



# ELGIN PARK REDEVELOPMENT

Public Meeting Presentation for Town of Cobourg

November 9<sup>th</sup> 2020



Barry Bryan Associates, Architects, Engineers, Project Managers





# Items for Discussion

- **INTRODUCTIONS**

NCHC (Northumberland County Housing Corporation)  
Northumberland County  
Consulting Team

- **BACKGROUND**

Need for Housing  
NCHC Mandates  
Elgin Park Redevelopment Project

- **DESIGN REVIEW**

What Is The Project ? Elgin Park Redevelopment  
What Is The Status Of The Project  
Current Design Review  
Design & Planning  
Unit Types And Design  
Sustainability

- **NEXT STEPS**

Re Zoning & Site Plan Application Process  
Funding Timelines  
Schedule: Tender/Permit, Demolition & Construction  
Phased Construction

# BACKGROUND:

## *The Northumberland Context*



- Currently approximately 1000 households on the centralized waitlist for community housing (Rent Geared to Income – RGI) in Northumberland
- The waitlist has grown by more than 260% in 10 years
- The waitlist list for community housing is now approaching 10 years in some communities (namely Cobourg)
- In 2019, 340 households were added to the centralized waitlist and only 61 were housed.
- There are currently 180 households on the waitlist for Elgin Park – not including for the forthcoming units (one bedroom and market rent units)

# BACKGROUND:

## ***Context in Northumberland (Continued)***

- 22.2% (7,925 households) of households are spending more than 30% on housing costs
- 8.7% (3,115 households) of households are spending more than 50% on housing costs
- Based on the average rental costs of available units in Northumberland County, the current rental market is unaffordable for all low-income households, most moderate-income households and in some cases for high-income households.
- Average household incomes in Northumberland County are not keeping up with the increase in house prices. Between 2005 and 2015, house prices have increased by 45.9% compared to 29.1% increase to average household incomes.
- The average house price in 2019 in Northumberland County was \$484,177, well above what the average household income can afford.
- The average market rent in Northumberland is more expensive than neighbouring communities, including the City of Peterborough, the City of Kawartha Lakes and Hastings County.

Source: 2019 Affordable Housing Strategy with some more updated statistics



# BACKGROUND:

## *Elgin Park Redevelopment – The Vision*

- The vision for Elgin Park is to develop 40 units of both subsidized and market rental housing with shared green space, responding to two critical housing gaps in the community (as identified in the 2019 Affordable Housing Strategy):
  1. There is a need for affordable rental housing options for households with low incomes.
  2. There is a need for more purpose-built rental housing options.
- Key priorities for this project include:
  - Maintaining existing stock of multi-bedroom units alongside the introduction of one-bedroom units
  - Introducing a mix of RGI and purpose-built market rent units
  - Supporting tenants impacted by this project including in any required relocations
  - Achieving a LEED Silver design rating
  - Ensuring Elgin Park is designed with the neighbourhood in mind and is a source of pride for the community
  - Provide a common green space and programming space for tenants

# BACKGROUND:

## ***Procurement***

- Request for Proposal for Architectural Services was posted by the County in July 2019
- Contract awarded to Barry Bryan and Associates in November 2019
- Anticipated that Construction Contract will be posted in early Spring 2021

## ***Funding***

### Pre-Construction

- CMHC Seed Funding Received for pre-construction work (\$30,000 grant and \$120,000 loan)
- Draw from housing reserves to fund the remainder of pre-construction work as required (outside of any other funding sources)

### Construction

- Canada-Ontario Community Housing Initiative Residual Funding - \$5,770,000
- Planned application to CMHC Co-Investment Fund upon receipt of rezoning from the Town of Cobourg (estimated required funding: \$5,935,000)
- NCHC – land equity contribution



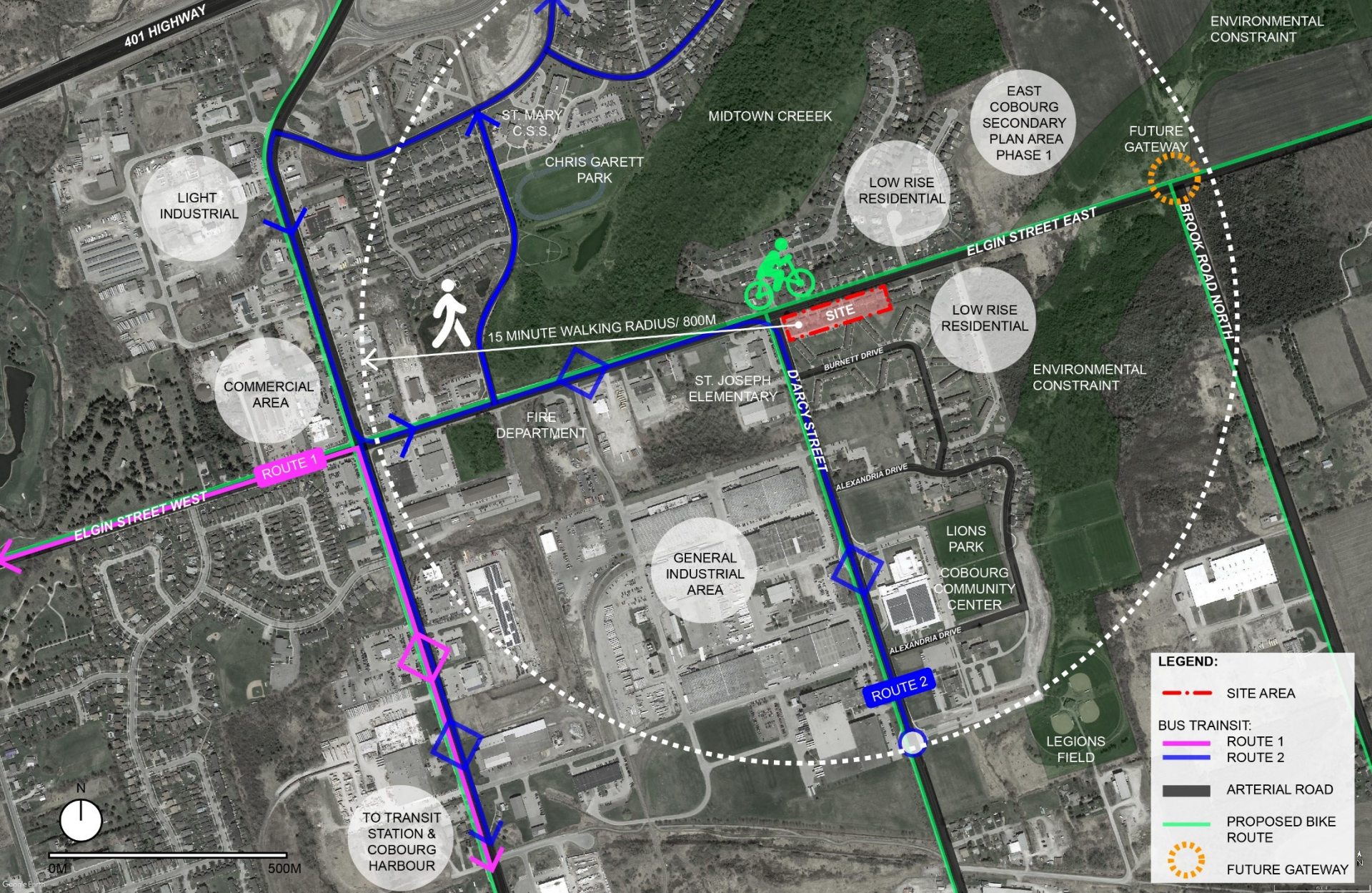
# DESIGN REVIEW

## Site Analysis-Context & Neighbourhood

The surrounding context / neighborhood at the Elgin Park Site is comprised of a variety of zoning and typologies that have evolved in time. Single Family Homes (North-Adj.), School Site (West), Multiple-2 Storey Dwelling-Community Housing (South) and Townhouse (East).





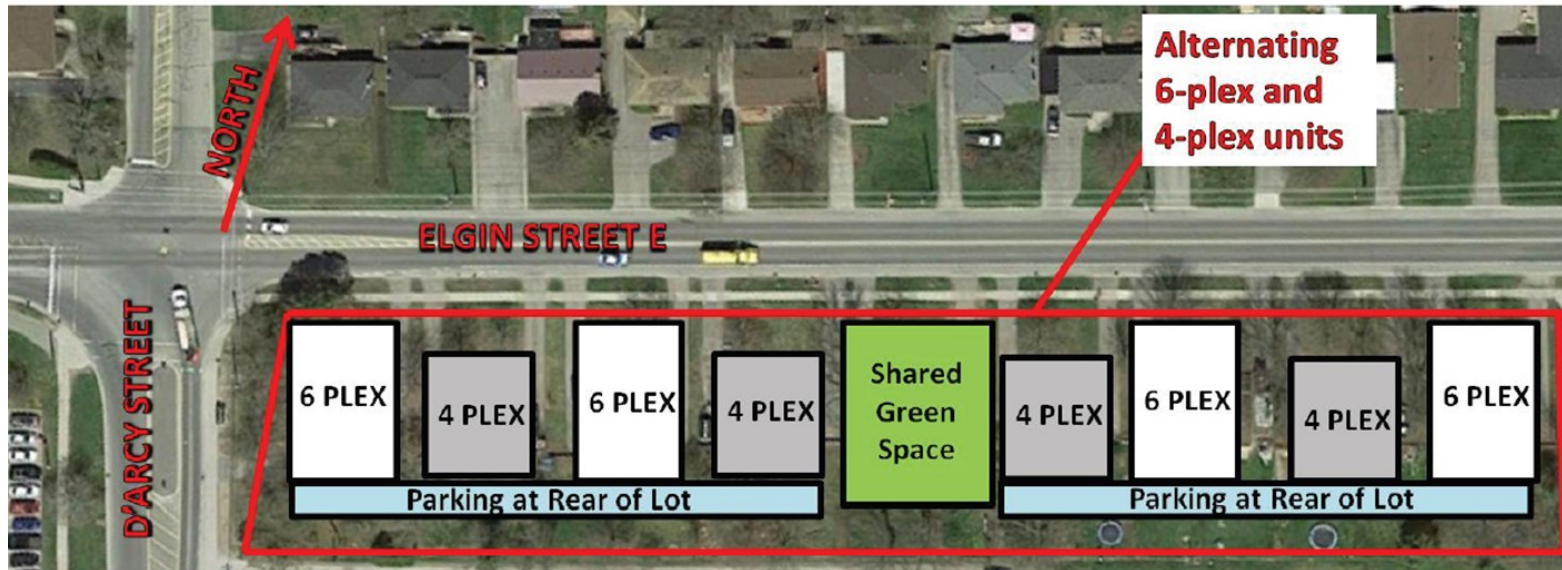


## Site Analysis - Transportation



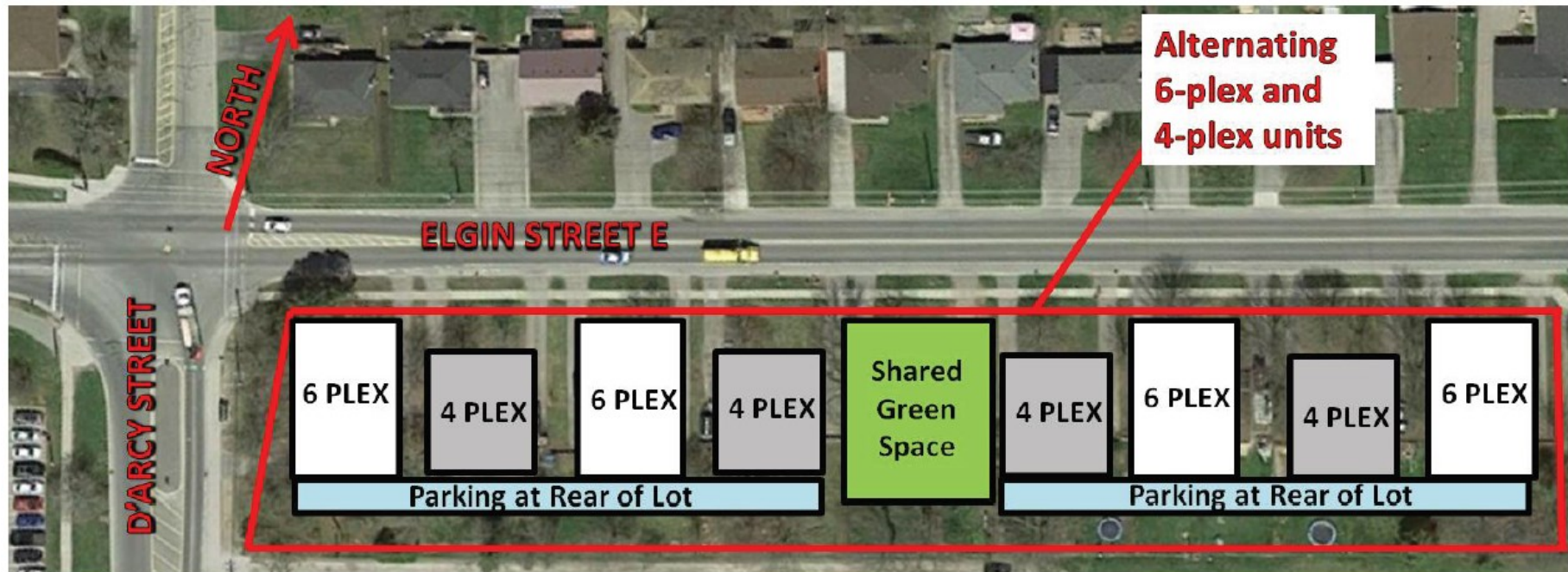
# REVIEW - PROJECT UNDERSTANDING

The goal of this project is to intensify the existing housing stock from 18 units to 40 units. The existing semi-detached buildings are reaching the end of their useful life and will be demolished as part of the scope of this project.



The County's vision for the new development is for a series of alternating 4-plex and 6-plex buildings that would be constructed on the existing property. A shared green space would occupy the area in the middle of the units. The target markets for the new development are: single person, seniors, families and people with physical disabilities.

# REVIEW - PROJECT UNDERSTANDING



40 units total:

- 14 one bedroom units
- 10 two-bedroom units
- 10 three-bedroom units
- 6 four-bedroom units
- Laundry facilities in 2 of the 6-plex housing facilities
- 5% of the space will be designated to accessible laundry
- Proposed park in the centre
- Re-zoning required
- Phased Design/ Construction



# REVIEW - PROJECT UNDERSTANDING

**DESIGN:** *Programmatic & Design Intent = 40 units / 60 Parking (NCHC)*

One Bedroom Units  
(450 sq. ft. / unit)



Two Bedroom Units  
(600 sq. ft. / unit)



Three Bedroom Units  
(750 sq. ft. / unit)



Four Bedroom Units  
(857 sq. ft. / unit)



Laundry Facilities  
(200 sq. ft.)



Common Amenity  
(500-750 sq. ft.)



# ZONING & DEVELOPMENT

## Zoning & Development: Current Zoning : **R4 Residential (Permitted)**

Town of Cobourg  
Zoning By-law No. #85-2003

67

### SECTION 10: MULTIPLE RESIDENTIAL 4 (R4) ZONE REGULATIONS

#### 10.1 GENERAL USE REGULATIONS

##### 10.1.1 Permitted Uses

- i) public use in accordance with the provisions of Section 5.3.2;
- ii) residential use.

##### 10.1.2 Permitted Accessory Uses

- i) accessory use to the Permitted Uses under Section 10.1.1;
- ii) home occupation use;
- iii) one bed and breakfast establishment.

##### 10.1.3 Permitted Buildings and Structures

- i) one unit of a semi-detached dwelling on one lot;
- ii) one semi-detached dwelling on one lot;
- iii) one duplex dwelling on one lot;
- iv) one triplex dwelling on one lot;
- v) one converted dwelling on one lot;
- vi) one four-plex dwelling on one lot;
- vii) townhouse dwelling including a townhouse dwelling for senior citizen's and/or the disabled;
- viii) one multiple dwelling on one lot including a multiple dwelling for senior citizens and/or the disabled;
- ix) one rooming or boarding house containing no more than ten guest rooms on one lot;
- x) one apartment dwelling including apartments for senior citizens and/or the disabled;
- xi) buildings and structures for public uses in accordance with the provisions of Section 5.3.2;
- xii) accessory buildings and structures for the permitted uses.

##### 10.1.4 Lot Area

- i) one unit of a semi-detached dwelling; 278 m<sup>2</sup> (3000 ft.<sup>2</sup>) minimum
- ii) one semi-detached dwelling on one lot, 557 m<sup>2</sup> (6,000 ft.<sup>2</sup>) minimum  
or one duplex building on one lot;
- iii) triplex building; four-plex building; 650 m<sup>2</sup> (7,000 ft.<sup>2</sup>) minimum  
converted building; a rooming or  
boarding house; or multiple dwelling;
- iv) townhouse dwelling; 215 m<sup>2</sup> (2314 ft.<sup>2</sup>) minimum per dwelling unit
- v) apartment dwelling; not applicable

#### 10.1.8 Floor Area Per Dwelling Unit:

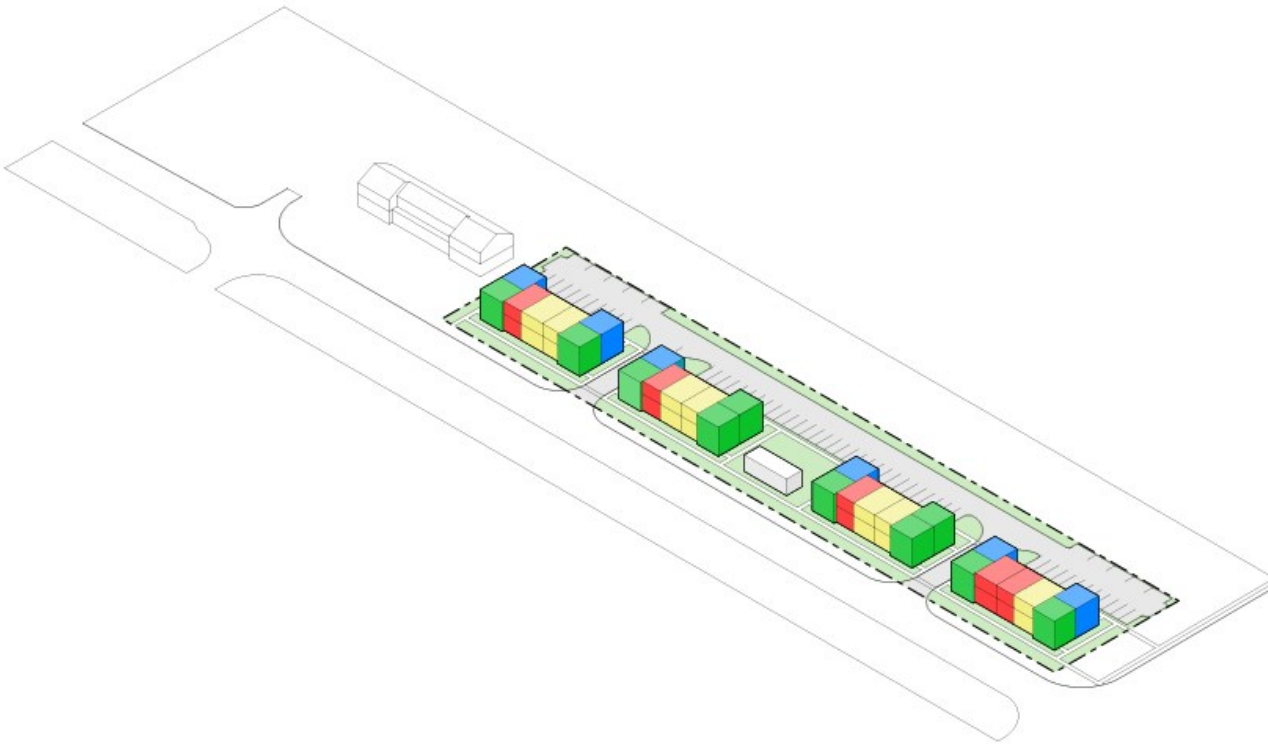
Type of Dwelling Unit	Minimum Floor Area
Bachelor Unit	28 m <sup>2</sup> (300 ft. <sup>2</sup> )
One Bedroom Unit	42 m <sup>2</sup> (450 ft. <sup>2</sup> )
Two Bedroom Unit	56 m <sup>2</sup> (600 ft. <sup>2</sup> )
Three Bedroom Unit	70 m <sup>2</sup> (750 ft. <sup>2</sup> )
Each Additional Bedroom	10 m <sup>2</sup> (107 ft. <sup>2</sup> )
Dwelling, Senior Citizen - Bachelor Unit	27 m <sup>2</sup> (290 ft. <sup>2</sup> )
Dwelling, Senior Citizen - One Bedroom Unit	40 m <sup>2</sup> (430 ft. <sup>2</sup> )
Dwelling, Senior Citizen - Two Bedroom Unit	48 m <sup>2</sup> (516 ft. <sup>2</sup> )
Dwelling, Senior Citizen - Three Bedroom Unit	62 m <sup>2</sup> (667 ft. <sup>2</sup> )





Rezone to allow for multi unit townhomes



# DESIGN

**DESIGN: Programmatic & Design Intent = 40 units / 71 Parking**



-  1 BEDROOM UNIT
-  2 BEDROOM UNIT
-  3 BEDROOM UNIT
-  4 BEDROOM UNIT

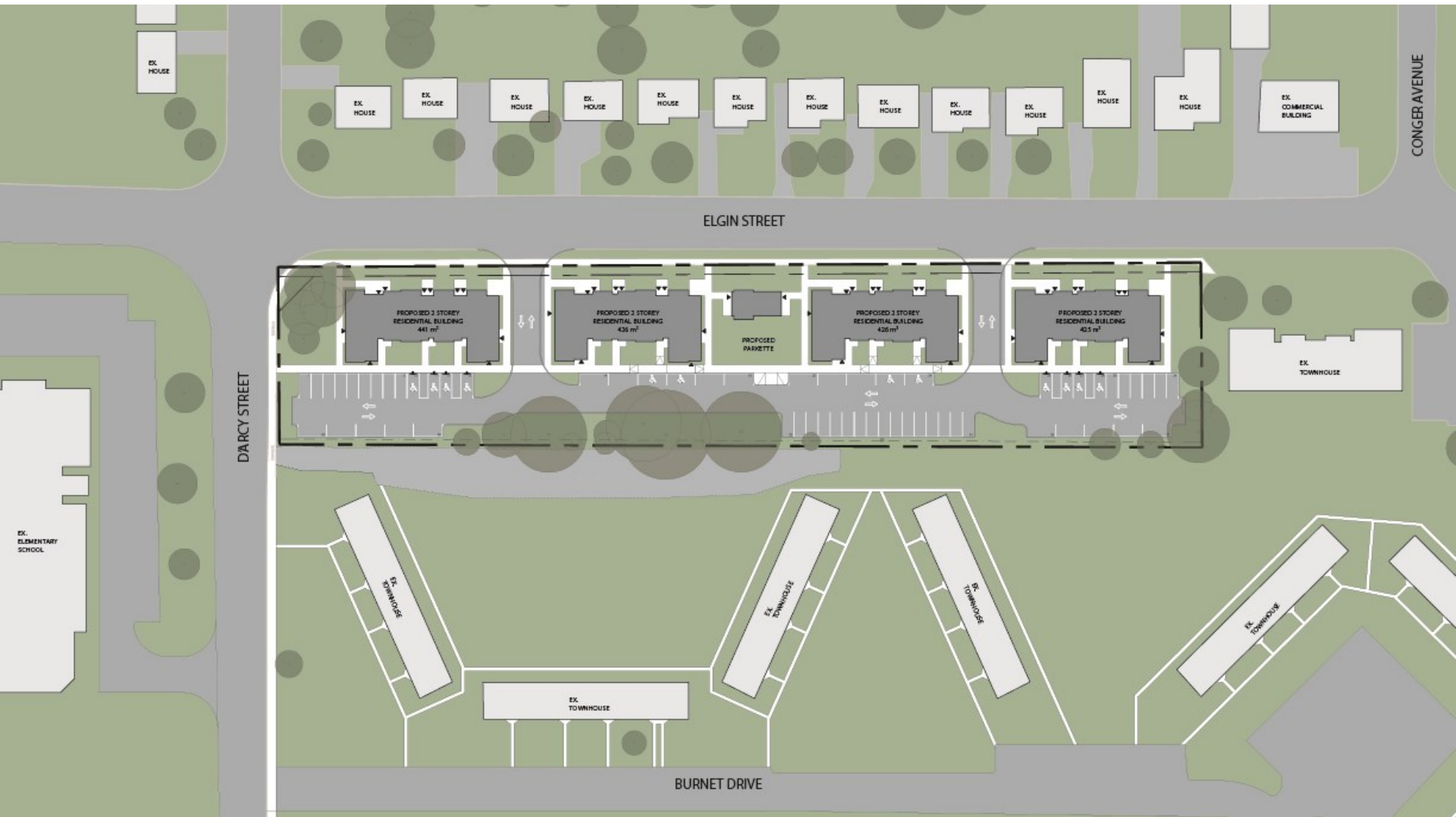
40 UNITS – 2 Storey

1 BEDROOM APARTMENT UNIT-14  
2 BEDROOM APARTMENT UNIT-10  
3 BEDROOM APARTMENT UNIT-4  
3 BEDROOM TOWNHOUSE UNIT-6  
4 BEDROOM TOWNHOUSE- 6

1.5 parking spaces +/-unit  
1 accessible parking space for every 20 spaces

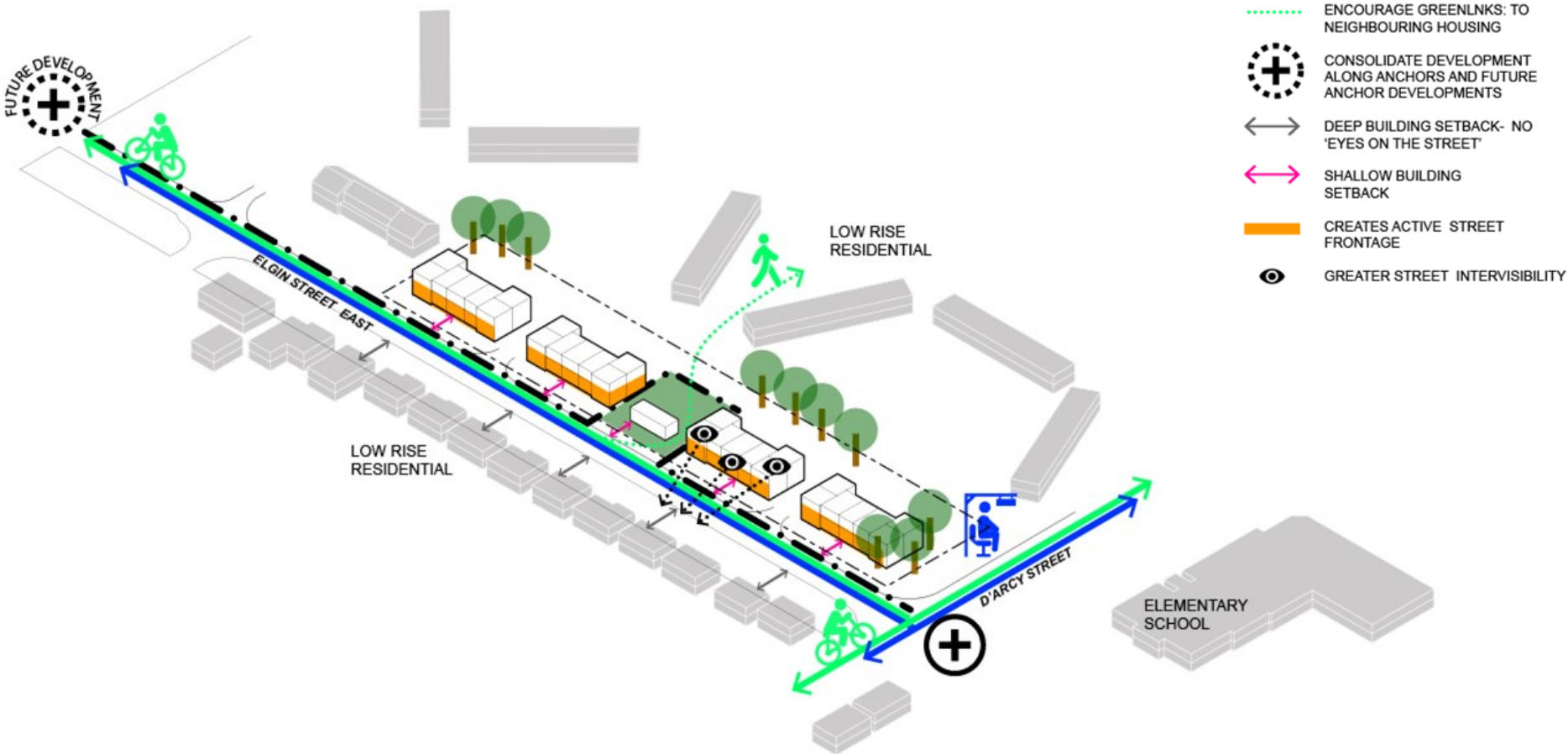
# DESIGN

## DESIGN: *SITE PLAN*

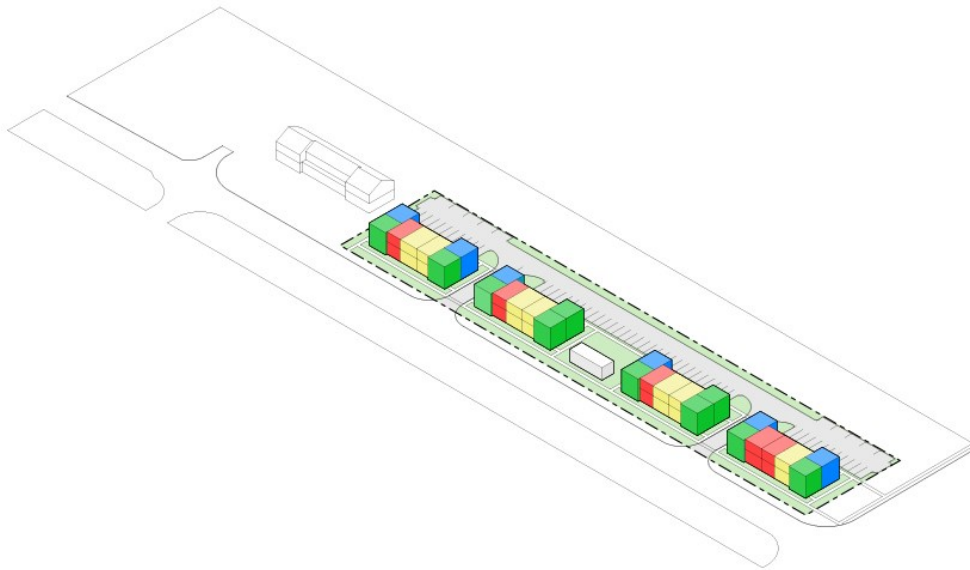


# DESIGN

## DESIGN: *PUBLIC REALM*







**BUILDING TYPE 01**

**BUILDING TYPE 02**

**BUILDING TYPE 02**

**BUILDING TYPE 03**



D'ARCY STREET

## SITE PLAN

- 1 BEDROOM APARTMENT UNIT - 14
- 2 BEDROOM APARTMENT UNIT - 10
- 3 BEDROOM APARTMENT UNIT - 4
- 3 BEDROOM TOWNHOUSE UNIT - 6
- 4 BEDROOM TOWNHOUSE - 6
- TOTAL UNITS - 40

## ACCESSIBLE UNIT COUNTS

- 1 BEDROOM ACCESSIBLE UNIT - 3
- 2 BEDROOM ACCESSIBLE UNIT - 2
- 3 BEDROOM ACCESSIBLE UNIT - 2
- 4 BEDROOM ACCESSIBLE TOWNHOUSE - 2
- TOTAL ACCESSIBLE UNITS - 9

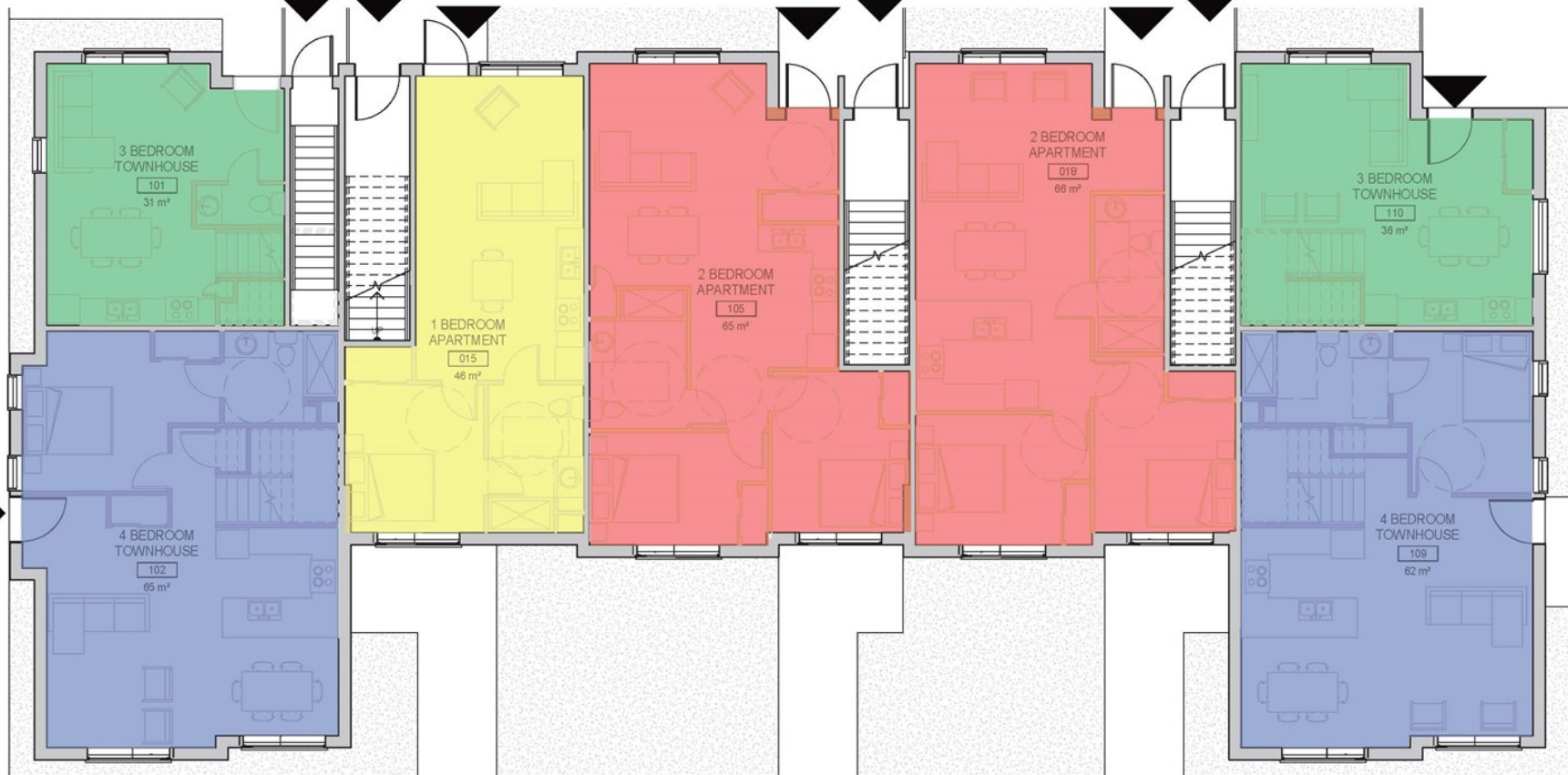
ELGIN STREET ENTRANCE

ACCESS TO BASEMENT

ACCESS TO  
SECOND FLOOR 1BD

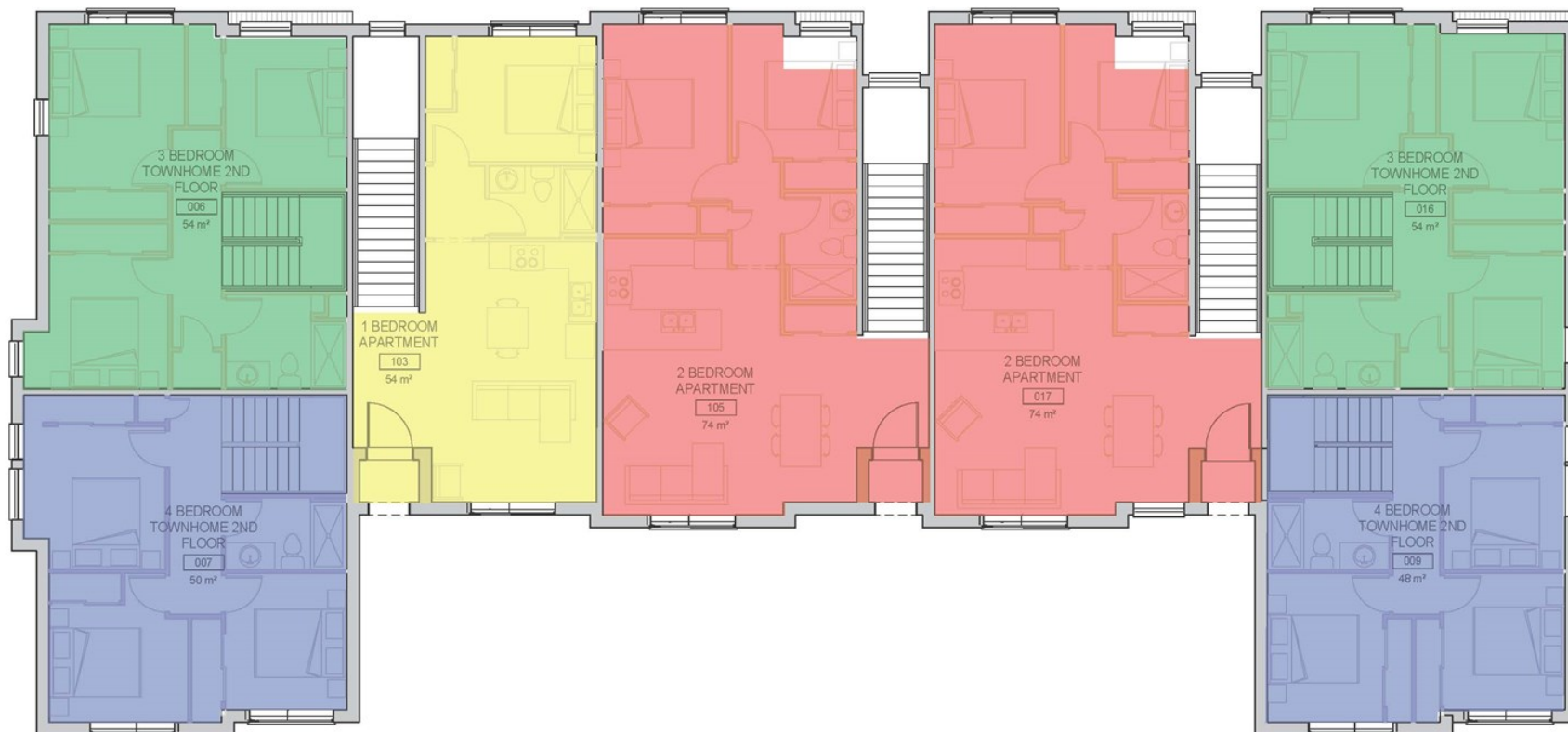
ACCESS TO  
SECOND FLOOR 2BD

ACCESS TO  
SECOND FLOOR 2BD



## TYPICAL GROUND FLOOR PLAN (BUILDING TYPE 01)

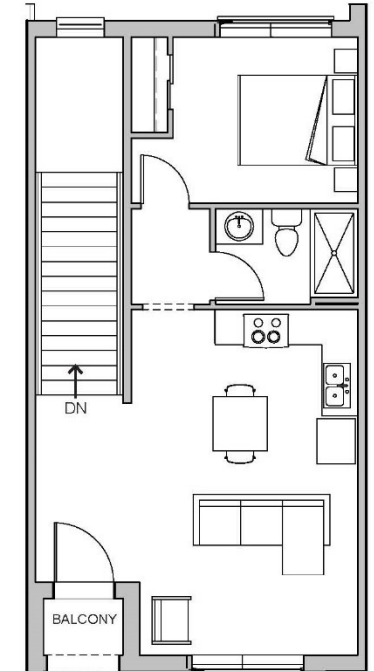
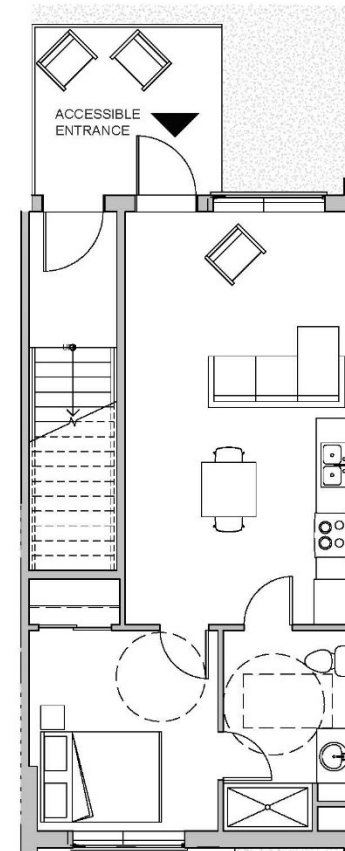
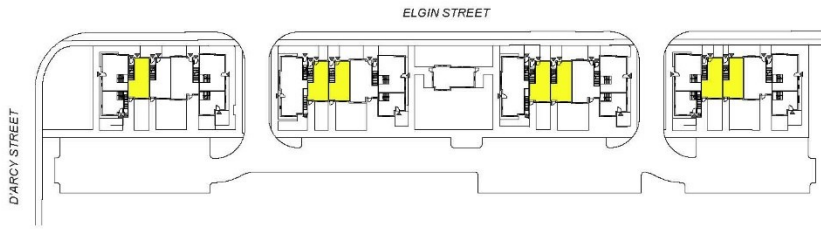
- 1 BEDROOM ACCESSIBLE UNIT
- 2 BEDROOM ACCESSIBLE UNIT
- 3 BEDROOM TOWNHOUSE UNIT
- 4 BEDROOM TOWNHOUSE UNIT



## TYPICAL SECOND FLOOR PLAN (BUILDING TYPE 01)

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM TOWNHOUSE UNIT
- 4 BEDROOM TOWNHOUSE UNIT





### CMHC – Co-Investment Accessibility Guidelines:

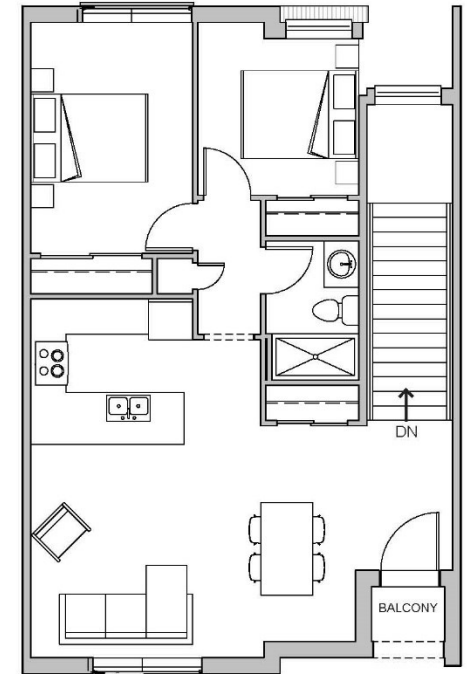
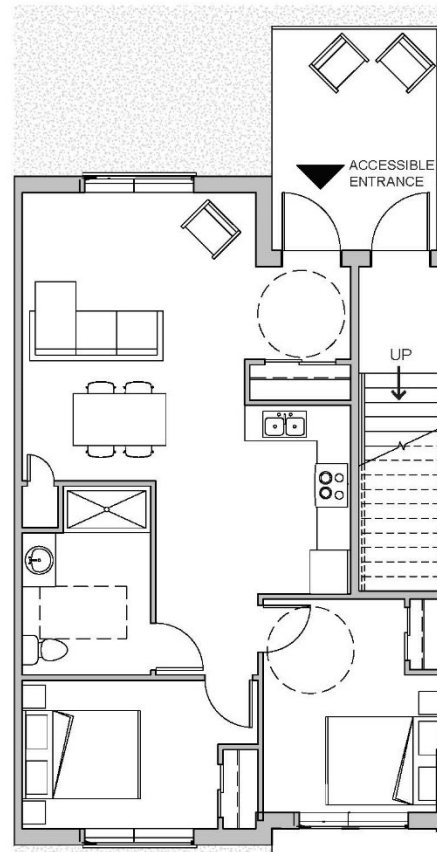
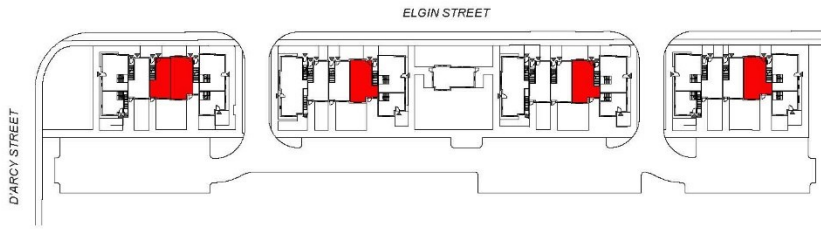
- Fully Accessible Kitchen
- Fully Accessible Bathroom
- In Suite Accessible Laundry

### GROUND FLOOR - ACCESSIBLE

1 BEDROOM ACCESSIBLE UNIT - 7

### SECOND FLOOR

1 BEDROOM UNIT - 7



### CMHC – Co-Investment Accessibility Guidelines:

- Fully Accessible Kitchen
- Fully Accessible Bathroom
- In Suite Accessible Laundry

### GROUND FLOOR - ACCESSIBLE

■ 2 BEDROOM ACCESSIBLE UNIT - 5

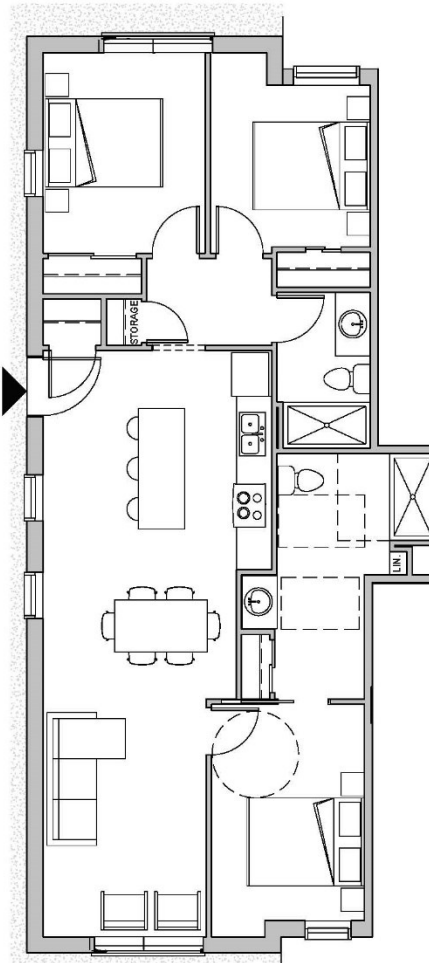
### SECOND FLOOR

■ 2 BEDROOM UNIT - 5



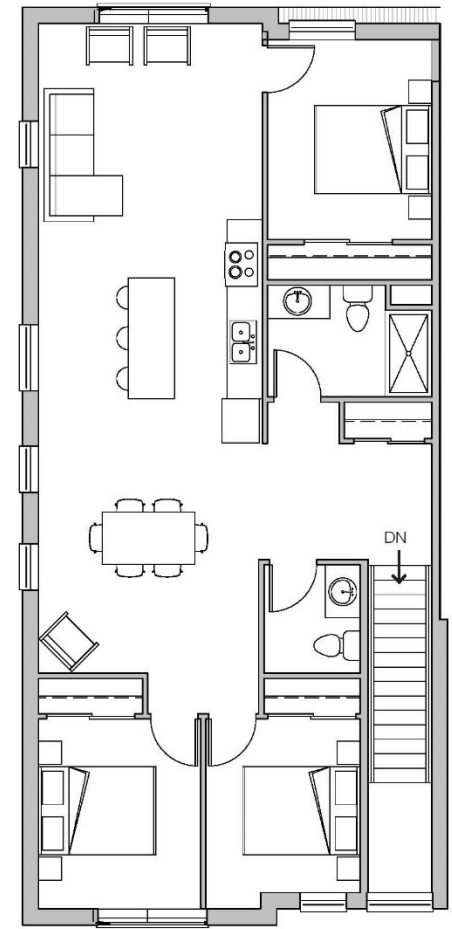


ACCESSIBLE  
ENTRANCE



GROUND FLOOR - ACCESSIBLE

3 BEDROOM ACCESSIBLE UNIT - 2

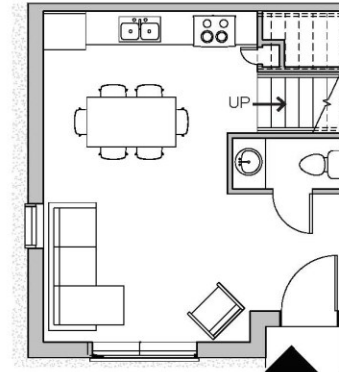


SECOND FLOOR

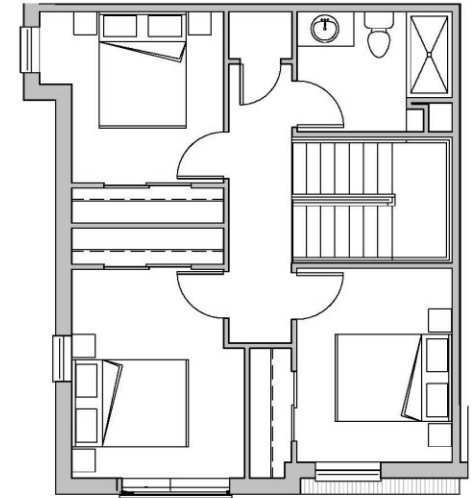
3 BEDROOM UNIT - 2

### CMHC – Co-Investment Accessibility Guidelines:

- Fully Accessible Kitchen
- Fully Accessible Bathroom
- In Suite Accessible Laundry

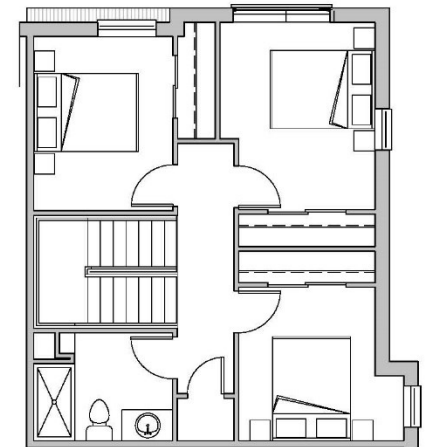
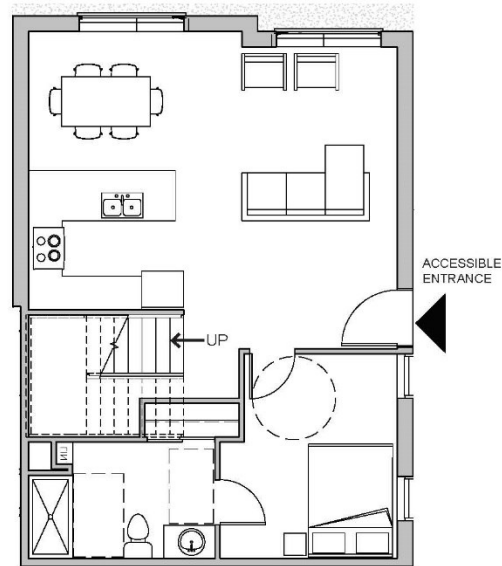


TOWNHOUSE GROUND  
 3 BEDROOM UNIT - 6



TOWNHOUSE- SECOND FLOOR





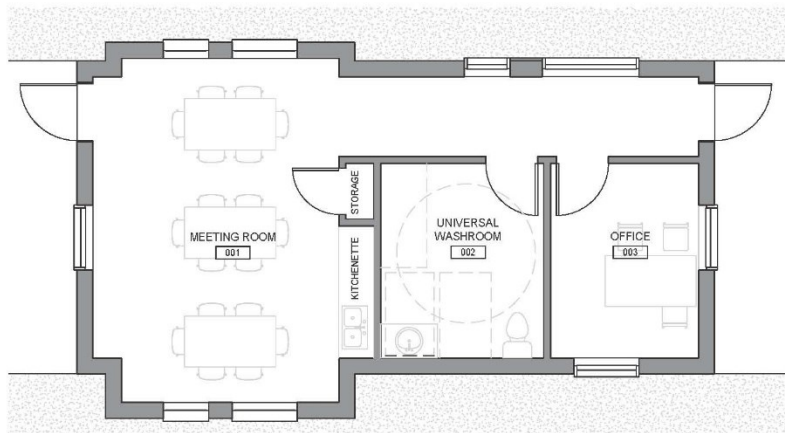
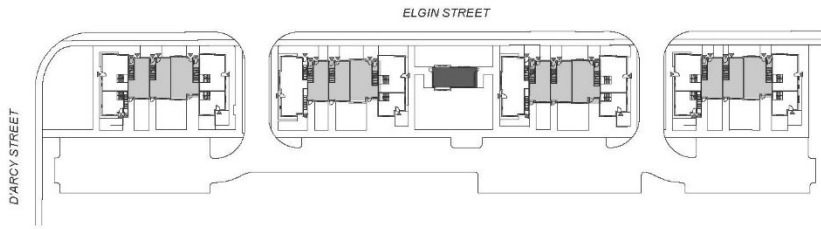
### CMHC – Co-Investment Accessibility Guidelines:

- Fully Accessible Kitchen
- Fully Accessible Bathroom
- In Suite Accessible Laundry

### TOWNHOUSE - ACCESSIBLE GROUND

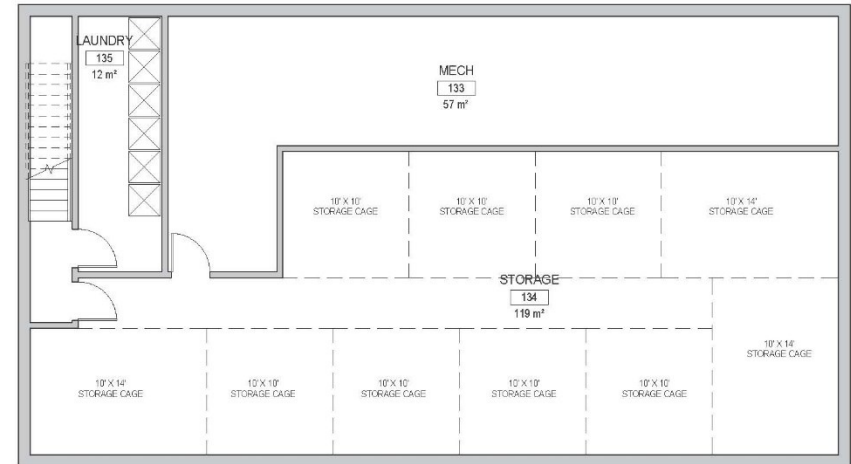
4 BEDROOM ACCESSIBLE UNIT - 6

### TOWNHOUSE - SECOND FLOOR



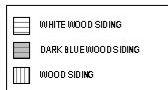
AMENITY BUILDING - ACCESSIBLE

■ AMENITY BUILDING



TYPICAL BASEMENT

■ BASEMENT







**RENDERING - ELGIN PARK REDEVELOPMENT – SOUTHEAST VIEW FROM ELGIN STREET EAST**





**RENDERING 2 - ELGIN PARK REDEVELOPMENT – SOUTHEAST VIEW FROM ELGIN STREET EAST**





**RENDERING 3 - ELGIN PARK REDEVELOPMENT AMENITY BUILDING  
SOUTHEAST VIEW FROM ELGIN STREET EAST**





**RENDERING 4 - ELGIN PARK REDEVELOPMENT  
AXONOMETRIC VIEW**

# DESIGN

## DESIGN: PHASING

**LEGEND:**  
**PHASE 1**  
EXISTING BUILDING  
DEMOLITION

**PHASE 2**  
EXISTING BUILDING  
DEMOLITION

**LEGEND:**  
**PHASE 1**  
TEMPROARY BACKYARD  
FENCING

PROPOSED  
STORMWATER LINE TO  
CONNECT TO MAIN

PROPOSED SEWERAGE  
LINE TO CONNECT TO  
MAIN

PROPOSED WATER MAIN  
LINE TO CONNECT TO  
MAIN

TEMPORARY VEHICULAR  
CIRCULATION

**PHASE 2**  
FUTURE BUILDING

FUTURE :  
STORMWATER  
SEWERAGE  
WATER MAIN LINE

### EXISTING DEMOLITION

### PHASE 01 – NEW BUILD & SITE SERVICEING

### PHASE 02 - NEW BUILD & SITE SERVICEING



# SUSTAINABILITY

The County intends to pursue **LEED for Homes Silver Certification** for this project. The current LEED version 4, as provided by the Canada Green Building Council (CaGBC) will be used. This direction is a holistic approach for meeting sustainability targets, CMHC environmental requirements, budgetary and schedule constraints.

The **LEED for Homes** program offers a unique, comprehensive approach to the design of the project from the Planning Stages to Operation. This program incorporates a wide range of sustainability aspects including Location, Transportation, Site Considerations, Water Efficiency, Energy Use, Building Materials, and Indoor Environmental Quality.

PROGRAM	ADVANTAGES
LEED for Homes Version 4  Thresholds: Certified, Silver, Gold, Platinum	<ul style="list-style-type: none"><li>○ Most holistic approach to overall site and building design.</li><li>○ BBA can administer this program.</li><li>○ The project will carry a third-party certification.</li><li>○ Benefits of the program include:<ul style="list-style-type: none"><li>• Reduced <b>energy</b> and water usage.</li><li>• Lower operating <b>costs</b>.</li><li>• Less construction <b>waste</b>.</li><li>• Reduced liability.</li><li>• More <b>durable</b> buildings.</li><li>• Improved indoor <b>air quality</b>.</li></ul></li></ul>





# Engagement Activities to Date

- Substantial tenant engagement throughout process, since project plan was announced in March 2019
- Project website ([www.Northumberland.ca/elginpark](http://www.Northumberland.ca/elginpark))
- Online open house (Join In Northumberland) from September 29 through to October 29
  - 489 visits to this page
- Virtual Question and Answer Session and Public Engagement held on October 15
  - 9 members of the public participated
- Print neighbour notice and tenant notice September 23 and September 29
- Media releases, social media campaign, digital ads and print notice in newspaper

# NEXT STEPS

Through the Integrated Design Process (IDP) Northumberland County and the BBA project team will strive to develop a holistic concept for Northumberland County, and the Town of Cobourg.

The next steps for the Elgin Park Re-Development will include, but are not limited to:

## **Funding-Grant Timelines**

**Re Zoning Application (Fall 2020) & Approvals (Spring 2021)**

**Site Plan Application (Fall 2020) & Approvals (Spring 2021)**

**Building Permit (Spring 2021)**

**Tender (All Phases) (Spring 2021)**

**Demolition-Phase 1 (Spring 2021)**

**Construction-Phase 1 (Summer 2021)**

# End of Presentation

To reach out to one of our team members:

- Rebecca Carman, Housing Services Manager (County of Northumberland)
- Nick Swerdfeger, Principal Architect (BBA)

Contact:

- [elginparkredevelopment@northumberlandcounty.ca](mailto:elginparkredevelopment@northumberlandcounty.ca)
- [www.Northumberland.ca/ElginPark](http://www.Northumberland.ca/ElginPark)