

To: Warden and Members of County Council

From: Chief Administrative Officer

Affordable Housing Project at 738 Parkinson Road, Woodstock

RECOMMENDATIONS

1. That County Council authorize the transfer of up to \$250,000 (excluding HST) from the Affordable Housing Reserve, to address a budget shortfall for the 8-unit affordable housing project on County owned lands located at 738 Parkinson Road, Woodstock;
2. And further, that Council authorize the Chief Administrative Officer and the Director of Human Services to sign all contract documents and agreements related to the proposed affordable housing development.

REPORT HIGHLIGHTS

- The purpose of this report is to obtain Council's approval to allocate additional funds from the Affordable Housing Reserve to address a budget shortfall for the 8-unit housing project on County owned lands located at 738 Parkinson Road, Woodstock.
- The additional costs are a result of existing soil conditions, stormwater management requirements, foundation upgrades and servicing, and are necessary to ensure compliance with the approved site plan drawings.
- Construction has commenced both on and off-site (modular units), and occupancy is anticipated by July 2022. As a result of material and trade shortages, the previously expected occupancy date has been extended.

Implementation Points

Upon Council's approval, staff will issue a letter to Becc Construction indicating the amended contract amount.

Financial Impact

On April 14, 2021, following consideration of [Report No. HS 2021-07](#), Council approved the allocation of up to \$1,122,834 from the Social Service Relief Fund (SSRF), \$391,267 from the Canada-Ontario Community Housing Initiative (COCHI) and \$37,199 from the Affordable Housing Reserve, for a total of \$1,551,300 in support of the proposed project. For Council's information, a contingency of 5% was included in the original scope of the project, which was not sufficient.







In light of the additional costs that are to be incurred, staff are requesting Council's approval to transfer an extra \$250,000 from the Affordable Housing Reserve to facilitate completion of the project. Should Council be supportive of the additional expenditure, the total project costs will equate to \$1,801,300.

Subject to Council's approval of the recommendations contained in this report, the unallocated 2022 year-end forecast for the Affordable Housing reserve is approximately \$0.6 million.

Communications

This report deals with a previously approved affordable housing project on an existing County owned property. In light of this, details of the project have already been shared with the Ministry of Municipal Affairs and Housing (MMAH), City of Woodstock and County staff (Planning/Public Works), as well as the existing tenants on the property.

Strategic Plan (2020-2022)

					
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
1.i. 1.ii.		3.iii.			

DISCUSSION

Background

In April 2021, Council approved an allocation of up to \$1,551,300 in support of the proposed 8-unit affordable housing project at 738 Parkinson Road, Woodstock. The total allocation primarily consisted of Federal/Provincial, with a small municipal contribution. Council also awarded the construction contract for the proposed development to Becc Construction, after receiving two qualified proposals in response to an RFP.

Since the contract was awarded, a number of plans/reports have been completed in support of the development, resulting in various amendments to the original design of the project and

additional costs in the amount of \$250,000. For Council's information, the additional costs primarily relate to existing soil conditions, stormwater management requirements, foundation upgrades, and servicing, and are necessary to ensure compliance with the approved site plan drawings.

It should also be noted that the pandemic had an influence on the anticipated costs of the project, with a number of material shortages and cost increases that were not contemplated in the original contingency amount.

Comments

The additional costs associated with the project are summarized as follows:

- Soil Conditions & Foundation Upgrades – according to the geotechnical study that was completed for the site, the existing soils are not favourable for a slab on grade foundation, which was originally contemplated in the construction contract. As a result, a more traditional crawlspace foundation, with larger footings and helical piers, is required to support the proposed modular building.
- Stormwater Management – due to the increased hard surfaces on the property (additional parking and building), a stormwater chamber is required to be installed under the proposed new parking area, to accommodate additional storm drainage. While alternatives were considered by the consultant's engineer (i.e. roof storage), it was determined that the stormwater chamber is the most economical to capture the additional drainage.
- Sanitary Service Location – the location of the sanitary service line on Parkinson Road was not in line with the existing servicing plans for the area. As such, upon site excavation, it was determined that the proposed sanitary connection had to be relocated and extended.

For Council information, while staff originally contemplated project completion by the end of 2021, due to a number of material and trade shortages, the project timeline has been extended. That said, construction has commenced on site and the modular units are nearing completion at the proponent's factory (see attachment 1). The modular units are expected to be delivered to the site by mid-June, with exterior finishes to follow and occupancy proposed for early July.

Conclusions

The need to develop additional affordable rental housing is identified as a goal in the Oxford County Strategic Plan, County Official Plan, Future Oxford Community Sustainability Plan, County's 10 Year Shelter Plan and the Zero Poverty Action Plan.

The proposed project will have a positive impact on the community and will assist to address the County's growing waitlist and the existing housing supply shortage.

SIGNATURES

Report Author:

Original signed by

Rebecca Smith, MCIP, RPP
Manager of Housing Development

Approved for submission:

Original signed by

Michael Duben, B.A., LL.B.
Chief Administrative Officer

ATTACHMENTS

Attachment 1 – Aerial Map - 738 Parkinson Road, May 25, 2022

Attachment 2 – Modular Unit Construction - 738 Parkinson Road, May 25, 2022