

AFFORDABLE HOUSING REPORT

181 Burton Avenue

The purpose of this report is to acknowledge and address the impact and structural design logistics for the proposed development of 181 Burton Avenue, focusing on the construct, supply and fulfillment of the local residents' need for sustainably affordable housing and rental units within the city of Barrie, Ontario.

As outlined in the City of Barrie Planning Services Department's 2015 official *City of Barrie Affordable Housing Strategy*, it is abundantly clear that there is a substantially urgent need and public demand for these affordable housing accommodations for residents with mid-to-low-income levels. The lower income residents of Barrie are suffering from a severe housing shortage and we at Monolite Holdings seek to solidify and provide a housing solution that can accommodate the needs of all residents, regardless of tenure and financial status.

Proposed development is intended to design and execute construct of a four-story residential apartment building with twenty-four units that are well-designed to coincide with the typical development standards for today's modern household needs and necessities. Three of the twenty-four units are dedicated as sustainably affordable. Under subsection 1.4 of the *City of Barrie Affordable Housing Strategy*, the affordable is defined as "...housing types allowing families and individuals of all income levels to find suitable places to live without spending a disproportionate percentage of their income on housing.". Affordable housing should not be unpleasant or mediocre. Monolite Holdings is confident that our *sustainably* affordable housing can be implemented within the province of Ontario's vast expansions and urbanizations of what were once rural areas. We will be working closely with Canada and Mortgage Housing Corporation (CMHC) to keep this project in compliance with their guidelines for affordability rate and to incorporate all available financial incentives to keep them both desirable and affordable in the long run. Establishing and implementing a fundamentally solid plan for this project is our top priority and our goal of creating affordable housing in Barrie is *absolutely* attainable. With the success of this project, we will secure the potential to create a solid foundation that will allocate the initiation of duplicate projects, for our affordable housing initiative.

As dictated in the Planning and Building Services Department's 2018 *City of Barrie Official Plan*,

"In the case of rental housing, the least expensive of:

(1) A unit for which the rent does not exceed 30 percent of the gross annual household income for low and moderate income households; or

(2) A unit for which the rent is at or below the average market rent of a unit in the regional market."subsec

Community common space is proposed on a roof patio for community gardening, meditation, and general enjoyment.

The proposed unit mix consists of:

- 7 two-bedroom units ranging from 888 s.f. to 907 sq. ft.
- 13 one-bedroom units ranging from 625 sq. ft. to 770 s.f. and
- 4 bachelor units at 470 sq. ft.

The site is conveniently located across from bus stop, within walkable distance to amenities such as pharmacy, grocery, restaurants, and personal car services and within 700 meters from Allandale Go station. Site also features parking at the rear of the building and secure bike racks with pedestrian side walks and landscaped areas surrounding the building.

We plan to execute the construction of this affordable housing development by implementing the following strategic solutions:

- Employ local reputable and reliable contractors for construction, landscaping and interior design
- Source materials from local suppliers who can provide cost-effective, and practical alternatives to esthetic components for essential fixtures.
- Pre-pay and submit security deposits for bulk orders of construction materials in order to solidify and secure our affordable pricing guarantee without having to exceed our budget.
- Establish, implement and execute realistic standards for labour expectations.
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In summary, this project will contribute to supply of appropriate range of housing providing a range of unit types to accommodate needs of different households. It is consistent with Barrie's intensification policy that meet the needs of all income levels of current and future residents. As outlined Barrie Affordable Strategy strategy since affordable housing is a matter of provincial interest. This project fits well in fulfilling the outlined goal and provincial objectives. It will provide local employment opportunities during construction process and after for maintenance and service. Affordable units for community members and contribute positively to neighborhood environment and aesthetics.

Thank you all for your cooperation, time and consideration.

Kindest regards,

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