

ROXBOROUGH PARK: A COMMUNITY FOR ALL



Working Together with
Community Housing Hamilton

December 7, 2016

Roxborough Park Revitalization

- Experienced Project team reaching out to collaborate with CHH, the City and local councillor
- Goal of creating a new, quality, mixed income community in Ward 4
- Renewal and opportunity for Queenston Community
- Combine public housing land, city housing goals with private sector land and experience to create innovative model demonstration housing community

Roxborough Park Team

Core team members, each with decades of experience:

- Builder: Carriage Gate Homes, Nick Carnicelli
- Developer: Urbancore Developments, Sergio Manchia
- Property Manager: Effort Trust, David Horwood

Roxborough Park Team

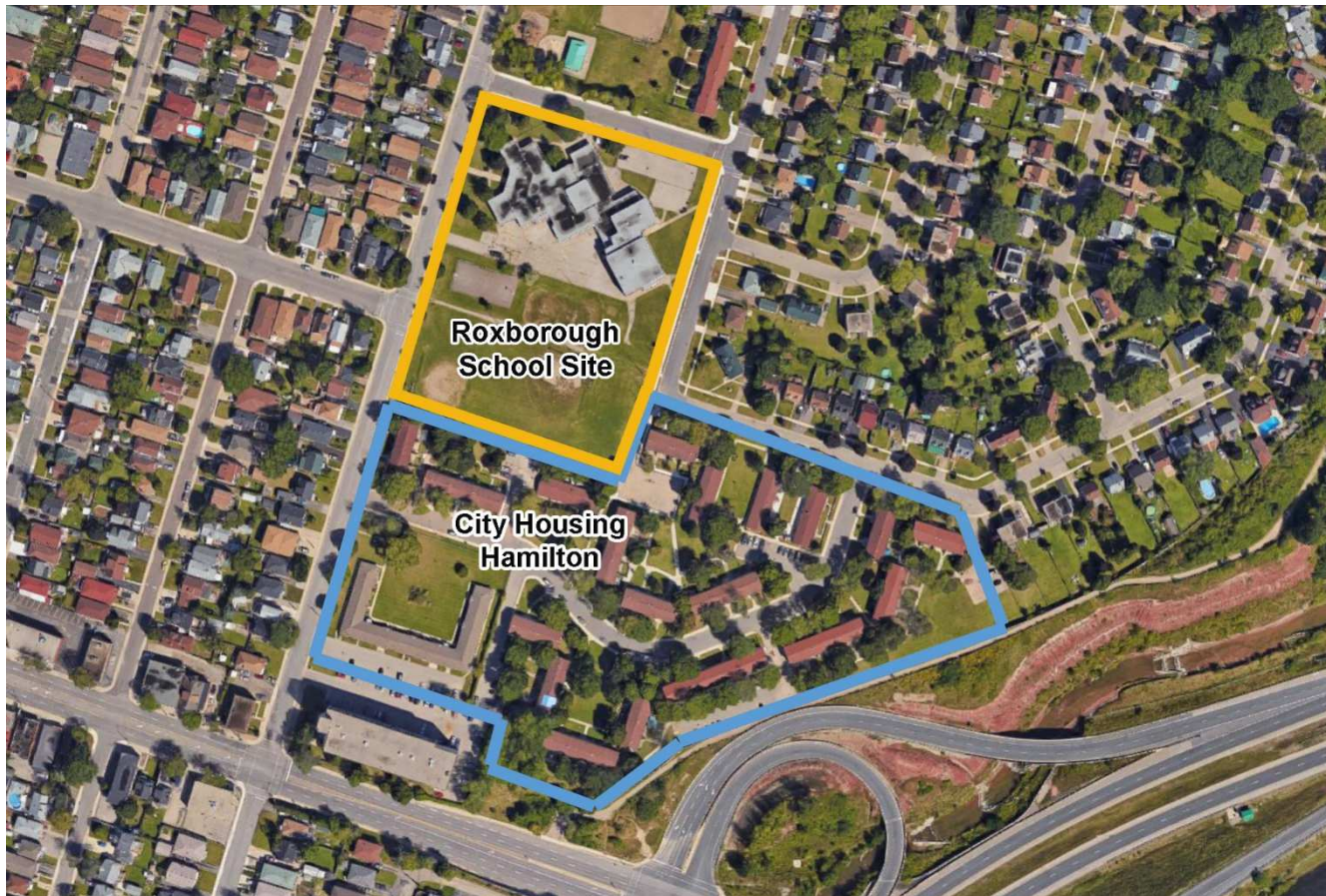
Assembled Team of professionals

- Michael Spaziani Architect Inc. - Master Design Plan
- Tim Welch Consulting Inc. - Affordable Housing
- Dana Anderson, MHBC Planning - Planning Approvals

Why Roxborough Park Team?

- Roxborough team brings adjacent four acre Roxborough school site
- Combining with adjacent CHH land brings unique opportunity for transformational creation of new community
- Brings collaborative master planning of new community
 - First meaningful opportunity to secure affordable housing with private sector/CHH collaboration

The Combined Site: Working Together For Excellence



Goals for Revitalized Community

- Well designed, mixed income community
 - Market Ownership
 - Affordable ownership
 - market rental
 - affordable rental
 - Variety of dwelling types: townhouses, stacked townhouses, apartments etc.
 - Opportunities for existing residents to remain in neighbourhood after redevelopment
- City assistance for redevelopment will increase affordable rental, affordable ownership and market rental housing
- Improve quality, accessibility, energy efficiency
- Enhance park and greenspace for entire community

Working Together

- Collaborate to create innovative approach to housing and community regeneration
- Met with CHH board, working towards a Letter of Intent
- Attended Resident meeting with CHH staff
- Work closely with CHH on a well planned, staged transition for existing residents.
- Discussions with BMO about assisting residents moving into ownership/financial counselling
 - Focus of new housing is to build community, not for speculation
- **No residents who currently qualify for RGI assistance will lose their RGI assistance**

Revitalized Community

- Master planned/architectural excellence
- Comprehensive approach to community planning
- New homes for range of incomes and mix of tenure
- New family and seniors/accessible housing “aging in place”
- Meets city planning goals through intensification of underused lands
- Transit supportive both direct bus connection to LRT and proximity to future GO station at Centennial/QEW
- Generates significant new and ongoing property tax revenues
- Save City capital repair costs of CHH stock

Affordable Housing Benefits

- Replaces 50-60 year old housing with new quality built energy efficient homes
- CHH will not have to spend \$1.5 million in capital repairs in next two years, plus save several more millions in capital repairs over balance of decade
- New housing will have income mix within buildings so all RGI households are not concentrated in one building
- Maintains service level standards required by provincial law
 - RGI units in various forms/buildings
 - Model integrated community

Questions?

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