

Legion Villa Seniors' Community Housing Development Project

161 / 171 MILL STREET, SMITHVILLE





- Established non-profit organization proud to provide affordable housing to seniors here in West Lincoln for over 30 years
- Volunteer board made up of communityfocused West Lincoln residents
- We successfully operate 2 affordable seniors' apartment buildings and property at 161 & 171 Mill Street (30 units & 32 units)



WHY DEVELOP?

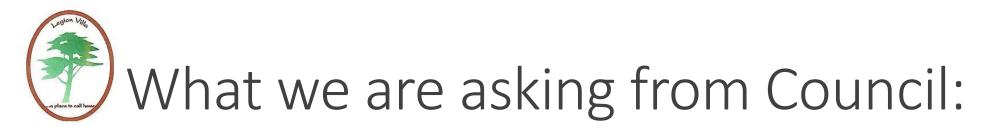
- Housing crisis across Niagara, including need for 55+ affordable housing in West Lincoln
- Legion Villa current waitlist is 12 years for a rental unit



ANSWER:

- Proposed 6-storey, 52-unit infill apartment on 171 Mill Street
- Safe, welcoming and affordable living for low-income seniors
- Various on-site programs and services for tenants
- Accessibility and Aging-in-Place features incorporated into design
- Emphasis on Energy Efficiency to maintain low utilities costs





- Will Council continue Town support by waiving:
 - 1) fees already paid for Planning Act Consent & Lot Boundary Adjustment (\$1,408);
 - 2) all future Planning fees, including Zoning By-Law Amendment, Site Plan Approval and Development Charges (currently exempt under Bill 23)

• Why Legion Villa is asking?

- Legion Villa is a non-profit & registered charity with very limited capital funds to advance project work
- Financial support (fee waivers, incentives, grants) and expedited approvals from all levels of government, local municipalities in particular, are critical for success on any affordable housing project
- West Lincoln planning staff continue to be a strong partner during planning & feasibility stage
- West Lincoln CoA recently approved our request for Lot Boundary Adjustment & Minor Variance



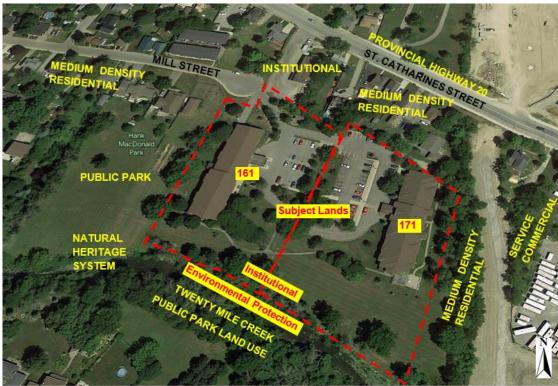


Site Plan Approval

Schematic Design



• Questions?









EAST PERSPECTIVE

N.T.S