

HALTON REGION'S PORTFOLIO OF

Assisted Rental Housing Development Opportunities

Shovel-Ready and In Progress Projects

AUGUST 2024



Portfolio of Shovel-Ready and In Progress Projects

Halton Region is helping to reach housing targets by bringing more assisted rental units to our community. There is opportunity to partner with us to get **shovel-ready properties** built as fast as possible and deliver more units in the future.



468
Assisted

37
Supportive

Halton Region has a long and effective history of responding to needs and delivering housing opportunities in our community. Funded by the Region and through strategic partnerships with the Development community, we have **8 projects in progress** that provide various assisted and supportive housing units.

REGIONAL & 3RD PARTY PROJECTS IN PROGRESS



53
Supportive

62
Assisted

RECENT ACQUISITIONS



70
Assisted

176
Emergency
Supportive

Halton Region recently purchased existing buildings to preserve government-assisted units.

Shovel-Ready Development Opportunities



3

Allendale Building 1

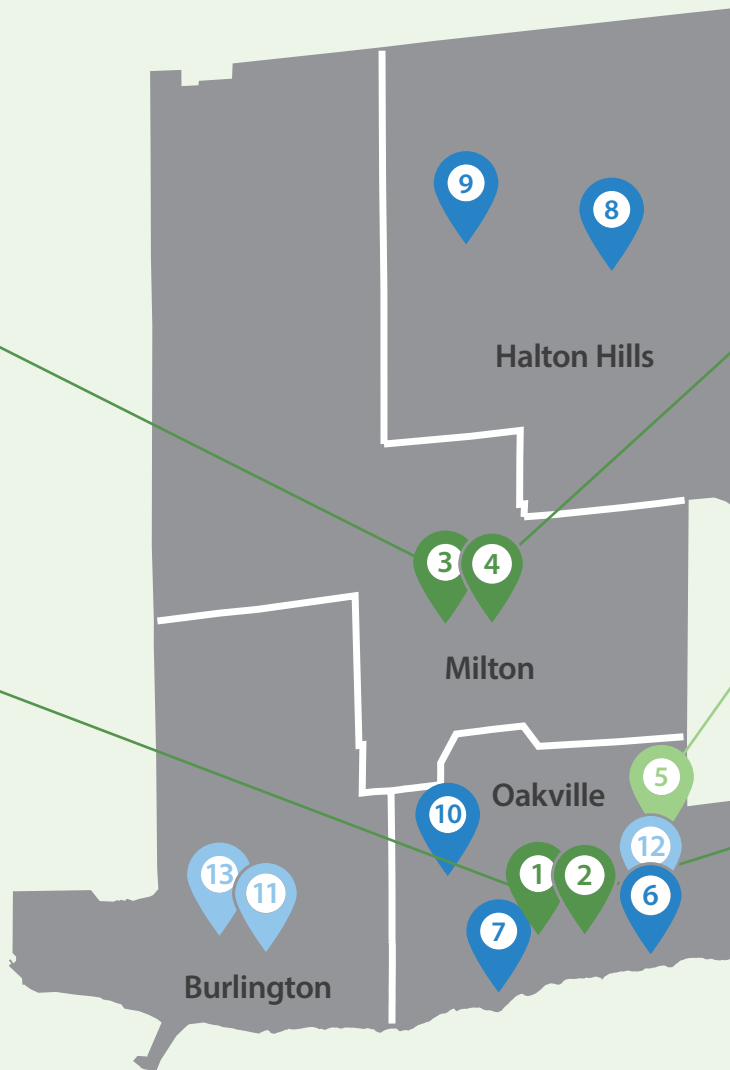
Units: 178
Estimated cost: \$150M



1

Margaret Drive

Units: 13
Estimated cost: \$11.3M



4

Allendale Buildings 2 & 3

Units: 256
Estimated cost: \$192M



5

Cornwall Road

Units: 37
Estimated cost: \$27.8M



2

Maurice Drive

Units: 21
Estimated cost: \$15.8M

IN PROGRESS PROJECTS

Regional Developments

- 6 Kerr Street (52 units, total funding: \$40.7M)
- 7 Rebecca Street (14 units, total funding: \$10.8M)

3rd Party Developments

- 8 Guelph Street (12 units, total funding: \$3.84M)
- 9 Maria Street (12 units, total funding: \$5.9M)
- 10 Old Bronte Road (25 units, total funding: \$6.25M)

REGIONAL ACQUISITIONS RECENTLY COMPLETED

- 11 Queensway Drive (48 units, total funding: \$12.6M)
- 12 Normandy Place (70 units, total funding: \$19M)
- 13 Bethany Residence (128 beds, total funding: \$9.3M)

REGIONAL SHOVEL-READY DEVELOPMENT OPPORTUNITY

Helping to reach housing targets by bringing opportunity for new assisted rental units in the Halton community.

For families

Margaret Drive

363 Margaret Drive, Oakville

Building Summary

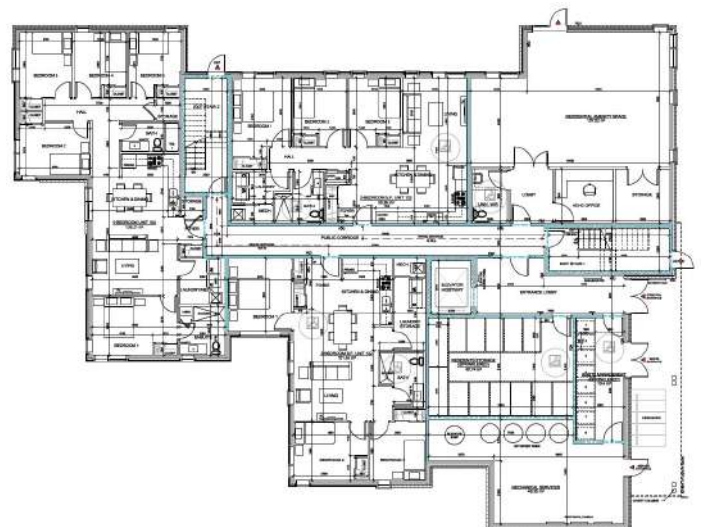
- 13 units for individuals and families
 - 5 three bedroom units
 - 5 four bedroom units
 - 3 five bedroom units
- ~1,000 square feet of community programming space

Shovel-ready

- ✓ Zoned
- ✓ Serviced

Funding status

- Regional funding: \$1M pre-development
- Estimated cost: \$11.3M



REGIONAL SHOVEL-READY DEVELOPMENT OPPORTUNITY

Helping to reach housing targets by bringing opportunity for new assisted rental units in the Halton community.

For families

Maurice Drive

284-314 Maurice Drive, Oakville

Building Summary

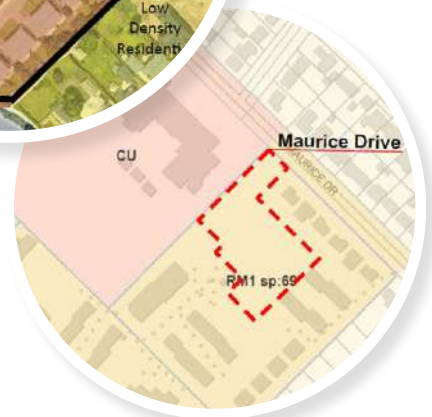
- 21 units for individuals and families
 - 4 two bedroom units
 - 8 three bedroom units
 - 9 four bedroom units

Shovel-ready

- ✓ Zoned
- ✓ Serviced

Funding status

- Estimated cost: \$15.8M



REGIONAL SHOVEL-READY DEVELOPMENT OPPORTUNITY

Helping to reach housing targets by bringing opportunity for new assisted rental units in the Halton community.



Ontario Street (Allendale)

Building 1, Milton

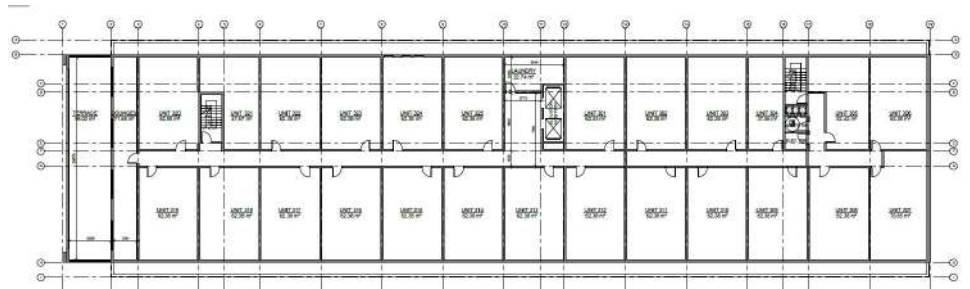


Building Summary

- 178 units for seniors
 - 46 Studios
 - 132 one bedroom units
- Potential for ground floor Community Wellness Hub

Shovel-ready

- ✓ Zoned
- ✓ Serviced



Funding status

- Regional funding: \$1.2M pre-development
- Estimated cost: \$150M

REGIONAL SHOVEL-READY DEVELOPMENT OPPORTUNITY

Helping to reach housing targets by bringing opportunity for new assisted rental units in the Halton community.



For seniors

Ontario Street (Allendale)

Buildings 2 & 3, Milton

Building Summary

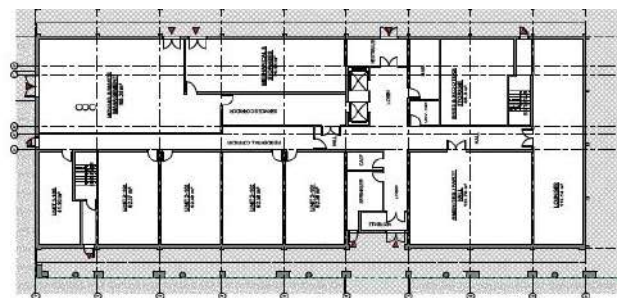
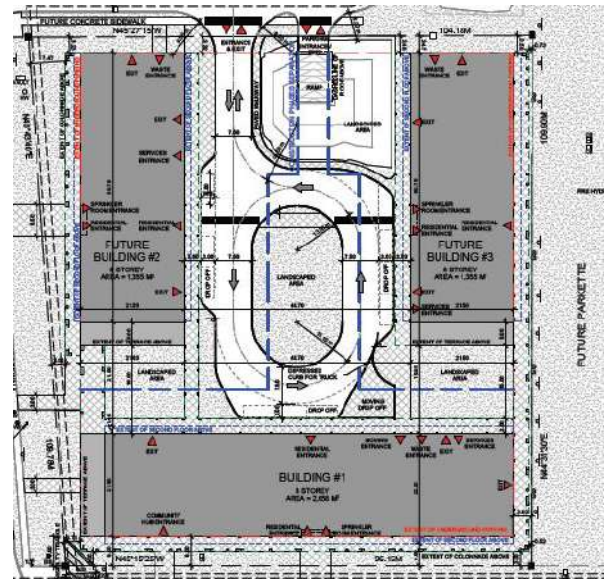
- 256 units for seniors
 - 256 one bedroom units
- Potential for ground floor Community Wellness Hub

Shovel-ready

- ✓ Zoned
- ✓ Serviced

Funding status

- Regional funding: \$1.3M pre-development
- Estimated cost: \$192M for both buildings



3RD PARTY SHOVEL-READY DEVELOPMENT OPPORTUNITY

Helping to reach housing targets by bringing opportunity for new assisted rental units in the Halton community.

For adults

Cornwall Road (Support House)

130 Cornwall Road, Oakville

Building Summary

- 37 units for adults
 - 37 one bedroom units
- Common area and program spaces, fully accessible 1 bedroom units
- On site supports 7 days a week to assist adults moving from transitional to permanent housing

Shovel-ready

- ✓ Zoned
- ✓ Serviced

Funding status

- Canada Mortgage and Housing Corporation: \$134K
- Estimated cost: \$27.8M



Assisted Rental Developments In Progress

Making progress to bring more assisted rental opportunities to the Halton community.

ASSISTED UNITS



185

Supportive

176

Emergency Supportive

FUNDING SHARE

Halton Region -
Development
Charges*
\$16.3M

Halton
Region
\$46.2M

Federal
Government
\$22.8M

Provincial
Government
\$23.1M

Total investment: \$108.4M (does not include 3rd party)

*Post Bill 23 development charges are no longer eligible to fund social housing.

REGIONAL DEVELOPMENT IN PROGRESS

Making progress on assisted rental housing development in the Halton community.



Kerr Street

265 Kerr Street, Oakville (Formerly 263 Kerr Street)

Building Summary

- 52 units for seniors
 - 30 one bedroom units
 - 22 Studios for homeless seniors with chronic health and mobility needs
- Ground floor Community Wellness Hub

Construction Status

- ✓ Anticipated completion: November 2024

Funding Status

- Regional funding: \$19.5M (excludes land)
- Federal & Provincial funding
 - Canada-Ontario Community Housing Initiative Funding: \$11.9M
 - Canada Mortgage and Housing Corporation and Rapid Housing Initiative Funding: \$9.3M



REGIONAL DEVELOPMENT IN PROGRESS

Making progress on assisted rental housing development in the Halton community.



Rebecca Street

1258 Rebecca Street, Oakville

Building Summary

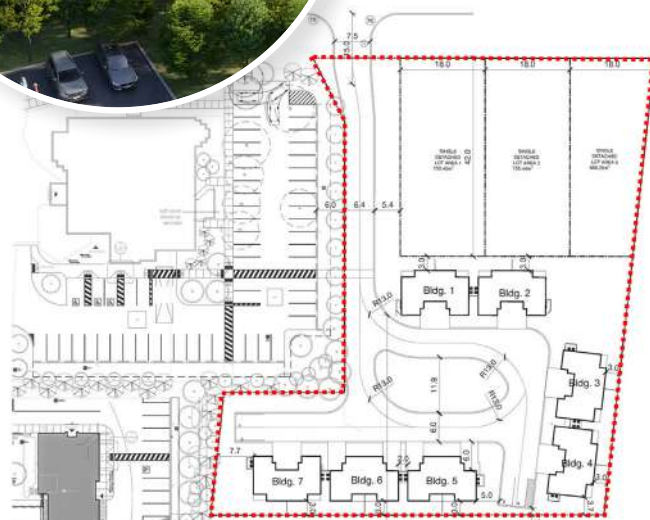
- 14 units for seniors
 - 14 one bedroom units
- Supportive housing for homeless seniors with mobility challenges

Construction Status

- ✓ Anticipated completion: March 2025

Funding Status

- Regional funding: \$4.7M (excludes land)
- Federal & Provincial funding
 - Canada-Ontario Community Housing Initiative funding: \$4.4M
 - Ontario Priorities Housing Initiative funding: \$1.6M
 - Canada Mortgage and Housing Seeding Funding: \$43K



3RD PARTY DEVELOPMENT IN PROGRESS

Making progress with our partners on assisted rental housing development in the Halton community.

For seniors

Guelph Street (Homestarts Non-Profit Housing Corporation)

17 Guelph Street, Halton Hills

Building Summary

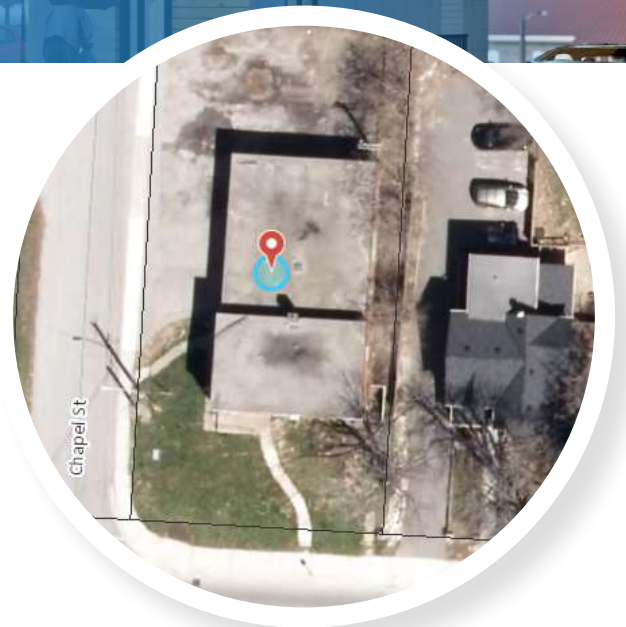
- 12 units
 - 7 units for seniors
 - 5 units dedicated for women-led households receiving services from Home Suite Hope
- 1, 2 & 3 bedrooms

Construction Status

- ✓ Construction starting Fall 2024

Funding status

- Regional funding: \$3.84M



3RD PARTY DEVELOPMENTS IN PROGRESS

Making progress with our partners on assisted rental housing development in the Halton community.

Supportive Housing



Maria Street (Support House)

47 Maria Street, Halton Hills

Assisted Housing



Old Bronte Road (2477 Old Bronte Developments Inc. – Operating as One Urban Developments)

2475 Old Bronte Road, Oakville

Building Summary

- 12 units
 - 12 one bedroom units
- For individuals with mental health and addiction challenges
- Supportive housing for individuals experiencing homelessness



Construction Status

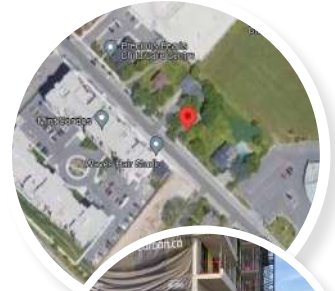
- ✓ Construction starting Fall 2024

Funding

- Regional funding: \$3.94M
- Federal Reaching Home funding: \$2M

Building Summary

- 131 total units
 - 25 assisted units (Halton Region funded)
 - 106 market units



Construction Status:

- ✓ Anticipated occupancy Summer 2024



Funding

- Regional funding (for 25 designated assisted rental units): \$6.25M

REGIONAL ACQUISITIONS RECENTLY COMPLETED

Preserving property and units to support more assisted rental opportunities in the Halton community.

Emergency Supportive Housing

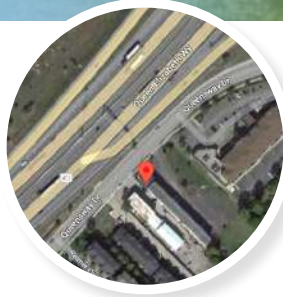


Queensway Drive

2404 Queensway Drive, Burlington

Building Summary:

- 48 units with on-site supports
- Owned by Halton Region with management by Wesley Urban Ministries



Halton ownership assumed: March 26, 2021

Funding Status

- Rapid Housing Initiative: \$5.6M
- Reaching Home funding: \$1.8M
- Social Services Relief Fund - Phase 2: \$2M
- Social Services Relief Fund - Phase 3: \$3.2M

Assisted Housing



Normandy Place

30 Normandy Place, Oakville

Building Summary:

- 70 units
 - 36 one bedroom units
 - 19 two bedroom units
 - 15 three bedroom units
- Owned by Halton Region with management by Halton Community Housing Corporation



Halton ownership assumed: September 22, 2023

Funding Status

- Regional funding: \$19M

Emergency Supportive Housing



Bethany Residence

2387 Industrial Street, Burlington

Building Summary:

- 128 beds/units
- 24/7 supportive housing
- Owned by Halton Region with management by AbleLiving Services

Halton ownership assumed: June 24, 2024

Funding Status

- Regional funding: \$5.3M
- Reaching Home funding: \$4M



QUICK REFERENCE

Type	Page #	Project	Number of Units
Shovel-Ready Development Opportunities			
Regional Shovel-Ready	2	Margaret Drive	13
	3	Maurice Drive	21
	4	Allendale Building 1	178
	5	Allendale Buildings 2&3	256
3 rd Party Shovel-Ready	6	Cornwall Road	37
In Progress Projects			
Regional Developments	8	Kerr Street	52
	9	Rebecca Street	14
3 rd Party Developments	10	Guelph Street	12
	11	Maria Street	12
	11	Old Bronte Road	25 (+106 market)
Regional Acquisitions Recently Completed	12	Queensway Drive	48
	12	Normandy Place	70
	12	Bethany Residence	128
TOTAL # OF UNITS			866



Designs and project details are subject to change. Project renderings and images may be for conceptual or pre-development purposes only.

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