



## Community and Infrastructure Services Committee Agenda

Monday, April 22, 2024, 3:00 p.m. - 5:00 p.m.

Council Chambers - Hybrid

City of Kitchener

200 King Street W, Kitchener, ON N2G 4G7

People interested in participating in this meeting can register online using the delegation registration form at [www.kitchener.ca/delegation](http://www.kitchener.ca/delegation) or via email at [delegation@kitchener.ca](mailto:delegation@kitchener.ca). Please refer to the delegation section on the agenda below for registration in-person and electronic participation deadlines. Written comments received will be circulated prior to the meeting and will form part of the public record.

The meeting live-stream and archived videos are available at [www.kitchener.ca/watchnow](http://www.kitchener.ca/watchnow).

\*Accessible formats and communication supports are available upon request. If you require assistance to take part in a city meeting or event, please call 519-741-2345 or TTY 1-866-969-9994.\*

**Chair: Councillor M. Johnston**

**Vice-Chair: Councillor D. Schnider**

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Pages

**1. Commencement**

The Community and Infrastructure Services Committee will begin directly following the Finance and Corporate Services Committee meeting at approximately 3:00 p.m.

**2. Disclosure of Pecuniary Interest and the General Nature Thereof**

*Members of Council and members of the City's local boards/committees are required to file a written statement when they have a conflict of interest. If a conflict is declared, please visit [www.kitchener.ca/conflict](http://www.kitchener.ca/conflict) to submit your written form.*

**3. Consent Items**

*The following matters are considered not to require debate and should be approved by one motion in accordance with the recommendation contained in each staff report. A majority vote is required to discuss any report listed as under this section.*

- 3.1 Dumfries Avenue Formal Traffic Calming Review, DSD-2024-122** 3
- 3.2 Noise Exemption - Greek Food Festival - 527 Bridgeport Road, CSD-2024-136** 8

**4. Delegations**

*Pursuant to Council's Procedural By-law, delegations are permitted to address the Committee for a maximum of five (5) minutes. All Delegations where possible are encouraged to register prior to the start of the meeting. For Delegates who are attending in-person, registration is permitted up to the start of the meeting. Delegates who are interested in attending virtually must register by 1:00 p.m. on April 22, 2024, in order to participate electronically.*

- 4.1 Item 5.1 - Eric Philips, Thresholds Homes and Support**

**5. Discussion Items**

- 5.1 Not For Profit Affordable Rental and Co-op Housing Incentive (Pilot), DSD-2024-143** 30 m 10  
*(Staff will provide a 5-minute presentation on this matter.)*
- 5.2 Rockway Centre Redevelopment Update, CSD-2024-191** 30 m 20  
*(Staff will provide a 5-minute presentation on this matter.)*
- 5.3 Rosenberg Area Community Centre - Construction Update, CSD-2024-156** 20 m 29

**6. Information Items**

- 6.1 None.**

**7. Adjournment**

**Mariah Blake  
Committee Coordinator**

# Staff Report



Development Services Department

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**REPORT TO:** Community and Infrastructure Services Committee

**DATE OF MEETING:** April 22, 2024

**SUBMITTED BY:** Barry Cronkite, Director, Transportation Services  
519-741-2200 ext. 7738

**PREPARED BY:** Connor Payne, Traffic Technologist, Transportation Services  
519-741-2200 ext. 7374

**WARD(S) INVOLVED:** Ward 10

**DATE OF REPORT:** April 4, 2024

**REPORT NO.:** DSD-2024-122

**SUBJECT:** Dumfries Ave Traffic Calming Review

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## RECOMMENDATION:

**That staff be directed to implement the proposed traffic calming plan as outlined in Attachment A (Dumfries Avenue – Proposed Traffic Calming Plan) of report DSD-2024-122.**

## REPORT HIGHLIGHTS:

- The purpose of this report is to seek Council approval for the implementation of the proposed traffic calming plan for Dumfries Ave. This traffic calming review was approved for initiation in 2023, via staff report DSD-2023-287.
- The key finding of this report is that the proposed traffic calming plan is supported by the majority of directly affected addresses (73%) that responded to the final survey. Directly affected addresses are addresses that require residents to use this street as their only means of access. The proposed traffic calming measures include five (5) speed humps on Dumfries Ave between Edna St and Stirling Ave N, which will help reduce automobile speeds and increase safety for street users.
- The financial implications are approximately \$30,000 which will be taken from the Transportation Services Traffic Calming capital account. Additional operational expenses are not anticipated from the recommended measures.
- Community engagement included notification letters and surveys via mailouts, and a virtual Public Information Centre (PIC) held in February 2024. It also included an EngageWR project page to provide more information and project updates, and a single point of contact for residents.

\*\*\* This information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

- This report supports the delivery of the Strategic Plan action item “Building a Connected City Together” through implementing a “Localized Transportation Safety Improvement Program”.

**BACKGROUND:**

Traffic volume and speeding are safety related issues frequently raised by residents of affected neighbourhoods in the City of Kitchener. In response to these issues Council reviewed, updated, and subsequently adopted the City’s Traffic Calming Policy in 2014 and established an annual budget to address traffic management issues in residential neighbourhoods. The traffic calming policy outlines several evaluation criteria that provide a fair and consistent review of streets and communities, while defining and prioritizing the streets most in need of traffic calming from a traffic safety perspective.

In October 2023, Council received report DSD-2023-287 - “Traffic Calming 2023 Initiation Approval”, in which staff recommended that a traffic calming review be initiated for Dumfries Ave. Council approved the initiation of the traffic calming review for Dumfries Ave.

Engagement with residents took place between November 2023 and April 2024. Engagement included mail outs, an EngageWR project page, resident surveys and a virtual Public Information Centre (PIC) that took place in February 2024. The PIC was centered around presenting the proposed traffic calming plan to residents and gathering their feedback. The final resident survey to indicate support for, or against, the proposed traffic calming plan was circulated in March 2024. Staff is presenting this report to Committee and Council for approval to construct traffic calming measures by Q4 2024.

**REPORT:**

***Initiation***

In November 2023 Transportation Services conducted a resident survey for the initiation of a traffic calming review for Dumfries Ave. The initiation survey results are summarized in the table below:

<b>Initiation Survey Results – Dumfries Ave Total Study Area</b>	<b>Number</b>	<b>Percent</b>
In favor of initiating the traffic calming review	41	89.1%
Opposed to initiating the traffic calming review	5	10.9%
Total responses received from 86 addresses surveyed	46	53.5%

This survey response rate for addresses that are directly affected by the Dumfries Ave traffic calming review was 53.5%, which met the minimum required participation threshold (25%) for responses. This survey showed that 89.1% (41 of 46 responses) of directly affected addresses who answered the survey supported the initiation of the traffic calming review. Staff also incorporated resident feedback collected in this survey when designing the preferred traffic calming plan which was presented to the neighbourhood in February 2024.

***Review Process***

The Public Information Centre (PIC) was held in February 2024 over the Zoom platform. The intent of this PIC was to discuss the traffic calming review process, review resident feedback from the initiation survey and present a preferred traffic calming plan design to

receive resident feedback. Staff also answered both written and audio questions from residents in attendance and noted resident feedback.

The preliminary preferred design included five (5) speed humps. Staff reviewed resident feedback received after the Public Information Centre (PIC) and determined that no changes to the concept plan were required and finalized the preferred plan.

Affected agencies were also notified throughout the review and asked to provide feedback on the preferred traffic calming plan. Kitchener Fire did not express concerns regarding the preferred traffic calming plan. Grand River Transit did not express concerns as Dumfries Ave is not a bus route.

### **Final Survey**

On March 08, 2024, Transportation Services staff delivered a final survey notification letter to all directly affected addresses impacted by the review. The intent of the survey was to determine if there is sufficient support for the implementation of the preferred traffic calming plan. As per the City of Kitchener Traffic Calming policy, a minimum of 50% of directly affected addresses must respond to the survey and 60% of the respondents must support the recommended plan for staff to recommend installation of the proposed measures. The results of the final survey are as follows:

<b>Final Survey Results – Dumfries Ave Total Study Area</b>	<b>Number</b>	<b>Percent</b>
In favor of implementing the proposed traffic calming measures	22	73%
Opposed to implementing the proposed traffic calming measures	8	27%
Total responses received from 86 addresses surveyed	30	35%

The final survey response rate of directly affected addresses was 35% which did not meet the minimum required participation threshold (50%) for responses; however, the final survey showed that 73% of directly affected respondents support the implementation of the traffic calming measures. Based on the rate of support, Transportation Services staff recommend installation of the proposed traffic calming plan.

### **STRATEGIC PLAN ALIGNMENT:**

This report supports People-friendly Transportation.

### **FINANCIAL IMPLICATIONS:**

Capital Budget – The total estimated cost for implementing the traffic calming plan is approximately \$30,000. The funds will be taken from the Transportation Services Traffic Calming capital budget account.

Operating Budget – The recommendation has no impact on the annual Operating Budget.

### **COMMUNITY ENGAGEMENT:**

INFORM – Directly affected addresses and the neighbourhood of the Dumfries Ave traffic calming review have received information regarding this review since October 2023. Notification of the Public Information Centre (PIC) was provided through mail out and via the EngageWR project page, and project boards installed on Dumfries Ave. Presentation materials were made available the EngageWR project page after the conclusion of the PIC.

CONSULT – The Dumfries Ave traffic calming review began with an initiation survey in November 2023. A virtual PIC was held over the Zoom platform in February 2024 to answer resident questions and concerns about the traffic calming review process and the preferred traffic calming plan. Transportation Services staff mailed a final survey notification letter to all directly affected addresses to measure support for the preferred plan via a survey on the EngageWR project page. Residents were notified that hard copy surveys were available to those who preferred mail and paper format.

**PREVIOUS REPORTS/AUTHORITIES:**

DSD-2023-287 – Traffic Calming 2023 Initiation Approval

**APPROVED BY:**

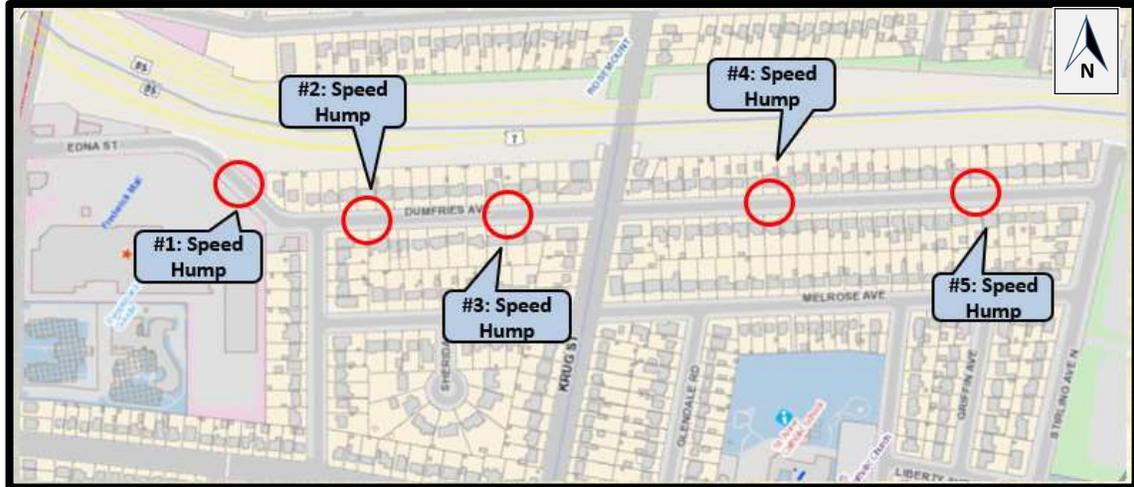
Justin Readman, General Manager, Development Services Department

**ATTACHMENTS:**

Attachment A – Dumfries Ave – Proposed Traffic Calming Plan

## **Attachment A: Dumfries Avenue – Proposed Traffic Calming Plan**

Dumfries Avenue: Edna St to Stirling Ave N



1. A Speed Hump located between Edna St and Chapel St
2. A Speed Hump located between Chapel St and Krug St (approximately 35 m from Chapel St)
3. A Speed Hump located between Chapel St and Krug St (approximately 125 m from Krug St)
4. A Speed Hump located between Krug St and Stirling Ave N (approximately 150 m from Krug St)
5. A Speed Hump located between Krug St and Stirling Ave N (approximately 150m from Stirling Ave)

# Staff Report



Community Services Department

[www.kitchener.ca](http://www.kitchener.ca)

**REPORT TO:** Community and Infrastructure Services Committee

**DATE OF MEETING:** April 22, 2024

**SUBMITTED BY:** Gloria MacNeil, Director of Enforcement, 519-741-2200 ext. 7952

**PREPARED BY:** Steve Vrentzos, Manager of Enforcement, 519-741-2200 ext. 7375

**WARD(S) INVOLVED:** 1

**DATE OF REPORT:** March 12, 2024

**REPORT NO.:** CSD-2024-136

**SUBJECT:** Noise Exemption – Greek Food Festival -527 Bridgeport Road

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## RECOMMENDATION:

That an exemption to Chapter 450 (Noise) of the City of Kitchener Municipal Code be granted to the Greek Orthodox Community of Saints Peter and Paul Kitchener-Waterloo & District for their Annual Greek Food Festival at 527 Bridgeport Road, to be held on June 8<sup>th</sup> 2023, from 12pm – 11pm and June 9<sup>th</sup> 2024, from 12pm – 10pm

## REPORT HIGHLIGHTS:

- The purpose of this report is to advise the Annual Greek Food Festival will be taking place on June 8 and 9, 2024.
- A noise exemption is being sought on June 8, 2024 12pm – 11pm and June 9, 2024 from 12pm to 10pm.
- A contact person will be onsite and available to work with staff.
- This report supports the delivery of core services.

## BACKGROUND:

The Greek Orthodox Community of Saints Peter and Paul Kitchener-Waterloo & District are hosting their Annual Greek Food Festival and are requesting a noise exemption.

## REPORT:

The Greek Food Festival will be hosting their annual family-friendly celebration which takes place on the church grounds. It features authentic, homemade Greek cuisine and delectable desserts. Guests are entertained by traditional Greek dance performances and a live Greek band that will have amplified sound.

This annual festival is celebrating its 42<sup>nd</sup> year and has become a tradition in the region and clearly depicts the spirit of the Greek culture.

\*\*\* This information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

Staff have made arrangements to have an onsite contact person during the event should any concerns arise.

**STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

**FINANCIAL IMPLICATIONS:**

N/A.

**COMMUNITY ENGAGEMENT:**

The event organizer is responsible for ensuring this event is communicated throughout the community in advance of the event.

**APPROVED BY:**

Michael May, DCAO

# Staff Report



Development Services Department

www.kitchener.ca

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**REPORT TO:** Community and Infrastructure Services Committee

**DATE OF MEETING:** April 22, 2024

**SUBMITTED BY:** Rosa Bustamante, Director of Planning & Housing Policy, 519-741-2200 ext. 7319

**PREPARED BY:** Tanya Roberts, Project Manager (Planning), 519-741-2200 ext. 7704  
Janine Oosterveld, Manager of Customer Experience & Project Management, 519-741-2200 ext. 7076

**WARD(S) INVOLVED:** All Wards

**DATE OF REPORT:** March 12, 2024

**REPORT NO.:** DSD-2024-143

**SUBJECT:** Not-For-Profit Affordable Rental & Co-op Housing Incentive (Pilot)

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## RECOMMENDATION:

That a new Council Policy regarding Not-For-Profit Affordable Rental & Co-op Housing Incentives (Pilot), attached to Report DSD-2024-143 as Appendix A, be approved; and,

That the reallocation of Affordable Housing Reserve funds, to be used towards the Not-For-Profit Affordable Rental & Co-op Housing Incentives (Pilot), be approved; and,

That the General Manager of Development Services or their designate be authorized to execute all agreements and other related documentation, subject to the satisfaction of the City Solicitor, which may be required to administer the Not-For-Profit Affordable Rental & Co-op Housing Incentives (Pilot).

## REPORT HIGHLIGHTS:

- The purpose of this report is to establish a new Council Policy and to allocate sufficient funds to implement the Not-For-Profit Affordable Rental & Co-op Housing Incentive (pilot) program to incentivize up to 520 new not-for-profit supportive and affordable units in Kitchener.
- The key finding of this report is that upfront funding is a barrier for some not-for-profit affordable housing projects and that seed funding worth \$10,000 per unit would help advance projects to a state that positions them for other critical capital funding.
- The financial implications are that \$1.3M from the Affordable Housing Reserve will be used to leverage \$3.9M of Housing Accelerator Funds from the Federal Government.
- Community engagement included interviews with key stakeholders including not-for-profit and co-operative housing providers, development consultants who support these

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projects along with CMHC and Region of Waterloo staff involved with funding for affordable housing projects to determine the approach to program development and implementation.

- This report supports Building a Connected City Together by focusing on housing and ensuring secure, affordable homes.

## **BACKGROUND:**

In November 2023, City of Kitchener announced a partnership with the federal government to fast track the construction of new homes. Through the Housing Accelerator Fund (HAF), the Federal government will provide \$42.4 million to the City of Kitchener to enable the City to develop new programs and initiatives to accelerate housing starts. One of these new initiatives is the Not-For-Profit Affordable Rental & Co-op Housing Incentive (pilot). The Not-For-Profit Affordable Rental & Co-op Housing Incentive is a pilot program designed to remove upfront financial barriers from the creation of new affordable housing units by providing a \$10,000/unit grant for qualifying developments to incentivize 520 new units with a commitment to 260 units with building permits issued by September 1, 2026.

The City currently incentivizes affordable housing through the Affordable Rental Housing Incentive which waives planning and building application fees. In addition to this, a concierge service was first piloted in 2021 with YWKW's supportive housing project on Block Line Road, then formally established in 2021 to help navigate affordable housing projects through the approvals process.

This program supports the Housing for All Strategy, approved in December 2020, and specifically supports priority 4, which focuses on helping to secure community, affordable rental, and affordable home ownership housing. It also implements Priority 5 through applying for and receiving federal funding through the HAF for affordable housing. Housing for All Implementation is one of 11 strategies and actions to support the building of 35,000 more homes by 2031, as part of Kitchener's Municipal Housing Pledge approved by City Council in March 2023.

## **REPORT:**

The objective of this report is to establish the Not-For-Profit Affordable Rental & Co-op Housing incentive pilot program to assist with the predevelopment costs of building new not-for-profit affordable rental and co-operative housing units. The intention of the program is to help cover up-front (non-capital) costs involved in advancing projects towards shovel-ready construction. Upfront costs related to design and City approvals have been identified by affordable housing developers as a significant financial barrier to beginning projects.

Through this report, staff recommend a grant program that provides \$10,000 per unit up to a maximum of 50 units (\$500,000/project) to be distributed incrementally at key milestones, as outlined in the proposed policy in Appendix A. The general parameters of the program include:

- \$10,000/unit up to a maximum of 50 units (\$500,000/project)
- Grant funding to be forwarded based on an incremental staged approach following project milestones:

- E.g., Pre-submission Consultation, Conditional Site Plan Approval, Site Plan Approval, Building Permit issuance.

Total funding of \$5.2M for this pilot program will come from:

- Federal Housing Accelerator Fund (\$3.9M)
- City Affordable Housing Reserve Fund (\$1.3M)

Discussion about each of the funding sources is provided below.

#### Re-allocation of Housing Reserve Fund

One of the actions identified in Kitchener's Housing for All Strategy was to establish an Affordable Housing Reserve Fund to support affordable housing initiatives. This reserve was established in 2021 and has been used to provide financial relief from paying development charges. Changes made through Bill 23, *More Homes Built Faster Act*, mean that qualifying affordable housing developments are now exempt from paying development charges. Based on this, staff is seeking to repurpose the \$1.3M in the Affordable Housing Reserve to support the proposed pilot program outlined in this report.

#### Utilizing HAF Funds for Affordable Housing

The program was initially conceived to include \$1.3M of HAF funds, to be paired with a matching grant of \$1.3M City funds to provide \$5,000 per unit that would incentivize up to 520 new affordable units. To boost the per unit incentive to \$10,000, additional HAF funds that were unused through the "Growing Together West" HAF initiative are intended to be re-allocated to this program. Should this funding model require any changes in the future, staff will report back to Council.

#### Program Development

**Purpose.** Through consultation, affordable housing providers encouraged the City to advance a \$10,000/unit incentive, which would go a long way to support front-end costs before larger capital funding through CMHC, the Province, or private donors can become available. These funds are not intended to be used for capital costs, but for early upfront costs which can help to advance a project beyond conception to a shovel-ready state. Getting to this stage is a requirement for other provincial and federal funding programs that provide core capital/construction costs. These incentives would be used for design and approval costs which are not exempt or provided in-kind and are often challenging to secure.

**Incentive format.** To determine the form of incentive, staff considered a full grant and a combination of no-interest loan and a grant. Through consultations, some of the recurring concerns with a loan program included the additional costs and administration involved with processing and securing the loan, both for the housing provider and the City. In addition, the risk of using the loan money to determine if a project is feasible posed a challenge. If a project was determined to be unfeasible, the loan repayment would become a challenge for the housing provider to repay. Feedback from some stakeholders identified other funding preferences over a loan, such as accessing existing equity or lines of credit. All stakeholders expressed a preference of a grant versus a loan. Through this evaluation, it is recommended

that the incentive program is established fully as a grant program to remove barriers to accessing funding, with the goal of advancing affordable units to construction quicker.

**Navigating Risk.** It was also identified that although these new incentives will provide much needed funding and fill current funding gaps for getting a project off the ground, there is still some risk that this funding alone cannot guarantee that a project will advance to a shovel ready state and progress to construction. For example, some stakeholders identified that they were shovel ready, yet lacked enough capital/operations funding to progress to construction and were stuck. It was also identified that mixed rents are the most financially feasible and that some projects are unlikely to include only affordable units, as many stakeholders identified the challenges in its operational sustainability.

Staff are aware that there may be a percentage of projects that do not progress to a state of being shovel ready and are therefore recommending that the incentives created through this grant be distributed in stages, as outlined in Appendix A. This pilot will run during the period of the HAF program, and the City will evaluate the continued implementation of this type of an incentives program depending on the uptake and success during the HAF program. HAF dollars would represent 75% of the total funding for this program, and when coupled with existing funds in the City's Affordable Housing Reserve Fund, could have immediate impact on the delivery of affordable housing.

### Policy Administration

Once approved, staff will develop administrative procedures, including:

- Application form, including requirements for supporting documentation to confirm eligibility;
- Legal agreement process; and
- Internal procedures for staff review and approval of requested forms received and funds released and tracking progress for the program.

### Conclusion

The Not-For-Profit Affordable Rental and Co-op Housing incentive pilot program is intended to help break down front-end barriers to starting an affordable housing development project and will support the creation of up to 520 new affordable units, helping the City to achieve its goal of building 1200 new units in the next 3 years. The proposed program supports the Housing for All strategy through an innovative incentive program that aims to build more affordable housing quicker. Staff recommend that Council endorse the recommendations outlined in report DSD-2024-143.

### **STRATEGIC PLAN ALIGNMENT:**

This report supports Building a Connected City Together: Focuses on neighbourhoods; housing and ensuring secure, affordable homes; getting around easily, sustainably and safely to the places and spaces that matter.

**FINANCIAL IMPLICATIONS:**

Funding to implement this pilot program will be provided from the following sources:

<b>Funding Source</b>	<b>Amount</b>
Housing Accelerator Fund (HAF) grant	\$3,900,000
City’s Affordable Housing Reserve	\$1,300,000
TOTAL	\$5,200,000

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City’s website with the agenda in advance of the Council / Committee meeting.

CONSULT – Staff engaged in stakeholder interviews with not-for-profit affordable housing and co-op housing providers, consultants involved with affordable housing projects, as well as the Region of Waterloo and CMHC to help inform program development.

**PREVIOUS REPORTS/AUTHORITIES:**

- [Housing for All – City of Kitchener Housing Strategy](#) (DSD-20-214)
- [City of Kitchener Municipal Housing Pledge](#) (DSD-2023-063)
- [Implementation of Bill 13, Bill 109 and Bill 23](#) (DSD-2023-239)
- Development Incentives for Affordable Housing Implementation (CSD-17-034)

**REVIEWED BY:**

Ryan Hagey, Director of Financial Planning and Asset Management  
Katherine Hughes, Assistant City Solicitor

**APPROVED BY:** Justin Readman, General Manager of Development Services

**ATTACHMENTS:**

Attachment A – Council Policy: “Not-For-Profit Affordable Rental and Co-op Housing Incentive”

	<h2>POLICY</h2>	<u>Policy No:</u> Click here to enter text.
<u>Policy Title:</u> <b>Not-For-Profit Affordable Rental &amp; Co-op Housing Incentive</b>  <u>Policy Type:</u> COUNCIL  <u>Category:</u> Finance  <u>Sub-Category:</u> Grants, Rebates & Incentives  <u>Author:</u> Project Manager (Planning)  <u>Dept/Div:</u> Planning & Housing Policy	<u>Approval Date:</u> Click here to enter a date.	<u>Reviewed Date:</u> Click here to enter text. <u>Next Review Date:</u> Click here to enter text. <u>Reviewed Date:</u> Click here to enter text.
<u>Related Policies, Procedures and/or Guidelines:</u> None.	<u>Last Amended:</u> Click here to enter a date.	<u>Replaces:</u> Click here to enter text.
	<u>Repealed:</u> Click here to enter a date.	<u>Replaced by:</u> Click here to enter text.

**1. POLICY PURPOSE:**

To establish a policy that outlines the parameters for a pilot incentive program that encourages the development of new not-for-profit affordable rental and co-operative housing units in the form of a grant that covers non-capital upfront costs associated with removing barriers to advancing a project from idea to shovel-ready.

**2. DEFINITIONS:**

**Affordable Dwelling Units** for the purpose of this Policy, means:

- a) a unit for which the rent or housing co-op monthly charges (similar to rent) does not exceed 30 percent of the gross annual household income for low and moderate income households; or,
- b) a unit for which the rent or housing co-op monthly charges (similar to rent) is at or below the average market rent of a unit in the Regional market area.

Policy No:

Policy Title: Not-For-Profit Affordable Rental & Co-op Housing Incentive

**Non-Profit Housing Developer** for the purpose of this Policy, means:

- a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- b) a corporation without share capital to which the *Canada Not-for-Profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*; or,
- d) an organization that is a registered charity within the meaning of the *Income Tax Act (Canada)* or a non-profit organization exempt from tax under paragraph 149 (1) (l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.

**Supportive Housing** for the purpose of this Policy, refers to “alternative housing” that focuses on rehabilitation and community integration. They are generally operated by non-profit agencies and staff are composed of individuals trained in social work or psychiatric rehabilitation.

**3. SCOPE:**

<b>POLICY APPLIES TO THE FOLLOWING:</b>	
<input checked="" type="checkbox"/> All Employees	
<input type="checkbox"/> All Full-Time Employees	<input type="checkbox"/> All Union
<input type="checkbox"/> Management	<input type="checkbox"/> C.U.P.E. 68 Civic
<input type="checkbox"/> Non Union	<input type="checkbox"/> C.U.P.E. 68 Mechanics
<input type="checkbox"/> Temporary	<input type="checkbox"/> C.U.P.E. 791
<input type="checkbox"/> Student	<input type="checkbox"/> I.B.E.W. 636
<input type="checkbox"/> Part-Time Employees	<input type="checkbox"/> K.P.F.F.A.
<input type="checkbox"/> Specified Positions only:	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Local Boards & Advisory Committees

This Policy applies to all staff that coordinate the incentives program, process development applications and building permits.

**4. POLICY CONTENT:**

**4.1 Eligibility Criteria**

In order to be eligible for this Policy, the following criteria must be met:

Policy No:

Policy Title: Not-For-Profit Affordable Rental & Co-op Housing Incentive

- a) The applicant must meet the definition of a *Non-Profit Housing Developer*.
- b) Incentives only apply to the creation of new *Affordable Dwelling Units*.
- c) Primary use of the qualifying dwelling units must be residential.
- d) Eligible projects are those that are in the early stages of ideation or concept development through building permit review. Projects with a building permit issued for the proposed new units are not eligible for the program.
- e) Eligible projects may include a for-profit development where a portion of units are *Affordable Dwelling Units* that are managed and operated by a *Non-Profit Housing Developer*. Funding would only be available for the affordable dwelling units.
- f) Eligible units must maintain affordability for a duration of 25 years.
- g) Proof of ownership or legal right to develop on lands.
- h) The subject property shall not be in a position of tax arrears.

#### 4.2 Grant Framework

- a) The amount of the grant will be equal to and no greater than \$10,000/unit up to a maximum of 50 *affordable dwelling units* per project (maximum grant of \$500,000).
- b) Grant funding must be used for non-capital up-front costs related to development and approvals.
- c) Funding will be distributed at key milestones of the project, including but not limited to Pre-submission Consultation, Site Plan Application Submission, Conditional Site Plan Approval, Site Plan Approval, and Building Permit Issuance, as developed by City staff.

#### 4.3 Policy Application

- a) *Non-Profit Housing Developer* to submit a complete application to the Director of Planning & Housing Policy. The City will not charge a fee to process the application.

Policy No:

Policy Title: Not-For-Profit Affordable Rental & Co-op Housing Incentive

- b) The application will be reviewed by City staff to confirm criteria within this Policy are met, and *Non-Profit Housing Developer* advised of the result. Should there be any issues or conflicts between the complete application and the criteria within this policy, final determination will be made by the Director of Planning & Housing Policy in consultation with the City Solicitor and any other affected business units.
- c) If approved, the *Non-Profit Housing Developer* must enter an agreement prior to the release of funding. The agreement will include:
  - I. The amount of grant awarded
  - II. Grant payment milestones and milestone criteria
  - III. Terms of the grant funding
  - IV. Other clauses as deemed necessary by the City Solicitor.
- d) Upon approval by Council, this Policy shall apply to *affordable dwelling units* from initial idea to those working towards building permit issuance. Priority may be given to projects that include deeply affordable rental units, and/or *supportive housing* units
- e) The agreement will be executed once it has been signed by the *Non-Profit Housing Developer*.
- f) If any part of a development to which this policy applies is changed so that the development does not proceed or no longer consists of *affordable dwelling units* within the 25 years of initial occupancy, this may trigger full or partial repayment of the grant, at the discretion of the City.
- g) For developments that contain for-profit and *affordable dwelling units*, the grant will only apply to the *affordable dwelling units* where the *Non-Profit Housing Developer* is a partner in the project. The *Non-Profit Housing Developer* would need to have a signed agreement with the for-profit developer that clearly outlines the terms of the agreement and that those units will be operated by the *Non-Profit Housing Developer* for a duration of 25 years.
- h) The decision to award a grant is at the sole discretion of the City of Kitchener and subject to funding availability.

#### 4.4 Program Expectations

- a) Projects must make timely progress to receive a building permit by September 1, 2026.

Policy No:

Policy Title: Not-For-Profit Affordable Rental & Co-op Housing Incentive

- b) Grant funding may be adjusted as unit counts are finalized through detailed design, at the discretion of the City.

4.5 Effective Date

- a) This Policy comes into effect on May 1, 2024.
- b) This Policy will be reviewed no later than 5 years after the effective date.

5. **HISTORY OF POLICY CHANGES**

Administrative Updates

No administrative history to date.

Formal Amendments

No amendments history to date.

**REPORT TO:** Community and Infrastructure Services Committee

**DATE OF MEETING:** April 22, 2024

**SUBMITTED BY:** Mark Hildebrand, Director, Neighbourhood Programs & Services  
519-741-2200 ext. 7687

**PREPARED BY:** Helena Foulds, Manager, Service Coordination & Improvement,  
519-741-2200 ext. 7193

**WARD(S) INVOLVED:** ALL

**DATE OF REPORT:** April 12, 2024

**REPORT NO.:** CSD-2024-191

**SUBJECT:** Rockway Centre Redevelopment Strategy Update

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## RECOMMENDATION:

***That staff proceed with the three phased Rockway Centre Redevelopment Strategy as outlined in CSD-2024-191.***

## REPORT HIGHLIGHTS:

- Rockway Centre is Kitchener's only dedicated older adult facility and has been delivering a wide range of programs and services for almost 50 years.
- There are significant challenges with the current Rockway building and site. The three-storey building is poorly configured to accommodate the range of programs, activities and events expected in a modern older adult centre. Some of the challenges with the current building include poor traffic flow, lack of accessible washrooms, visual and auditory challenges, an insufficient elevator system, lack of storage and change rooms, kitchen deficiencies, no gymnasium space, and more. The lack of these basic amenities, which are common in other community facilities, severely limits older adult programming at Rockway Centre.
- In 2013, City Council unanimously directed staff to "*begin the Request for Proposals (RFP) process for the redevelopment of the Rockway Centre (736 Charles Street East / 1405 King Street East) into a medium-to-high density residential building that includes a ground floor older adult/community centre (to be operated by the municipality with the option to own), as well as possible ancillary medical/dental, retail or office type uses.*"
- The three-phased strategy outlined in the enclosed report is the first step of the Rockway redevelopment process. Constructing a new older adult centre will include many phases and steps which will be refined as additional information becomes available through the Request for Proposal process.

## **BACKGROUND:**

Rockway Centre provides a place for older adults from across the city to participate in a wide variety of programs and clubs. Originally constructed in 1950 as a transit terminal, the building is now 74 years old. The Centre sits on a 1.89-acre triangular site bordered by King St. East, Charles Street East, and Preston Street (Map 1, Appendix A). The site includes a 17,750 square foot community centre and two small ancillary buildings located at the corner of Charles and Preston Streets.

The Centre includes 11 program rooms, plus a café, outdoor patio, lobby, billiards room, pottery shed and commercial kitchen. In 2023, the Rockway Centre had more than 30,000 visits for programs and services like fitness classes (Chair Pilates, Zumba), learning programs (technology, cooking, pottery), social groups (cards, billiards, crafts); wellness programs (yoga, meditation); community events (Rockin' it at Rockway, holiday bazars), and more.

### **Challenges with the current Rockway Centre Building & Site**

In 2010, a facility audit was completed which identified building and site challenges largely related to the age of the facility. The audit revealed issues like poor foundation drainage, limited barrier-free access, and a need to replace the existing elevator.

In 2013, staff report CSD-13-051 was presented to Council which identified significant challenges with the Rockway building and site, as well as limitations with the facility's design given the facility was not built for older adult programming. The three-storey building was deemed poorly configured to accommodate the range of programs, activities and events expected in an older adult centre. Some of the challenges with the current building include poor traffic flow, lack of accessible washrooms, visual and auditory challenges, an insufficient elevator system, lack of storage and change rooms, kitchen deficiencies, no gymnasium space, and more. The lack of these basic amenities, which are common in other community facilities, severely limits older adult programming at Rockway Centre.

Based on previous direction from City Council, staff have not made any significant renovations or upgrades to the facility since 2013; however, the building has been maintained to a standard that is in line with other City facilities.

### **Previous City Council Consideration/Direction re: Rockway Centre Redevelopment**

#### **2010**

- Given the challenges with the building, in 2010 City Council directed staff to prepare a feasibility study and business case analysis (including public consultation) to look at the long-term use of the Rockway Centre site for the provision of older adult programs.

#### **2013**

- In May 2013, staff presented Council with the completed Feasibility Study and Business Case. At that time City Council unanimously directed staff to consider the

findings of the Feasibility Study and Business Case as part of the City's next Leisure Facilities Master Plan and Development Charges review for prioritization against other indoor recreation needs within the city.

At that time Council unanimously directed staff to *“begin the Request for Proposals (RFP) process for the redevelopment of the Rockway Centre (736 Charles Street East / 1405 King Street East) into a medium-to-high density residential building that includes a ground floor older adult/community centre (to be operated by the municipality with the option to own), as well as possible ancillary medical/dental, retail or office type uses.”*

Council also added the Rockway Centre to the City's Municipal Heritage Register as a non-designated property; however, it took no action to designate the centre property, "until the completion of the RFP process."

## **2015**

- As a part of the 2015 budget process, City Council added \$6M to the City's capital forecast (2024/2025) to support the redevelopment of the Centre.

## **2019**

- The 2019 LFMP recognized that partnerships with school boards and private organizations are becoming increasingly important to municipalities as costs to build and operate stand-alone recreation facilities continue to rise. Nurturing strong partnerships and implementing mixed-use opportunities with school boards and the private sector is one way the City of Kitchener could deliver innovative recreation services and facilities.

The City's 2019 Leisure Facilities Master Plan Update included a recommendation to *“pursue a partnership with the private sector to redevelop Rockway Centre into a medium to high density residential building that addresses the heritage value of the property and includes a ground floor older adult community centre (to be operated by the municipality with the option to own), as well as possible ancillary medical/dental, retail and office type uses.”*

## **REPORT:**

It has been more than 10 years since Council directed staff to pursue a partnership to redevelop Rockway as an older adult centre. Now that funds are available within the City's capital forecast, staff have prepared a strategy to move forward with the redevelopment of the Centre. This strategy achieves Council's previous direction to pursue a development partner for a new building that would replace the Rockway Centre, while also ensuring the process is open and transparent.

## **Rockway building and site assessment update**

To ensure the building remains operational until a new building is constructed and opened, in 2023 staff completed another assessment of the Rockway Centre facility and site. That assessment identified a number of projects that will require action over the next five years should the centre continue to operate over that period of time (e.g., roofing maintenance, repairs to asphalt walkways, fire alarm and electrical upgrades).

All these projects are scheduled for completion within the next five years and will be funded through the Facilities Management capital budget. If, through the process of building a new older adult centre, the current facility can be closed within the next five years, staff will revisit whether to proceed with these projects before work commences.

One item that requires additional consideration is the sanitary system. The sanitary system that extends from the Rockway facility through the parking lot towards Charles Street E, needs to be replaced due to age and deterioration of some sections. Investigation has shown that isolated repairs are needed, but not feasible, as earth movement would exacerbate damage of the lines. Complete replacement is cost-prohibitive, considering the expected life cycle of the facility (5 years), with an estimated cost of 1 – 1.4 million dollars and a replacement timeline of 1.5 – 2 years. Instead, Facilities Management will monitor the system over the next 5 years and implement routine maintenance and flushing.

### **2023 Rockway Centre User Group Engagement**

Throughout 2023 staff spoke with over 140 individuals from several different user groups to get their initial thoughts on how best to develop a new, modern older adult centre that better meets the needs of residents in our community. These discussions included a series of in-person meetings with:

- Rockway Advisory Council
- Grand River Accessibility Advisory Committee (GRAAC)
- Mayor’s Advisory Council for Kitchener Seniors (MACKS)
- Neighbourhood Associations operating out of Rockway Centre (Eastwood, Auditorium)
- Key user groups (i.e., FRIENDS)
- Facilities management staff
- Community centre staff at Rockway Centre

In early 2024, staff once again engaged with many of these user groups to provide them with an update on the redevelopment strategy being considered (as outlined in this report). Through those discussions the user groups generally agreed with the strategy outlined in this report. Discussions and frequent communications with these key user groups will continue throughout the process of developing a new centre.

### **User Group Engagement Key Findings**

The following summarizes the main themes of feedback from these preliminary user groups discussions in 2023:

#### ***1. Increased trust and involvement:***

- User groups were more receptive to working with the City on a redeveloped Rockway Centre than in the past.
- All engagement was conducted in-person where staff were present to gather feedback and build trust.
- Ongoing communications with key user groups has helped build an open and transparent process.

## **2. Open to relocating to a new location OR rebuilding on the existing site:**

- Staff can report that user groups indicated a willingness to redevelop the Rockway Centre in its current location, or at a new location, if the site was located close to the existing site.
- Initial conversations indicate that user groups are open to relocating Rockway Centre if it provides an opportunity to build a more modern and accessible facility that better meets the community's needs.
- Some user groups expressed an interest in building a new centre at an alternate location so that programming could continue at the current facility until a new centre is operational.

## **3. Accessibility and future proofing**

- User groups emphasized the need for a more accessible facility to meet the needs of an aging population. Some of the most important accessibility needs for the proposed rebuild as include:
  - Proximity/ accessible to public transit
  - Larger sized elevators
  - Ramps
  - Curb pick up and accessible pick up & drop off zones
  - Adult changing tables in washrooms
  - Visual wayfinding
- Users indicated the building should include features that will serve the community in the future with things like:
  - Electric car charging stations
  - Bike lockers
  - Parking spaces with accessible features
  - Patio and green spaces

## **Rockway Centre Redevelopment 3-Phased Strategy**

While the initial plan (back in 2013) was to redevelop the Rockway Centre on its existing site, the substantial current and planned growth in the Rockway area (Map 2, Appendix A) prompted staff to also explore the idea of building a new centre in a different location. Possible benefits of constructing the new older adult center at a different location include: the potential to build closer to the ION route, the possibility of getting the building built faster through a development partnership, and the ability to maintain programming at the current centre while a new centre is built – avoiding significant disruption to programming.

Staff are proposing to implement the following three-phased strategy for the redevelopment of Rockway Centre.

### ***Phase 1 – Implement a Request for Information Process***

A Request for Information (RFI) is a procurement tool used to gather information. An RFI is a public and non-binding document that is open for response over a predetermined amount of time. An RFI is much simpler and easier for potential partners to respond to than a Request for Proposal.

Staff plan to issue an RFI that will provide the City with a better understanding of options potential partners would be open to considering (i.e., long-term lease, capital investment, land transfer, etc.), including development opportunities on the existing site and/or other lands near the current location.

Staff intend to use the results of the RFI to provide further clarity on a number of issues that could include the following:

- Potential funding arrangements
- Location preferences/options (existing site or other location nearby)
- Timelines for construction
- High-level cost estimates
- Other considerations brought forward from respondent.

The information received through the RFI will provide further clarity on the detailed scope of the Request for Proposal (Phase 3) which will help the City achieve the intended vision of a redeveloped Rockway Centre.

### ***Phase 2 – Community Engagement***

Staff will develop a community engagement strategy focusing on Rockway Centre users, older adults using other community centres and older adults living in Kitchener. The engagement strategy will include specific approaches and tactics to reach a broad diversity of older adults within the community. The engagement process will focus on identifying and prioritizing the City's requirements for a potential development partnership which will then be included in the City's RFP (Phase 3).

### ***Phase 3 – Request for Proposal Process***

Utilizing information gathered through the RFI (Phase 1), and input gathered from community engagement (Phase 2), the City will develop and issue a Request for Proposal (RFP) for the redevelopment of the centre which would outline and prioritize the City's must have requirements for a new older adult centre and for a partnership agreement. Prior to issuing the RFP, staff will seek Council's input and direction on those must have requirements.

At a high-level, the RFP process would include the following:

- (1) Preparation of the scope of work (city requirements) and evaluation criteria
- (2) Request for Proposal released

- (3) Receipt of proposals
- (4) Evaluation and determination of top ranked proponent
- (5) Negotiation of agreement (e.g., shared services agreements, development agreement, agreement of purchase and sale,)
- (6) Award and notification of result of RFP

Staff believe all three phases of this strategy can be completed by the second quarter of 2025. If the City is unsuccessful in attracting a partner through the RFP process, staff will return to Council for new direction on alternate options to redevelop the Rockway Centre.

#### **STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

#### **FINANCIAL IMPLICATIONS:**

The Council-approved 2024-2033 capital forecast includes \$6M in 2024/2025 for the City's contribution a partnership for the redevelopment of the Rockway Centre. This funding is flexible in that it could be used regardless of whether the decision is to rebuild on the existing site or build a senior's centre at an alternate location. In addition to this capital funding, there may be an opportunity for the City to contribute additional funds to a potential partnership through the value of the lands on which the current centre is located.

#### **PREVIOUS REPORTS/AUTHORITIES:**

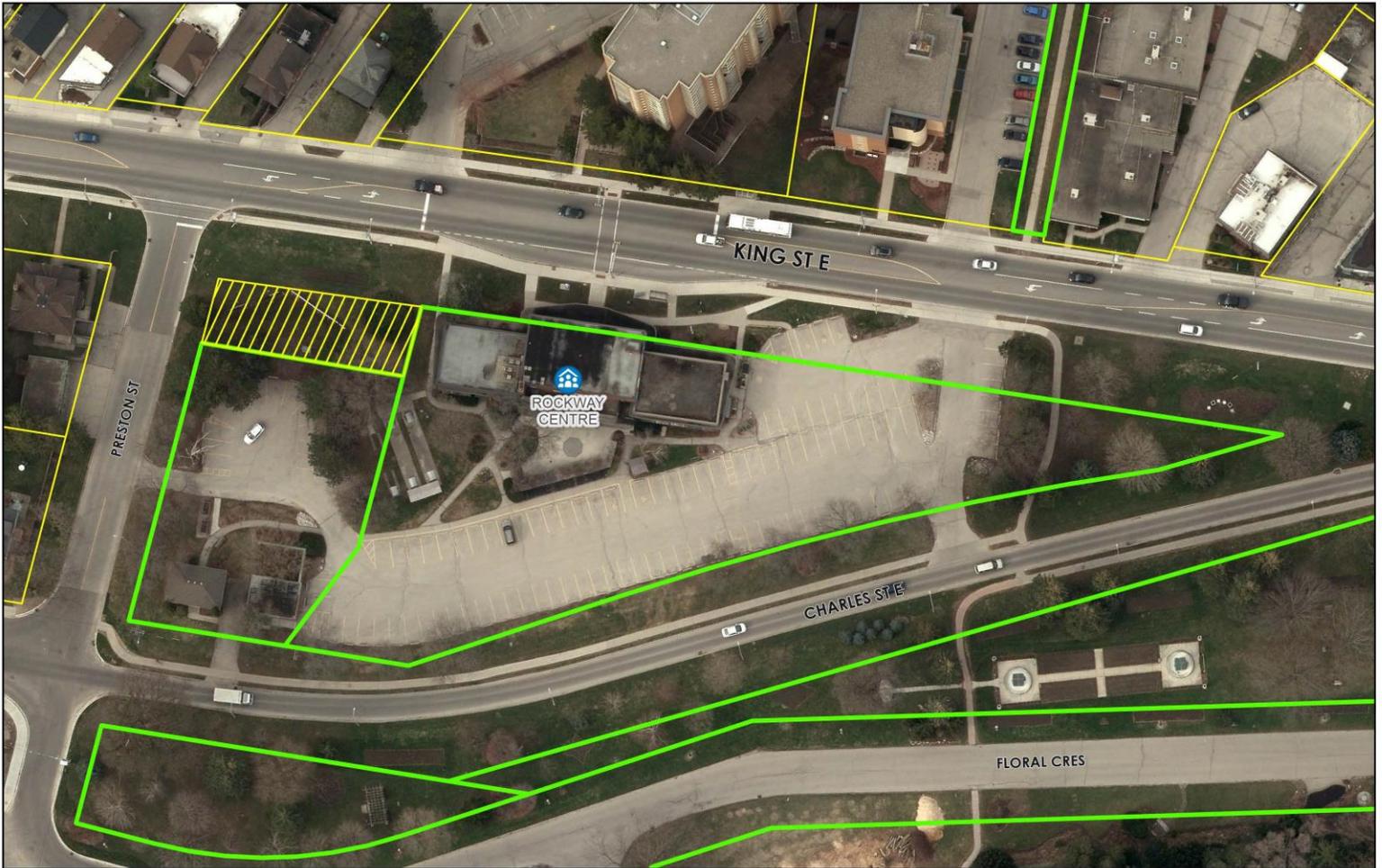
- CSD-013-047
- CSD-013-051

**APPROVED BY:** Michael May, DCAO & General Manager, Community Services

## Appendix A

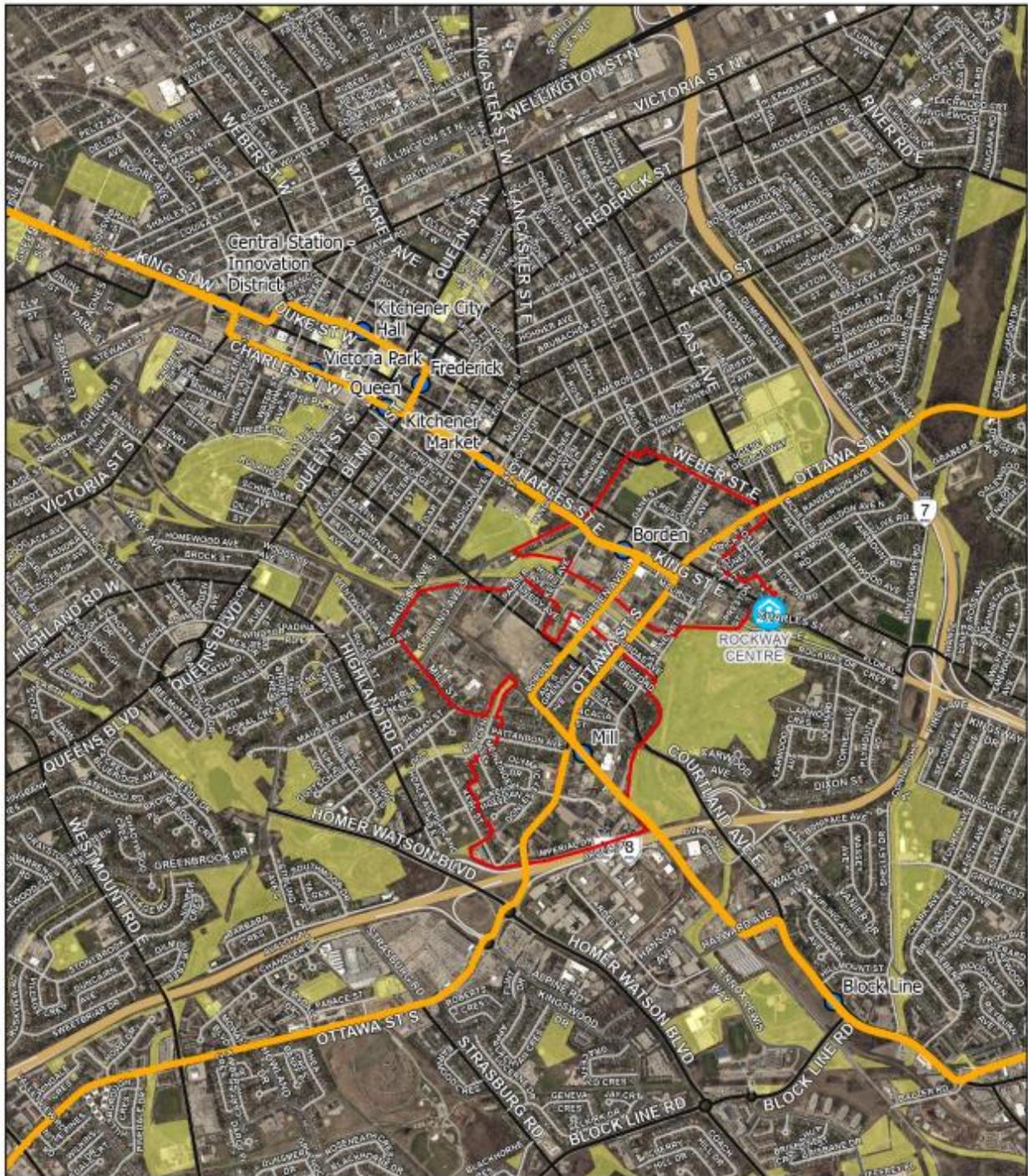
Map 1 (below) shows the property lines of the 1.89-acre Rockway Centre property, including City-owned vs. non-City-owned lands.

# Rockway Community Centre



Map 2 (below) shows the major transit station areas near Rockway Centre and the projected Regional Intensification Corridor which intersects at King St. E and extends north and south on Ottawa Street. The orange line represents areas of future growth and expansion of the LRT route.

## Rockway Community Centre



Rockway Community Centre - 1405 King St E



LRT Station



Proposed Protected Major Transit Station

City owned land



Regional Intensification Corridor

**REPORT TO:** Community and Infrastructure Services Committee

**DATE OF MEETING:** April 22, 2024

**SUBMITTED BY:** Mark Hildebrand, Director Neighbourhood Programs and Services, 519-741-2200 ext. 7687

**PREPARED BY:** Mark Hildebrand, Director Neighbourhood Programs and Services, 519-741-2200 ext. 7687

**WARD(S) INVOLVED:** Ward 5

**DATE OF REPORT:** March 28, 2024

**REPORT NO.:** CSD-2024-156

**SUBJECT:** Community Centre Construction in Rosenberg - Update

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**RECOMMENDATION:**

That the total budget for the City's new Community Centre in the Rosenberg area, which will be built jointly with the Waterloo Region Catholic District School Board, be approved at \$8,125,000 and funded fully through development charge revenue; and

That the new Community Centre be named The Williamsburg Community Centre.

**REPORT HIGHLIGHTS:**

- This report seeks final approval to proceed with the construction of a joint community centre/school facility in the fast-growing Rosenberg area, at a total cost of \$8,125,000. Construction of the joint facility will be lead and completed by the Catholic school board.
- In 2019, City Council ranked the construction of a new community centre in Rosenberg as its 4<sup>th</sup> priority for indoor recreation facilities to be funded through Development Charges.
- Building the community centre jointly with the Waterloo District Catholic School board, instead of building a stand-alone community centre will save the City millions of dollars in construction costs.
- Transitioning from the current 3,000 sq ft leased space (Williamsburg Community Centre) to a new 17,000 sq ft facility with a double gymnasium and 4 large program areas provides a substantial service improvement in programs and services for this fast-growing area of the City. Considering access to the school's double gymnasium outside of school hours, this enhances the ability to support programming for a growing community.

**BACKGROUND:**

In 2019, the City of Kitchener's Leisure Facilities Master Plan (LFMP) underscored the necessity for a community center in the southwest area of the City. The proposed new Community Centre in the Rosenberg area ranked fourth amongst City Council's top five indoor recreation facility priorities for Development Charges funding. The current Williamsburg Community Centre, which this new centre will replace, is leased by the City and is only 3,000

\*\*\* This information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

sq ft – which is by far the City’s smallest community centre. This small size does not accommodate the existing programming demands, which are growing significantly as the population in the area grows.

The 2019 LFMP recognized that partnerships with school boards and private organizations were becoming increasingly important to municipalities as costs to build and operate stand-alone recreation facilities continued to rise. Nurturing strong partnerships and investigating and implementing joint-use opportunities with school boards and the private sector was seen as a way the City of Kitchener could deliver innovative recreation services and facilities, at a lower cost to taxpayers. In June 2019, City Council directed staff to include construction of the Huron Community Centre, which was to be attached to a public school, in the 2019 development charge background study and 2019 capital budget forecast. Entering into this partnership with the public-school board to build a joint facility saved the City \$1.3 million in construction costs. Further, this joint facility better serves the community by allowing the City to leverage additional school space (e.g. a double gymnasium and other program spaces) for community use after school hours.

**REPORT:**

The new Community Centre in the Rosenberg area will be a joint facility, in partnership with the Waterloo Region Catholic District School board. As part of the City’s 2020 capital budget process, City Council added approximately \$6.0 million to the capital forecast for the construction of a 17,000 square foot community centre in the Rosenberg area. Similar to the joint Huron Community Centre, the City anticipates being able to build this joint facility at a lower cost than if we were to build a stand-alone facility. This joint facility will also allow the City to leverage access to additional programming spaces from the school board (e.g. accessing the schools double gymnasium), for community programming after school hours.

During the initial stages of this joint project, City staff engaged with the local community and the Williamsburg Community Association, to confirm the detailed space needs at the new community centre. The Williamsburg Community Association is already a vibrant and active association which runs several programs out of the current Williamsburg Community centre and other facilities throughout the community. Based on this engagement, staff worked with the Catholic School board and their project Architects to design the following spaces as part of the 17,000 square foot community centre:

- A double gymnasium with a small servery and associated storage (which is attached to the school boards double gymnasium and can be opened up to a quad gymnasium),
- 4 program rooms (with storage spaces) ranging in size from approximately 650 to 1,000 square feet for various types of programming,
- A generous lobby, which acts as a waiting space for parents of children attending programs as well as an informal space for residents to connect,
- Staff offices to support the operations of the centre and City of Kitchener programming for children and youth, vulnerable populations etc.,
- Community offices for the Neighbourhood Association and other partners that the City of Kitchener may work with to provide programming to the community, and
- The necessary hookups and access for an outdoor winter rink.

Once built, this Community Centre will be the new home of the Williamsburg Community Association. The development of a double gymnasium and 4 medium to large program spaces, all significantly larger than the existing programming spaces currently at their disposal,

will be a significant program and service improvement. Add on access to the school board’s double gymnasium outside of school hours, the facility becomes well suited to accommodate the programming of a community that is continuing to grow.

**Community Centre Name**

During the initial planning and the design phases of the project, the Williamsburg Neighbourhood Association shared their preference to keep the name “Williamsburg Community Centre” and migrate it to the new facility. The name coincides with the name of their association, and they have developed a brand that is recognizable and respected within the community. Staff support this request because it provides continuity and ensures the identity and recognition that the Neighbourhood Association has established with this name is preserved and carried over to the new facility. Also, the name Williamsburg is consistently used in the area (e.g. Williamsburg Woods West, Williamsburg Cemetery). Using this name will provide a strong geographical context of the facility and community connection.

**Detailed Project Costing**

The project team has now reached 80% design, which is a significant milestone. At this stage, with the design nearing completion, cost estimates have been updated to reflect the project requirements provided and any refinements made during design. The project team also analyzed the design during this time to identify opportunities to reduce costs without sacrificing quality of the facility, or the functionality (e.g. exploring alternative materials, construction methods, or design elements to achieve cost savings).

Based on current market pricing, to build a 17,000 square foot community centre in partnership with the Catholic School Board, it will cost \$7.3 million for construction, at a cost of \$426.33 / sq ft, with a total project cost for the community centre of \$8.1 million. The \$7.3 million allocated for construction costs covers the physical building expenses. The remaining \$800,000 of the \$8.1 million total project costs funds essential expenses that encompass soft costs (e.g. architectural and engineering fees, permits), allowances, and furnishings, fixtures and equipment that is crucial for the facility’s functionality.

**Construction Cost Comparison**

Although the construction costs of the community centre is more than what was originally anticipated, a review of the Altus Group 2023 Canadian Cost Guide shows that the cost / sq ft quoted for construction with the school board is still well below what it is estimated to cost / sq ft for a stand-alone Community Centre. The Canadian Cost Guide is a tool that provides estimates for the construction costs associated with various projects across different regions of Canada. For public sector projects in the Greater Toronto Area (GTA), to build a multi-use recreation centre, construction costs are estimated to be between \$650 to \$1,125 / sq ft.

The following chart shows the City’s estimated construction cost savings demonstrated by building in partnership with the school board rather than building a stand-alone City facility:

	<b>Construction Cost / sq ft</b>	<b>Facility Size</b>	<b>Total Estimated Cost</b>
Building in partnership with the school board	\$426.33	17,000	\$7.3 million
Cost to Build a stand-alone Recreation Facility	\$650 to \$1,125	17,000	\$11.1 to 19.1 million
<b>Total Savings</b>			<b>\$3.8 to \$11.8 million</b>

**STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

**FINANCIAL IMPLICATIONS:**

The revised budget of \$8,125,000 is an increase of \$2,062,902 to the \$6,062,098 budget already approved by Council in 2022-2024. All of this funding comes from development charges (DCs), meaning the construction of the building will have no impact on municipal taxes. The increased costs of this community centre were accounted for in recent modelling related to the Kitchener Indoor Recreation Complex (KIRC) and the amount of DC debt required for that facility's construction.

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City's website with the agenda in advance of the council / committee meeting.

CONSULT – During initial stages of this project both the community and the Williamsburg Community Association have been engaged to confirm community centre space needs. The Williamsburg Community Association will continue to be updated on progress of the project as needed.

**PREVIOUS REPORTS/AUTHORITIES:**

- CSD-19-007 2019 Leisure Facilities Master Plan
- CSD-18-089 Facility Partnership with the Waterloo Region District School Board in the Huron-Brigadoon area – Update

**APPROVED BY:** Michael May, DCAO, Community Services Department