



**Request for
Expressions of Interest (EOI)**

Addendum #1 – March 25, 2024

**Surplus Municipal Property for
Affordable Housing**

EOI-2024-01

1.0 Addendum #1 – Questions and Answers

General Description

The purpose of this addendum is to provide all interested parties with answers to the questions that have arisen during the Expression of Interest process.

1. Definition of Affordable

For this Expression of Interest, we will start with the Provincial Policy Statement definition of “affordable” as the minimum baseline. Once the minimum has been met the number of affordable units and the level of affordability beyond the minimum will be used for ranking purposes.

For ownership housing, the average resale housing price in this area was \$470,000.

For rental housing the minimum affordability criteria being 80% of the Alternative Average Market Rents as determined by the United Counties of Leeds and Grenville. The minimum expected period the units will remain affordable is 20 years, with associated covenants on title.

2024 Alternate Average Market Rent Table for the United Counties of Leeds and Grenville, Effective January 1, 2024

Bedroom Size	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four + Bedroom
2024 Alternate Average Market Rents	\$1,057	\$1,237	\$1,446	\$1,717	\$2,347
80% of the 2024 Alternate Average Market Rent (Max rent)	\$846	\$990	\$1,157	\$1,374	\$1,878

- Provincial Policy Statement

Affordable: means

a) in the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households;
or

2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

- Town of Prescott Official Plan

2.5.2.4 Affordable Housing

For the purposes of the policies in this Section, “affordable” is defined as housing, either ownership or rental, for which a low or moderate income household pays no more than 30% of its gross annual income. Income levels and target rents and prices shall be determined by the Town on an annual basis and shall be informed by available data from the Canada Mortgage and Housing Corporation (CMHC).

1. Support the production of affordable housing in the Town by:
 - a. Encouraging a portion of new residential development, including rental housing, to be affordable to low and moderate income households within the lowest 60 percent of local income distribution, as determined by the Province from time to time.;
 - b. Promoting the provision of non-profit housing by private and non-profit housing corporations;
 - c. Supporting the development of housing forms and densities designed to be affordable, including higher-density multi-unit housing, additional residential units, garden suites, and tiny homes;
 - d. Encouraging proponents to consider the provision of housing ownership models such as life lease housing and co-ownership housing;
 - e. Working with the United Counties of Leeds and Grenville to contribute to their Housing and Homelessness Plan implementation strategy which seeks to achieve an overall minimum affordable housing target of 25% for all new residential development, including infill, intensification, and redevelopment;
 - f. When evaluating proposals for new residential development or redevelopment, the Town may require a proponent to provide a portion of the development as affordable housing units, in order to help meet Council’s minimum affordable housing target; and

g. Identifying potential surplus properties which are owned by the Town or another level of government that may be made available and prioritized for the development of affordable housing.

2. Servicing Infrastructure

The following information is provided to help understand the water and sewer infrastructure on James and West Street. It is provided for information only and should be confirmed.

James Street

Watermain

Location: North side of roadway (approx.)

Size: 200mm

Type: Cast iron

Sanitary Sewer

Location: South side of roadway (approx.)

Size: 250mm

Type: PVC

Storm Sewer

Location: Center of roadway (approx.)

Size: 300mm

Type: PVC

West Street

Watermain

Location: East side of roadway (approx.)

Size: 200mm

Type: PVC

Sanitary Sewer

Location: Center of roadway (approx.)

Size: 300mm

Type: PVC

Storm Sewer

Location: West side of roadway (approx.)

Size: 525mm

Type: Asbestos Concrete

3. Zoning Variances or Amendments

It is helpful to provide a zoning matrix showing how the submitted proposal aligns with the zoning bylaw. This is not a mandatory requirement, but it makes it easier to identify zoning variances or amendments.

For each variance or amendment required please provide a rationale and demonstrate how it will fit in with the neighbourhood.

Example: For illustration purposes only.

Zoning Matrix		
Zoning Required for Development: Medium Density Residential (R2)		
Maisonette dwelling and Row dwelling	Required	Provided
Minimum Lot Frontage	20 m (65.6 ft)	
Minimum Yard Requirement		
Front Yard	6 m (19.7 ft)	
Rear Yard	7.5 m (24.6 ft)	
Exterior Side Yard	4.5 m (14.8 ft)	
Interior Side Yard	2 m (6.6 ft)	
Maximum Building Height	10.5 m (34.4 ft) or 3 storeys	
Maximum Lot Coverage	40%	
Maximum Density	35 units/ha (14 units/ca)	
Bicycle Parking (if communal parking)	1 space per 8 units	
Row Dwelling with Parking in front of unit	2 spaces per dwelling unit, may include 1 space in a garage or car port, and 1 space in front of the garage or car port	
Row Dwelling with communal parking	1.25 parking spaces per dwelling unit, 15% of which shall be reserved for visitors	

4. Submission Information

Below are some things to remember to include in your submission.

- If you plan on submitting more than one concept, please create a separate package for each including a separate submission form for each.
- Provide specific details on the nature of the development including but not limited to:
 - Number of units
 - Dwelling type: Single detached, semi-detached, tri-plex, multi-unit, multistory, etc.
 - Number of affordable units
 - Affordable rental or ownership
 - Details of affordability model
- Provide a plan on how the development will preserve trees currently on the property.
- Provide a plan showing the maximization of the remaining green space to allow for public access and use.
- Provide a plan showing how the design of the development has taken into consideration the fit and character of the neighbourhood
- For each concept, please provide a zoning matrix that identifies the minimums or maximums for setbacks, density, lot size, parking, and which each concept meets and doesn't meet. This is not mandatory but helpful to the reader.
- For each zoning variance or amendment required, please provide a rationale and demonstrate how it will fit in with the neighbourhood.