

28 SOUTH STREET PROJECT SUMMARY



Creating a Place to Call Home



- An affluent community, Waterloo Region has nevertheless struggled to provide adequate affordable rental housing. **More than 10,000 households are currently on the Region's community housing wait list.**
- **A new 30-unit apartment building on the site of the former Kiwanis House in Elmira will meet a pressing need for accessible, affordable housing** for seniors, families and individuals. Led by Beyond Housing, a trusted leader in affordable housing, the project is now in the pre-development phase and aims to be shovel-ready by fall 2026.

Safe, stable, affordable housing:

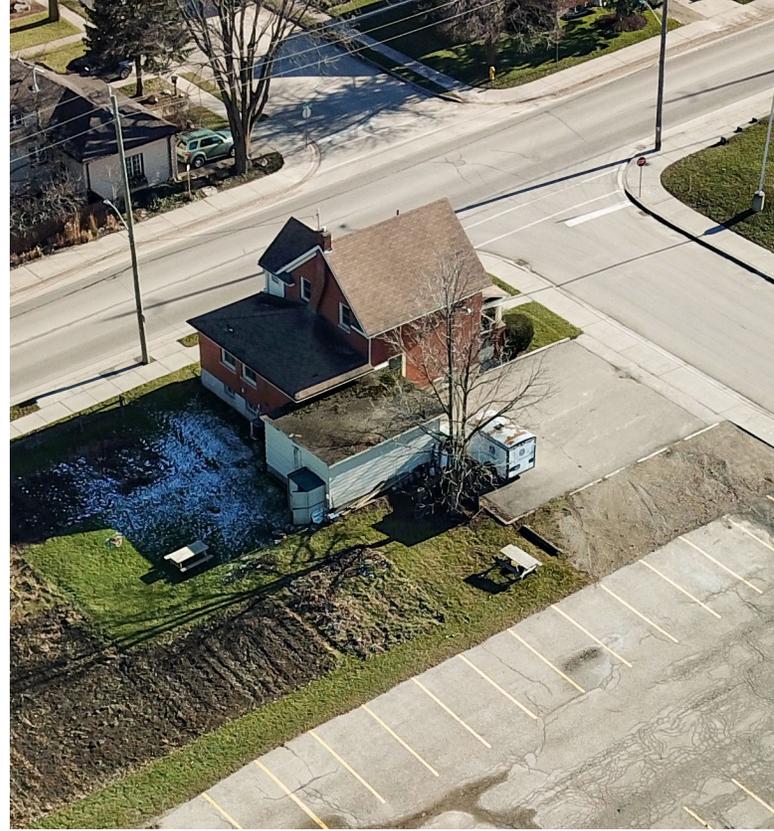
- Builds the foundation for health and wellbeing of individuals and our community.
- Connects individuals to neighbourhood networks and services.
- Supports a sense of belonging.
- Is often a key factor in finding and retaining work.
- Has strong positive links with better health for people living with physical, developmental or mental disabilities.
- Sustains physical, mental and social health.

Building and site

- This approximately half-acre plot is currently owned by the Township of Woolwich.
- Steps away from public transit and the Woolwich Memorial Centre, and within walking distance of a grocery store, library and other amenities, this location is ideal for families and seniors.
- We plan a mix of one, two and (potentially) three-bedroom units.
- Units will have an energy efficiency rating 25% above 2020 code.
- The Township is currently finalizing the Agreement of Purchase and Sale to transfer ownership to Beyond Housing with cost recovery of \$30,000.
- An application for an Official Plan Amendment and Zoning Amendment to increase density, allowing a 30-unit, 4-storey apartment building, is underway.
- A Phase 1 Environmental Site Assessment has been completed as part of our due diligence. The findings confirm the site meets environmental standards, and a Record of Site Condition has been formally registered.

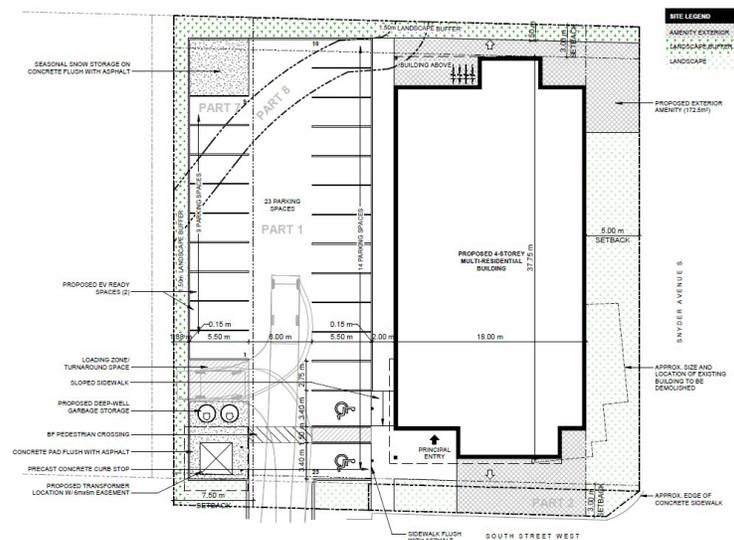
Residents

- 28 South Street will welcome a mix of seniors, individuals and small families.
- Some units will be accessible to accommodate tenants with mobility challenges.
- Rents will start at the ODSP Shelter Allowance, ranging up to Canada Mortgage and Housing Corporation's (CMHC) Average Market Rent.
- A part-time Community Support Worker will be available to work with residents to foster a culture of equality, inclusion and safety.



Budget

- **Overall project budget: \$13 million**
- The Government of Canada recently introduced the Build Canada Homes (BCH) program to accelerate the development of affordable housing.
- We are actively engaging in the new funding application process and look forward to sharing more details about our capital campaign as we gain clarity on the funding opportunities available through BCH.
- **With your help, we aim to make significant strides in addressing the need for safe, affordable housing in Elmira.**



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