

**City of Port Colborne  
Council Meeting Addendum**

**Date:** Tuesday, November 8, 2022  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

**Pages**

**8. Staff Reports**

8.4. Recommendation Report for Proposed OPA and ZBA at 9 Chestnut Street, File D09-01-22 and D14-04-21, 2022-236

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| *a. | Delegation from Christine Clark Lafleur, Executive Director-Port Cares | 1 |
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A place to call

Home



Our case for support to bring  
safe, affordable rental housing to  
independent, low income and lone  
parent families in South Niagara

# A roof over your head

Having a roof over your family's head has become increasingly difficult in recent years. For many home ownership is becoming more and more out of reach. But even more disturbing is that along with the barriers towards home ownership, the escalating cost of rental housing is putting more and more low income seniors and single parent families at risk of homelessness in our community. We're at a critical crossroad and need to act NOW - but we can't do it alone - we need your help.

Homelessness is not strictly an urban problem. It is happening everywhere - even in small towns and across rural communities like Port Colborne and Wainfleet. Today in South Niagara independent seniors whose only source of income is a government benefit cheque are having to make choices between living in unsafe and unfit rental properties or risk becoming homeless. Single moms are struggling to keep their families together because they can't find or can't afford a decent place to live and raise their children.

Port Cares recognizes that something needs to be done to provide safe, affordable housing to keep seniors well and help parents and children develop and thrive. Port Cares has embarked on a journey to build and manage an affordable rental housing development to provide a decent place to live for who are amongst the most vulnerable in our local community. But we can't do this alone - we need your support and investment to improve and extend lives, health and wellness.



## Our Building Project Vision

To build a safe, livable, affordable, self-sustaining rental building where self-reliant, low income seniors can maintain quality of life and health to live independently longer in the community alongside lone parent families who seek to improve their quality of life and provide their children with greater opportunities for development and education.

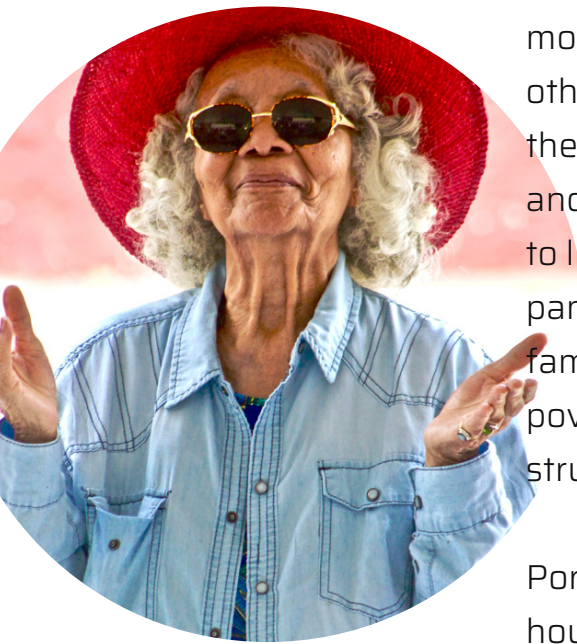


# The Need is NOW



Why an affordable housing project in Port Colborne right now?

The answer is simple - we simply can't afford to wait. More and more local seniors are relying on the Port Cares food bank and other basic needs supports because they can't afford to live with their only source of income being a government benefit. More and more single parents are struggling to provide a decent place to live and nutritious food for their children. The Covid 19 pandemic has accelerated the decline in living conditions for families and singles whose income hovers at the economic poverty line and seniors and young children are suffering and struggling the most.



Port Cares locally provides a number of supports for people for housing and basic need as well as child development services. With more than 35 years of service to the community, Port Cares is uniquely positioned to be an affordable housing provider. To this end the City of Port Colborne has endorsed Port Cares in this project with the gift of a 1.5 acre parcel of land at Locke and Clarke Streets in the city on which to build a four storey, 40+ rental building consisting of accessible 1 bedroom and 2 bedroom units. Port Cares also has the backing of Niagara Regional Housing - the region's not for profit housing provider which is providing project development services. The project is also backed by Canada Mortgage and Housing Corporation which has funded the pre-development phase of the project to ensure project viability with a non-repayable grant.

# The Need: Key Facts

- There are approximately 3,000 local low income seniors (55 years+) living at or near the poverty line who are spending more than 30 per cent of their limited monthly income on rent and utilities
- Since the pandemic started in 2020, the average rent in Port Colborne for a one bedroom unit has increased from \$900 to \$1200 per month. A low income senior who does not have a spouse and is solely reliant on OAS receives approx. \$1,500 a month - half or more which pays the rent
- Single moms and their children in south Niagara are amongst the most vulnerable with net income of less than \$30,000 annually and spending 60% of that on rent and utilities
- Rental housing supply has for decades been low across South Niagara. Seniors and families are often having to live in decrepit unsafe conditions and experience risk and exploitation



# The Opportunity: Key Facts

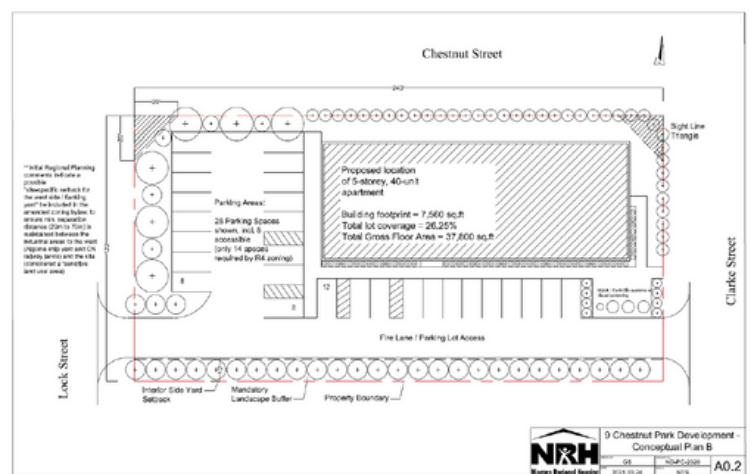
- Working with Canada Mortgage and Housing as financing partner Port Cares has secured a 50 year low interest mortgage which will be repaid through the rental income. A comprehensive operating plan also provides for the inclusion of capital replacement to ensure the ongoing integrity of the the building as well as an annual maintenance program and on-site building supervision. The funds raised through the Capital Campaign are vital to the financial viability of this project.
- Port Cares as a registered charity will ensure the appropriate and effective building management and oversight for the development.
- Port Cares will also maximize supports for seniors and families residing in the building including access to food bank, Seniors hygiene and food hampers, rent supplements available through Niagara Regional Housing for those who qualify and programs and service to assist school age children as well as child development and parenting.





# The Building

- The building will house a minimum of 40 rental units - including one bedroom, two bedroom and three bedroom configurations.
- Rental rates for units will be at rates 20 to 30 % below market rent with additional rental supplements for tenants available from Niagara Regional Housing to further off-set rent costs for those residents who qualify.
- Occupants of the building will apply for residency and must qualify by income.
- An on site building supervisor is part of the operating model once building is occupied
- Port Cares will own and operate the building.



- Port Cares is working with Canada Mortgage and Housing Corporation (CMHC) on this project.
- CMHC recognizes the significant need for more affordable housing in south Niagara and in particular Port Colborne as the majority of low income residents are currently spending 40 to 60 per cent of their total income on housing.
- CMHC has fully funded the pre-development phase of this project.
- Port Cares is not for profit registered charity.



# Our Capital Campaign

Total Project Build Budget	\$14.3 million
Value of City of Port Colborne Land Gift secured	\$480,000
Capital Campaign Goal	\$1.2 million



Port Cares is seeking the support and commitment of a handful of transformative donors who can fund our \$1.2 million campaign goal and ultimately improve the lives of thousands of vulnerable seniors and families who will be assisted through this project.

Port Cares does not wish to conduct a community based fundraising campaign for this project . We appreciate and recognize the incredible generosity of the local community in their ongoing donation to and support for our growing charitable services including our Reach Out Centre Food Bank, family support programs and specialized services for children and seniors.

Port Cares truly welcomes those major transformative donors who have the ability, belief and desire to provide the necessary financial contributions or required services as gifts in kind to meet the project's community contribution requirement of \$1.2 million

A comprehensive business and annual operating plan has been established to ensure the ongoing operation and sustainability of this affordable building project. With Niagara Regional Housing as our development partner we have had access to and have incorporated best practices in affordable housing, current and realistic costing measures as well as building standards. This best practice approach helped us secure full Canada Housing and Mortgage Corporation pre-development funding and has enabled the project to qualify for optimal CMHC financing.





# Our Project Team

Port Cares was founded in 1986 to assist families and individuals in need in south Niagara. In its 36 years, the agency has grown to provide services not only in south Niagara but across the region of Niagara. Port Cares is a registered charity and social service community hub that is overseen by a volunteer Board of Directors. The Affordable Housing Development is overseen and guided by the Project Development Committee of the Port Cares Board of Directors whose membership includes:

## Committee Chair - Greg Bartman

*Greg has served the Port Cares Board since 2018 chairing the Finance and Audit Committee as well as the Project Development Committee. A graduate of Brock University's Goodman School of Business, Greg has more than 10 years of finance and business management experience and is currently Commercial Relationship Manager at Meridian Credit Union working with not-for-profits and building development.*

## Curt Benson

*Curt joined the agency's Board in 2021 to specifically support Port Cares' affordable housing project. A resident of Port Colborne and a graduate of the University of Waterloo Environmental Studies and Planning program, for the past seven years Curt has served as the Director of Planning Services and Chief Planning Official for the Region of Halton.*

## Cathy Boggio

*Cathy is a long time supporter of Port Cares serving on the Board of Directors and a local philanthropist and donor. Cathy and her husband Larry Boggio are founders and past-owners of The Boggio Family of Pharmacies which now is operated by their children who continue in Cathy and Larry's tradition of giving back to important causes in the community.*

## Mike Cooper

*A life-time resident of Port Colborne, Mike is a retired project manager with nearly 40 years experience in the steel manufacturing sector. A graduate of Brock University, Mike is an invested community champion who joined the Port Cares Board in 2021 and also currently serves as the Chair of the Port Colborne Library Board and as a director for the golden Horseshoe Credit Union.*

## Angie Desmarais

*Angie is a community leader serving as an elected councillor with the City of Port Colborne. Angie is the Chair of the City's Social Determinants of Health Committee as well as the Port Colborne Seniors Advisory Committee. A tireless advocate for marginalized people, Angie continues to be a trail blazer in improving the lives of local residents.*

## Gord Szaszi


*Gord is the contracted through Niagara Regional Housing's Project Development portfolio as the Project Manager for Port Cares Affordable Housing Project. A graduate of the University of Guelph and Mohawk College, Gord is a PMP-certified Project Manager with new development project delivery through all phases; current role specializing in affordable housing multi-residential development.*

## Christine Clark Lafleur

*Christine joined Port Cares in 2014 as the agency's Executive Director ushering in a new era of stewardship and values based service focused on delivering on the agency's mission and vision focused on improving the lives of the most vulnerable in the community - specifically children and seniors. With more than 30 years of public service including appointments to provincial crown agencies, Christine brings expertise in project delivery, stakeholder relations, governance and operational oversight to the project.*







We welcome your support and thank you for your interest in the Port Cares affordable housing development for low income, independent seniors and lone parent families.

We inspire and provide help, hope and opportunity for all to achieve their potential

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Melissa Bigford & Christopher Lofquist  
173 Chippawa Rd.  
Port Colborne, ON.  
L3K1T6

November 8, 2022

To: Mayor and Members of Council

We are writing this letter to continue to state our concerns in regards to the recommendation report for the Official Plan Amendment File D09-01-22 and to the Zoning By-law amendment File D14-04-21 for Chestnut Park and Public and Park (P) to Fourth Density Residential Special (R4-XX).

The objectives of the D6 guideline are to prevent or minimize the encroachment of sensitive land use upon industrial land use and vice versa. Staff have recommended site and building design mitigative measures and warning clauses be incorporated through the future Site Plan application. What protections other than those stated above are in place for the business to allow it to carry out its operation without interruption in the future with the reduced minimum setback of only 44 metres of the building?

We disagree with the response in the report that it is a council decision to follow the recommendations of the City's Parks and Recreation Master Plan. If that is the case then why did council approve the spending of \$70,000 of taxpayer money to create the plan? Council should recall that the plan was created to provide long term direction and decision making goals with regards to the provisions of parks and recreation services for city residents and visitors.

If the recommendation report is approved tonight we hope that council and staff follow the processes as stated in detail in the Parks and Recreation Master Plan for the full or partial disposition of park lands to ensure public input and feedback before any direction or decision is made by council in the future. We also hope as stated multiple times in the report and through this process that Lockview Park will be enhanced significantly to create a park for everyone; that the residents are not left without a neighbourhood park during that redevelopment.

Thank you,

Melissa Bigford & Christopher Lofquist