



Legion Villa Seniors' Community Housing Development Project

161 / 171 MILL STREET, SMITHVILLE



Who we are: Legion Villa



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



Proposed Development:

WHY DEVELOP?

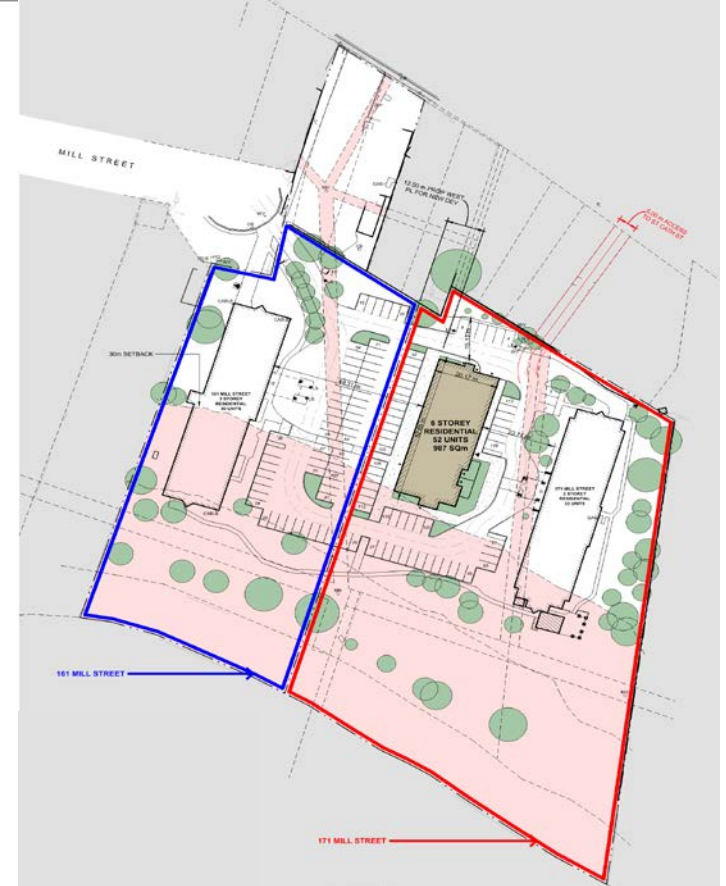
- Housing crisis across Niagara, including need for 55+ affordable housing in West Lincoln
- Legion Villa current waitlist is 12 years for a rental unit



NORTH-WEST PERSPECTIVE

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





What we are asking from Council:

- **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



Financial Impact of Town & other Gov't Support:

2020 to 2023:

CMHC Seed
Funding
(Grant & Loan)

- Site Surveys
- Environmental Site Assessment
- Land Appraisal
- Legal Review
- Architectural Feasibility and Schematic Design

2023 to 2024:

Municipal Fee
Waivers &
Future Grant
Applications

- Geotechnical Study
- Energy Modelling
- Cost Consultant Report
- Zoning By-Law Amendment
- Engineers' Reports
- Site Plan Approval

2024 to 2026:

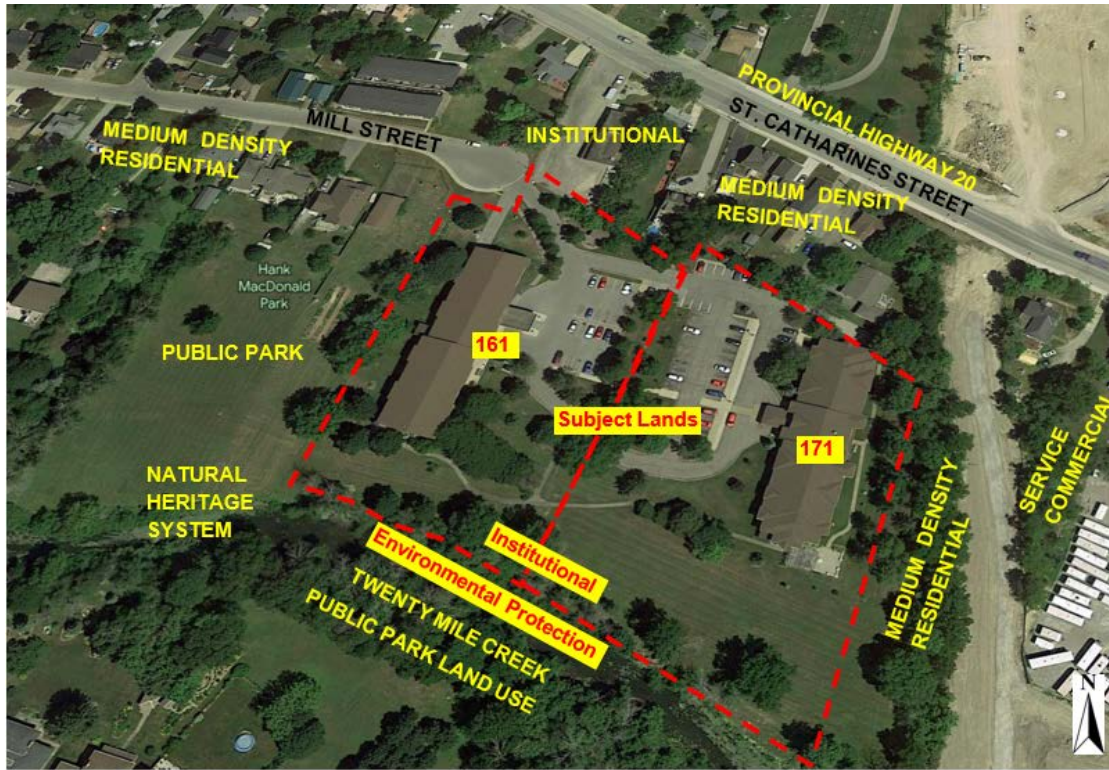
Future Capital
Funding
(CMHC or
other)

- Full Design & Building Permits
- Construction & Occupancy



Thank You for your Support

- Questions?



N.T.S



WEST PERSPECTIVE



EAST PERSPECTIVE