

UPCOMING DATES

NOVEMBER

- 8 Barrie Council, 7:00 p.m.
Georgina Council, 9:00 a.m.
Hamilton Council, 9:30 a.m.
Innisfil Council, 7:00 p.m.
Markham Special General Committee, 9:00 a.m.
Mississauga Council, 9:30 a.m.
Peel Regional Council, 9:30 p.m.
Richmond Hill Council, 10:00 a.m.
- 9 Hamilton General Issues Committee (Special), 1:00 p.m.
York Region Committee of the Whole, 9:00 a.m.
- 13 Brock Committee of the Whole, 10:00 a.m.
Burlington Community Planning, Regulation, and Mobility Public Meeting, 6:30 p.m.
King Council, 6:00 p.m.
Milton Council, 7:00 p.m.
Mississauga Planning & Development Committee, 6:00 p.m.
Newmarket Committee of the Whole, 1:00 p.m.
Oakville Planning & Development Council, 6:30 p.m.
Uxbridge Council, 10:00 a.m.
Whitby Committee of the Whole, 7:00 p.m.
- 14 Burlington Council, 9:30 a.m.



■ CHARITY AND SUPPORTIVE HOUSING DEVELOPER TO BUILD
50 AFFORDABLE UNITS IN MISSISSAUGA

DIGGING DEEPER FOR AFFORDABLE HOUSING



Lana Hall

A charity and supportive housing developer plans to develop 50 affordable housing units on a site in Mississauga's Clarkson Village, something it says makes little business sense for a commercial developer to undertake under current economic conditions. But some affordable housing advocates believe more affordable housing projects of this scale could be developed by a broader range of developers if municipalities took steps to address the most stubborn barriers to getting them built.

Indwell recently purchased a site located at 1639 Lakeshore Road West, just east of Clarkson Road West in Mississauga. Currently the site is vacant, but zoned for commercial mixed-use, and will likely require a zoning by-law amendment to permit residential construction. Indwell has yet to submit

a development application to the City of Mississauga, but its plan involves developing 50 supportive and affordable housing units on the Lakeshore Road West site, primarily consisting of one-bedroom units with shared common spaces and an outdoor patio overlooking nearby Turtle Creek. The building will be constructed to the energy efficient Passive House standard. Occupants for the new units will be selected in partnership with Peel Region from eligible candidates on the Region's municipally-run waitlist for affordable housing.

Since purchasing its first property in 2000, Indwell has developed more than 1,000 supportive housing units in eight municipalities throughout Southern Ontario, ranging from residential facilities with 24/7 care to independent apartments that provide support to tenants through the charity's program-

ming. Indwell currently owns two other sites in Mississauga: the 68-unit Lakeshore Lofts in Port Credit, which opened in 2022, and a second building currently under construction in Streetsville, scheduled for occupancy in 2024.

"We have the experience [not only] to imagine it from the beginning and put together the team to supervise construction ... but then to occupy the building and run it, so it's a start-to-finish project," says Indwell director of projects and development Graham Cubitt.

The development at 1639 Lakeshore Road East will be intended for residents that can live mostly independently, but still qualify for affordable housing.

"Oftentimes peoples' life situations have bottoms, but also have tops," Cubitt told NRU. "So this [development] would be for

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DIGGING DEEPER

CONTINUED FROM PAGE 2

when people are living well and are stable within the community, but their income doesn't dramatically change, so the affordability is the key support that we're looking at here."

Indwell is able both to develop its affordable housing projects, as well as run the supportive programs for their residents because of its not-for-profit status, which enables the charity to pool revenue streams from donations with funding from government programs. But Cubitt is quick to note that building affordable housing at this scale simply doesn't make sense for many commercial developers unless they partner with other organizations.

"The business plan doesn't work that well for supportive housing within most commercial developments, usually

because of land tenure and the sales of condos," says Cubitt. "... We've seen a number of opportunities in recent months where developers are looking to partner with Indwell or with other organizations to be able to deliver affordable units much faster and [of] higher quality than trying to shoot a few units into a big development."

But some question whether these types of affordable housing developments *could* make more financial sense for a broader range of developers if municipalities addressed the most challenging barriers to getting them built.

"One of the things that developers deal with a lot is the rising cost of development ... outside of their control," says **More Homes Mississauga** (formerly More Neighbours Mis-

sisauga) spokesperson **Kelly Singh**.

"What we've seen are a number of examples where because of delays at the City level, by the time shovels were officially approved to go into the ground, the cost of building and interest rates had gone up so high, the projects were abandoned. So one of the things that can be done by city council is to expedite development approvals so that things can get started on time, on budget, especially for developers who are trying to do the right thing."

Accommodating more affordable and supportive housing is vital to the health of any community, Singh says. "It's not just about 50 individuals who might live [in affordable housing] ... It's about 50 families that can now live in the same community as their loved ones, whom they would otherwise be concerned about, have to care for, and to know that those people now have stable homes

nearby," says Singh. "In a broad sense, a healthy community has to encompass missing middle housing, but also ... deeply affordable housing so that we can build diverse communities."

Indwell plans to submit a development application to the City of Mississauga within the next four to six weeks. 🌸

Rendering of charity and supportive housing developer Indwell's under construction residential development at 25 St. Thomas Street in Mississauga's Streetsville neighbourhood. Expected to open for occupancy in 2024, the Streetsville building contains 40 affordable studio units. Indwell has also recently purchased a site at 1639 Lakeshore Road West in Mississauga's Clarkson Village, on which it plans to develop 50 affordable housing units. Indwell's charity status allows it both to develop affordable and supportive housing projects, and to run the programs that support their tenants, an arrangement it says makes less business sense for commercial developers.

SOURCE: INDWELL

