

# Building Community Building Lives



**PROGRESS UPDATE FOR  
PORT COLBORNE  
CITY COUNCIL**

**Affordable Housing at  
Clarke & Chestnut Streets**





# Working Together, Improving Lives & Community

Dear Mayor Steele and Members of Port Colborne Council,

It seems almost beyond belief that in just over a year from now, low income seniors and young families in need of safe, clean and dignified housing will be calling the Port Cares Affordable Housing Development at Clarke and Chestnut Streets their place to call home. Friday, November 3rd marked an important milestone towards the realization of this affordable housing development with the receipt from the City of Port Colborne of the project's full building permit. With our full permit in hand our Project Delivery Team - namely Whiteline Architecture, Rankin Construction, and PC Quarries - are working diligently and rapidly to meet a very aggressive building timeline. Truly none of this would have been possible without the partnership and support of the City of Port Colborne and Port Colborne Council.

Bringing the idea of affordable housing from idea to reality has been the result of true partnership, authentic collaboration and community compassion. None of this would have been possible without working together and the incredible support Port Cares has received from the City, our partners, funders, donors and our Project Development and Project Delivery teams.

Sincerely,

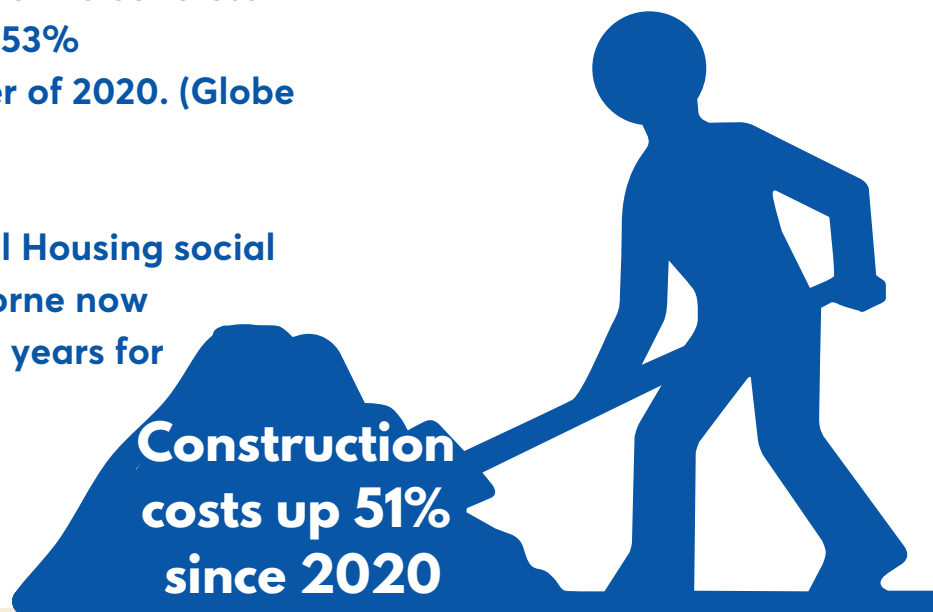
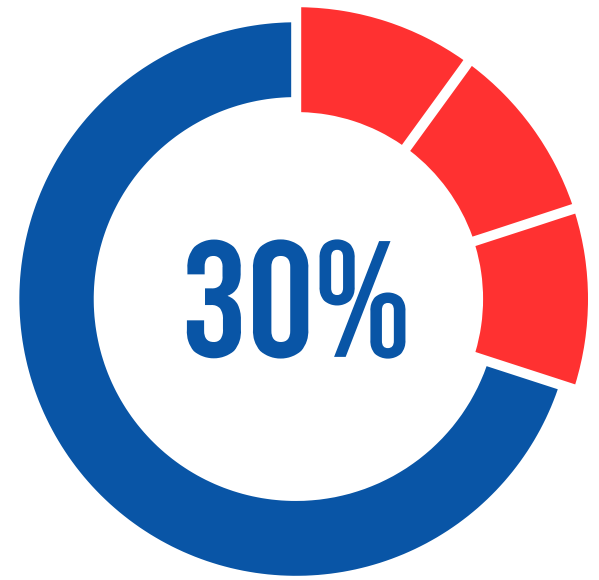
*Christine*

Christine Clark Lafleur, CEO Port Cares



# KEY FACTS for Council

- Of the 11 local municipalities in Niagara, Port Colborne has the highest number of households spending 30% or more of their net income on shelter costs (rental or owned).
- In Port Colborne one in every FOUR households spends 30% + of household income on shelter - putting 25% of all Port Colborne households at risk of housing loss.
- In Nov. 2022 average rent for a one-bedroom apartment in Port Colborne was \$1,200 -- market snapshot Nov. 7, 2023 lists 24 @ 1 and 2 bedroom apartments available in Port Colborne from \$1,500 plus utilities a month to \$2,800 +
- The cost of residential building a home in Canada has never been higher. Up 51% since the start of the pandemic (Q1 2020), the country's residential construction price index has well outpaced CPI (+13%). Driving the increase are dramatic jumps in prices for key building materials like concrete and structural steel, up 55% and 53% respectively since the first quarter of 2020. (Globe & Mail Sept. 2023).
- The wait list for Niagara Regional Housing social housing rental units in Port Colborne now exceeds 8 years for seniors and 9 years for families.





# Port Cares Project Development Committee

Reporting to the Board of Directors of Port Cares, the following Board members and staff serve on the Committee overseeing the Project development :

- Curt Benson, Committee Chair (Director Strategy & Chief Planning Officer, Region of Halton )
- Greg Bartman (Commerical Relationship Manager Meridian)
- Cathy Boggio (Former Business Owner, Boggio Pharmacies)
- Barbara Butters (Former Regional Councillor)
- Mike Cooper (Retired, Project Manager)
- Angie Desmarais (former City Councillor)
- Christine Clark Lafleur (Port Cares CEO)
- Diane Chivers (Program Director, Port Cares)
- Gord Szaszi - Project Manager / Niagara Regional Housing Development Services

## Project Delivery Team



**WHITELINE** |  
Architects Inc.



**Niagara Regional Housing**







# Project Construction Milestones Completed to Date

- July 31/23 - Site works commenced under conditional permits
- July 31/23 - Site Servicing commenced under conditional permits
- Aug 14/23 - Foundation work supported by PcQuarries commenced
- Sept 5/23 - Foundation Work completed
- Oct 2/23 - Superstructure work commenced
- Oct 6/ 23 - Slab on grade poured
- Nov 3/ 23 - Full Building Permit received
- Nov 5/23 - Installation of first floor structural steel
- Nov 9/23 - Second story hollow core floor slabs installed



# Project Milestones Upcoming

## NOVEMBER 2023

- Hollow Core floor drops for second and third floors
- Load bearing Masonry completed
- Installation of First Floor Structural steel complete

## DECEMBER 2023 \*Weather permitting

- Hollow Core floor drop for fourth floor
- Hollow Core floor drop for fifth floor

## JANUARY 2024 \* Weather permitting

- Roof
- Exterior fully enclosed







## Additional Details

- Current costing is approximately \$16 million including City's land donation
- Fixed Price Contract with Rankin Construction
- Project will be fully funded by completion as a result of private, philanthropic and corporate donations - there is no debt financing on the development
- Process to apply for occupancy will be released in late spring 2024
- Rents are deeply affordable at \$520 including utilities for one bedroom and \$710 including utilities for 2 bedroom
- One bedrooms are 580 sq ft / Two's @ 750 square feet
- Occupants will be low income independent seniors (55 yrs +) and female led single parent families with one to 2 children under the age of 18