

# **SOUTHGATE AFFORDABLE ATTAINABLE HOUSING COMMITTEE**

**STAFF PRESENTATION**

September 28, 2021





# HOUSING SECTORS DISCUSSION

## **Establish the Focus of the Committee**

- Rental
- Starter Homes
- Senior Options



# RENTAL OPTIONS

## Rental Focus of the Committee

- Secondary suites in residential supports an affordable rental option and helping the owner make the mortgage payments.
- Granny suites for larger properties:
  - ❖ Generational; or
  - ❖ Employee housing options
- Multi-unit development projects:
  - ❖ Flato Seniors Apts.
  - ❖ Flato Ida & Main Street apartment project



# STARTER HOME OPTIONS

## Starter Options

- Tiny Home development with shared servicing
- Housing Park Development
- New Construction options:
  - ❖ **FLEX Modulr** (5 Keppel St)
  - ❖ **Casa Terre Corp.** – Eco Park development
  - ❖ Builders of modular housing options with cargo container and floor/roof/wall panel type construction.
- Full property ownership on a smaller scale.



# PROPERTY OWNERSHIP OPTIONS

## Property Ownership Options

- Tiny Home
- Back to Back home with front & side yards outdoor space
- Smaller footprint homes
- Second floor condos
- Townhomes



# HOUSING PURCHASING PRESSURES

## Housing Purchasing Pressures

- Residential property demands (offers over asking price)
- Market prices
- Travel time to GTA and larger communities
- Lack of local job options adds extra costs to living expenses



# PLANNING & HOUSING DISCUSSION

## **Planning Guidance**

- Southgate Official Plan Review
- County Official Plan
- Grey County Affordable Housing Strategy
- Tiny Homes
- Building size policies
- Life Leases



# PLANNING & HOUSING DISCUSSION

Planning Consultant  
Ron Davidson has been  
hired by Southgate to  
complete the  
New Official Plan Review.

On August 25, 2021  
Mr. Davidson presented to  
Council his project plan and  
specifically detail  
the scope of his  
Affordable Housing  
work, discussions required  
and to provide a  
definition for what is  
“Affordable Housing” and  
“Inclusionary Housing”.

## **Affordable Housing:**

Affordability of housing is a major issue in Canada, and this problem has worsened in the last 18 months.

The new OP will encourage affordable housing and provide targets for new home construction in this regard. The PPS defines “affordable” as the least expensive of the following:

- 1) housing where the purchase price is at least 10 percent below the average purchase price of a resale unit; or
- 2) annual housing expenses do not exceed 30% of gross household income (i.e. before tax household income).

The new County OP supports, but does require, lower tier municipalities adopting inclusionary zoning practices which require a certain percentage of new homes to be sold in the “affordable” range. Inclusionary zoning is a complicated matter as it requires the price of the house to remain affordable as the house is sold from owner to owner to owner. It is recommended that inclusionary zoning not be applied but that other policies be included in the OP that give support and provide strong encouragement to the construction of affordable housing.

**Council needs to discuss this matter.**





## **Residential Developments**

- Flato North & nearing completion
- White Rose Phase I & II nearing completion
- Flato Senior Apartments
- Flato East starting construction
- Flato Glenelg Carriage House starting construction



# HOUSING PROJECTS IN THE PLANNING PHASE

## **Planning Phase Housing Projects**

- Flato Glenelg Phase II
- White Rose Phase III
- Flato Eco Park possibly economical residential next to Ida Street South
- Flato Ida Street Apartments
- Ida Street South Housing Development
- Flato Rowe Project



# FUTURE HOUSING PROJECTS



## **Future Housing Projects**

- Senior subdivision
- Downtown development



**Questions  
&  
Answers**



**Establishing the  
Committee's  
Future Focus  
& Goals**  
(Terms of Reference)