



Legion Villa

Seniors' Community Housing
Development Project:

Fee Waiver Request 2025

161 / 171 MILL STREET, SMITHVILLE



Who we are: Legion Villa



- Established non-profit charity 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)
- 94% Operational Review in March 2024 conducted by Niagara Region as Service Manager



Proposed Development:

WHY DEVELOP?

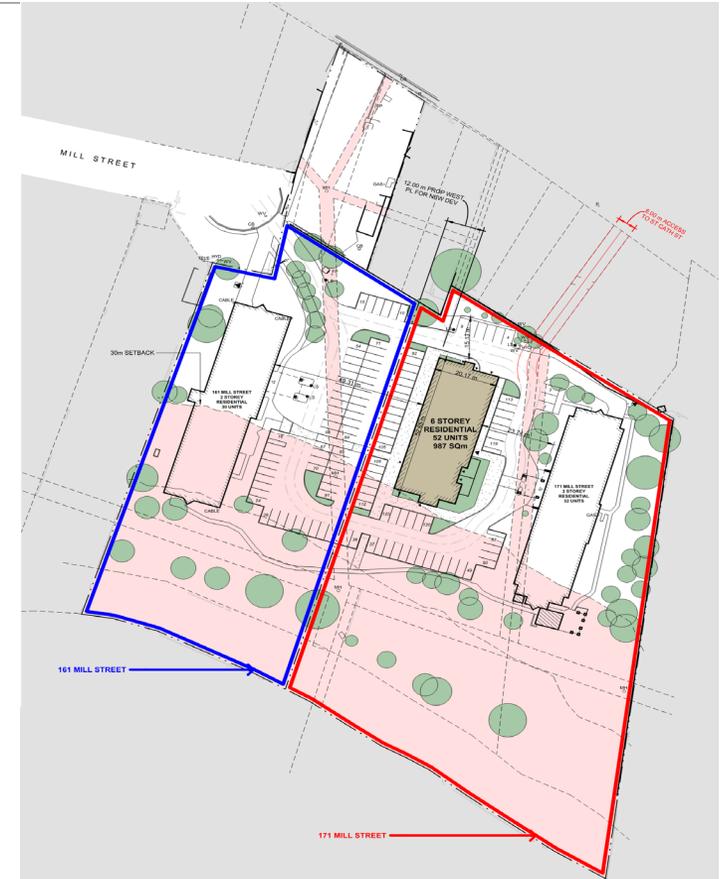
- Housing crisis across Niagara, including need for 55+ affordable housing in West Lincoln
- Legion Villa current waitlist is 12 years for a rental unit



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





Project Status & Proposed Timeline:

Project Work Completed:

- ESA Phase 1
- Land Appraisal
- Updated Land Surveys
- Site Feasibility Study & Design
- Town Preconsultations 1 & 2
- NPCA Support and TOR
- Land Transfer from Legion Branch
- Lot Consent Application
- Geotechnical Study
- CMHC Seed Funding
- FCM Studies Grant Funding
- Fundraising Campaign Consulting

Project Work Upcoming:

- Finalize Lot Severance
- OPA / ZBA application Jan. 2025
(ready for submission)
- SPA submission Spring 2025
- Capital Fundraising Campaign Launch 2025
- Grant Applications (various) Fall 2025
- Detail Design Phase Winter 2025
- CMHC Capital Funding Application 2026
- Groundbreaking 2026



What we are asking from Council:

1. Town Planning Fees waiver or reimbursement:

a) Reimburse Planning Act Consent & Lot Boundary Adjustment fees paid:	\$ 1,408
b) Zoning By-Law Amendment fees identified in Precon #2:	\$10,112
c) Site Plan Approval fees identified in Precon #2:	<u>\$ 8,894</u>
Total Town Planning Fee Waivers:	\$20,414

*may need to be adjusted to 2025 rates?

2. Town Building Permit waiver:

a) Building & Encroachment Permits Total prelim estimate:	\$100,000
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What we are asking from Council:

- **Total Fee Waiver Request:**

\$20,414 (planning) + \$100,000 (permits)

- **Why this is critical for the project:**

1. Legion Villa is a non-profit charity with limited funds – government incentives allow the project to move through planning and approvals
2. Financial support from all levels of government and private entities is critical to maintain deep affordability:

Less Debt Financing = Lower Rent Rates

3. CMHC and other Capital Funding Programs need to see FULL Municipal Partnership
 - De-risks the project (budget, approvals, timelines)
 - Significantly increases likelihood of funding application success



What we are asking from Council:

Current examples of Niagara Municipalities supporting Non-Profit Affordable Housing projects:

1. City of Port Colborne – 9 Chestnut Street Development

- Land donation, Full Planning Fee and DC waivers, Land Survey costs
- Approximate value \$565,000

2. Town of Fort Erie – 255 High Street Development

- Full Planning Fee, Parkland Fee and DC waivers, Archaeological Study costs
- Approximate value \$700,000

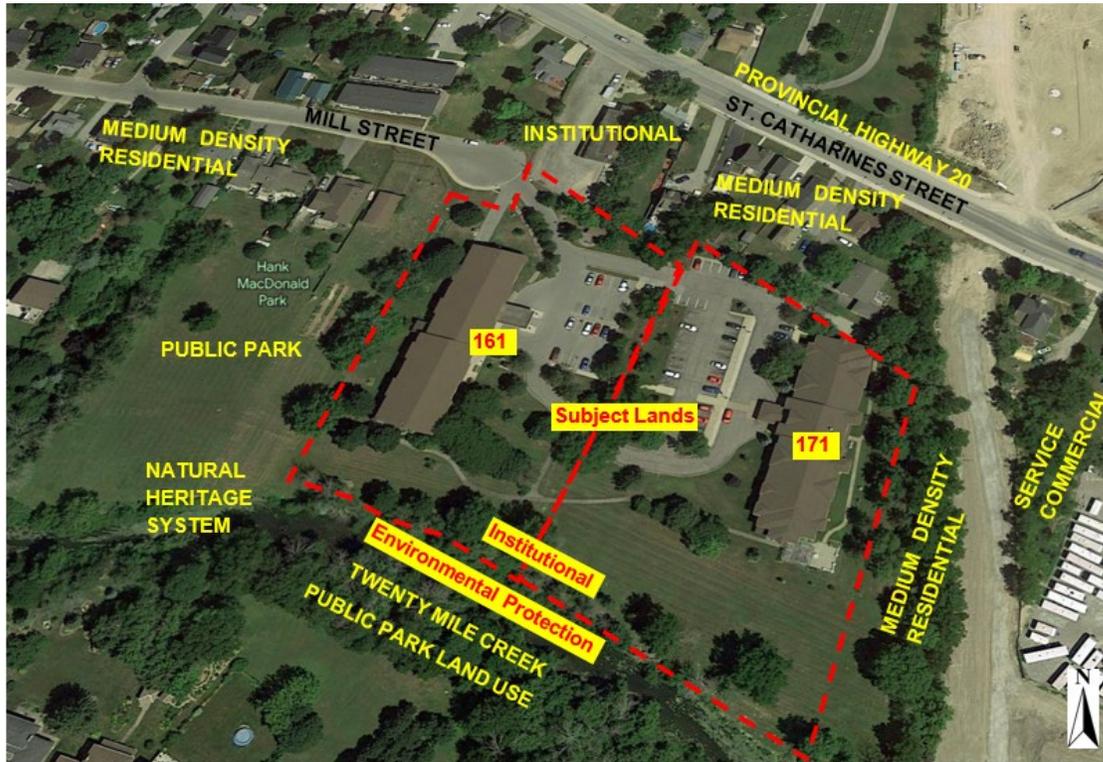
3. City of Niagara Falls – 8055 McLeod Road Development

- Full Planning Fee, DC, Community Benefit and Building Permit waivers
- Approximate Value \$1,295,000
- A copy of the NF Staff Recommendation report has been provided to West Lincoln staff



Thank You for your Support

- Questions?



N.T.S



WEST PERSPECTIVE



EAST PERSPECTIVE