



Society of Saint Vincent de Paul London Particular Council Affordable Housing

Architect, Design and Building Developments

Very strong progress has been made in the area of municipal applications and approvals. First the **site plan** for the 73 unit building was submitted in May and has been reviewed by City staff with feedback received at a meeting with staff held on June 6.

One recommendation made was that the connection for water be changed from Huron Street to Fallons Lane. This will require an easement from the property over the church property to the east. This is not seen as an obstacle to the project as there are already easements envisioned to Fallons Lane for the needed storm sewer and sanitary sewer connections; these have already been put into the site design and have been approved by St. Andrews Church and the Diocese, registered owners of the property.

Staff also suggested that they would prefer garbage pickup trucks turning around entirely within the complex property, instead of going over the church parking lot to the north. They will pick up garbage from the northwest side of the building.

Revisions resulting from these recommendations will be made to the site plan and submitted back to staff by mid-July, and then on to Council at its August meeting.

The **application for zoning amendment** from institutional to multi-family residential has been made. Feedback was received from a community meeting held. The staff will make a recommendation which we anticipate will be favorable, and the application will go to the Planning and Environment Committee on July 16. This will then go to Council at its August meeting (its only meeting that month). If approved, there is a 20 day wait period for appeals.

Finally, the **application for severance** of the property, needed as the Diocese is retaining ownership of the church property, was made in May and received **provisional approval** in early June. The conditions made for the approval are standard, requiring the easements to be put into the plan to be registered, accompanying agreements to be finalized, and a modest road widening to be done at Huron Street and Fallons Lane, to allow better visibility for turns there.

In addition to these, the application requires the zoning amendment to be approved, which will hopefully be at the above referenced August Council meeting.

Also, the process of hiring the **construction manager** has been completed, and Dan Grant Construction Limited has been awarded the contract. They submitted a very competitive bid, have a great deal of experience in multi-family residential construction, and impressed our interviewing team. Their first task

Let's Partner.....Building Hope for Housing

is to prepare a detailed cost estimate for the construction, including all subcontractors. With this estimate, it is possible to make an application for mortgage funding.

With all these fast moving developments, we are very hopeful that title to the property can be acquired and construction start by October 2024.

[Fundraising Committee](#)

The Committee is pleased to advise that it has now raised over \$1.1 million in donations and pledges. Large donations have recently been received from St. Michael's CWL, St. Michael's SSVP Conference, St. Michael's Parish and St. Peter's Cathedral Holy Thursday collections, All Saints SSVP Conference, Gate Key Foundation, Dennis and Shirley Desrivieres, as well as many smaller donations. We now count over 120 donors.

The Committee has an active Facebook page, now with over 200 followers. Our brochure has been updated. The Committee is reaching out to the United Church of Canada and other religious communities asking for support and partnerships.

The goal of \$1.5 million continues for this project to be raised by the end of 2024. The long-term goal for multiple future projects remains at \$5 million.

[Federal and Municipal Funding](#)

Application for Seed Funding from Canada Mortgage and Housing Corporation was declined on the basis that their quota was filled. We are aware that only one applicant in the area was approved. CMHC advised that an interest free interim loan is available and we have applied for that. We have just received approval for an initial unsecured interest free loan of \$80,000, with the possibility of qualifying for further support.

Our application for a substantial interim loan was made to London Community Foundation. They are to consider the application at their July meeting. The interim loans are to cover construction costs from the time construction begins to receiving mortgage draws, a period of perhaps several months.

We have received notice that a municipal program to allow \$75k per affordable unit (all 73 of our units are affordable) has been recommended by a Council Committee and will go to Council. This will provide a substantial boost for our project. It is up from \$45k per unit previously noted.

[Rogers Interview and YouTube Link](#)

Our honorary co-chairpersons, Shelley Baker and Mary Michniewicz, had a lengthy interview with Rogers Cable 13 on June 6 and they did extremely well. A link to the YouTube connection to the interview is below.

<https://www.youtube.com/watch?v=Cwhl9NZPvzk&t=2s&pp=2AECKAIB>



LdnOnt

Bronagh hears about an exciting initiative being lead by the Society of Saint Vincent de Paul to build affordable housing in London.