixty Five (65) fully accessible, energy efficient rental residential units, located in a beautiful neighbourhood, on University Avenue, close to William Street, which means that it is within walking distance to the downtown core and the beach in Cobourg. These units will be comprised of bachelors, one and two bedroom units, which we understand the Town needs.. Thirteen units, namely all the studio and some of the one bedroom units, will be designated as "affordable", as defined by CMHC and the rents charged for these units will be determined by an independent consultant approved by CMHC.

Balder prides itself in the aesthetic and functional quality of its builds and the building itself will fit the character and fabric of the neighbourhood and will be complementary to the existing streetscape of the neighbourhood. The C.A.E.E.D.A.R. would be replacing the old lumber shop, on University Avenue, which is currently boarded up and has not been in good shape for some time.

Our project has received preliminary approval from CMHC under the Rental Construction Financing Initiative, and is in underwriting review, where CMHC has agreed to provide financing for our project, provided (i) we obtain approval from the municipality and (ii) we receive a score of two under the CMHC scoring sheet under the category of "support" from another level of government. To obtain a score of two, our project needs to receive three or more "concessions" or points of support from another level of government. We can be ready to commence construction as soon as Town approvals are in place, in Summer or Fall of 2019, but our project would not break ground until / unless Town support is provided.

Recommendation to Council / Committee/Board:

We appreciate and are thankful that the Memo re. Affordable Housing Report, dated March 22, 2019, as further revised on March 25, 2019, (the "Report"), has recommended that our project be granted (i) Streamlined development approvals process; and (ii) Deferral of Development Charges for ten (10) years. We also fully appreciate that the Town of Cobourg cannot provide more support to projects such as ours, unless/unless a Community Improvement Plan ("CIP") has been put in place for Cobourg. However, the current recommendation, if granted, will only provide a score of 1, and not the score of 2 that is required to break ground for construction purposes.

As such, in addition to requesting that council approve the recommendations of the Report, in connection with our project and to allocating resources to have a CIP in place, we are respectfully requesting that Council approve the recommended Community Improvement Plan (CIP), as soon as possible, and that Council specifies in writing that they would commit to considering various financial incentives, available to the Town, in connection with our project, if/when a CIP is approved, so that our project is able to benefit from other benefits that can be awarded, which would intern allow us to obtain a score of 2 under the CMHC category of government support, and allow C.A.E.E.D.A.R. to break ground.

We understand that the decision of Council would only occur once a CIP is in place which defines the nature and extent of the incentives available. However, for purposes of our CMHC underwriting, we

need to show that the Town is committed to providing the various financial incentives available to it, for our project, if / when a CIP is in place. Only then, would we be able to ask for an extension until the CIP is approved, or move forward with our project, on the assumption that if/when a CIP is approved, our project will be eligible for the financial incentives available to the Town in connection with providing rental and affordable housing.

The Town of Cobourg , like the rest of Canada is currently facing a housing crises. We understand that there has been no purpose build rental projects in Cobourg, since the 1950's. In addition, we understand that there is very few accessible rental units available in Cobourg, because the older rental units were built for different standards, when accessibility was not a priority. The sooner projects, like ours are able to break grounds, the sooner the dire need for accessible rental units, and some of the shortage in housing, can be dealt with.

We understand that there has been certain hesitation to our project, because we are not a non-profit organization. However, the current Federal program that we have received approval for, is aimed to encourage Rental Construction Financing for entities like ours, who would have otherwise dedicated their funds and resources to other projects, not related to creating more residential rental stock. This initiative is meant to encourage development of rental stock in beautiful neighbourhoods, where certain number of units (in our case 13 units) are dedicated to affordable rents, and the rest are dedicated to market rent to complement the neighbourhood. The introduction of these units, in themselves, will increase the supply of rental housing, and provide more choice for tenants. Our project will help alleviate the pressure on the shortage of rental stock, which will naturally help make rents more affordable, in addition to adding thirteen affordable rental units to the market. The initiative is also meant to foster private – non-private relationships in the community, where entities like ours, work with existing non-for-profit groups dedicated to social housing, such as, Cornerstone Family Violence Prevention Centre, to work together to address the needs of the community as a whole. We believe that our project has many other benefits such as brining 65 families near the downtown core, which would in itself revitalize the downtown core and make the community more effective as a whole.



March 28, 2019

Mayor and Council of Cobourg
Town of Cobourg
55 King Street West
Cobourg, ON K9A 2M2

Re: 315-325 University Avenue West, Cobourg Balder Corp. Building Project

Dear Mayor and members of Cobourg Council,

I write to inform you that I endorse the 315-325 University Avenue West, Cobourg building project that Balder Corp. has proposed. This project will have a positive impact for the community and Cornerstone's clients.

A new building project of this type will help to alleviate the shortage of housing stock within the county and address the low vacancy rate of 0.3% Cobourg currently has – which is 10 times lower than the widely accepted average of 3%. . By adding additional inventory, community members seeking housing will benefit and have a more accessible and attainable path to obtaining an independent residence. In addition, this build a sustainable housing model that does not segregate socioeconomic classes. This ensures that the build can benefit the community as a whole and have longevity.

Additionally, given the current landscape within our community we must recognize that we have an aging population, with the majority looking to downsize. We are also a fast growing community that is attracting couples, young and old, leaving the city for retirement or to start families. Those relocating or downsizing here are not always seeking estate or detached homes. Statistics Canada recently released data showing that there has been a significant increase in 1 person households. With almost 30% of households having 1 person in them, this category now makes up the largest share of households demographically in Canada - surpassing the percentage of households with couples and their children. So, as you can see, we are even more aware that the need for single unit dwellings cannot be overlooked.

Furthermore, I cannot help think about the impact this project would have on Cornerstone and our clients. As a community partner of Balder Corp. our clients would have first right of refusal to available affordable housing units; this would allow our clients the opportunity to be housed safely and affordably.

Currently, housing is the largest barrier our organization and clients face. Cornerstone is now at a point that we are turning away more than we can serve in our shelter because of low turnover. This low turnover rate occurs because there is not enough safe and affordable accommodations within the County for clients to discharge to. This is known as the continuum of housing. The continuum to housing in our community begins with shelters to transitional housing, supportive and social housing, rental housing, affordable ownership and full market ownership. Each aspect affects and is impacted by the others. Increasing opportunities at each place on the continuum improves options. Increasing options for market rent improves the options for those seeking more affordable options.





It is goal of all of our clients when in shelter to secure long term sustainable housing, and the already limited options in the County become that much more unattainable. This build would play into the continuum for the community, and give Cornerstone direct access to 12 units helping to aide our clients in securing housing as well as their independence.

Lastly, as a non-profit we cannot solely rely on government funding and we must embrace private sector opportunities. Seldom do we have private sector agencies approaching us to help enhance our mission. When we are sought out like we were by Balder Corp. to work alongside them, and give input on how we can best implement a project of this type to have benefit to our clients and community at large, is one we cannot pass up.

To be a truly Healthy Community there must be adequate access to food, water, shelter, income, safety, work and recreation and currently we do not have adequate access to shelter for many. We must come together and embrace the private sector and encourage projects of this type within our community.

We look forward to continuing our work with Balder Corp. in this comprehensive and innovative project. This is an investment in the much-needed infrastructure of affordable housing. I wish Balder Corp. great success in their application and -not only for the sake of the vulnerable population Cornerstone supports, but for the community as a whole.

If you require more information about Cornerstone and our support for Balder Corp., please contact me via email at njohnston@cornerstonenorthumberland.ca or by phone at 905-372-1545 ext. 224.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Johnston", with a long, sweeping horizontal line extending to the right.

Nancy Johnston
Executive Director
Cornerstone Family Violence Prevention Centre

