

Meeting Date	March 25, 2025
Subject	Bonnechere Manor – Proposed Modular Housing Development
Road to 2035	<p>Strategy: The Town of Renfrew will promote a complete community approach to growth, including supporting a mix of land uses with commercial, industrial, residential, and mixed-use development.</p> <p>Implement the Town's Attainable Housing Action Plan and work with the development community and County of Renfrew on opportunities to increase the affordability, supply, and range of housing.</p>
Recommendation	That Committee of the Whole recommends that Renfrew Town Council support the modular housing development at Bonnechere Manor proposed by the County of Renfrew, and authorize staff to enter into a Memorandum of Understanding with the County regarding the apportionment of costs, and the waiver of applicable fees, charges and parkland dedication requirements.
Originator	Eric Withers, MCIP, RPP, Director – Development & Environment, Deputy Chief Administrative Officer
CAO Review	<p>Note that other alternatives could be partial relief of fees as well as the full reduction being recommended, if Council does not want to consider an “all or nothing” approach.</p> <p>Gloria Raybone, CPA, CA, Dipl.M.A. – Chief Administrative Officer.</p>
Financial Comment	<p>The Memorandum of Understanding (MOU) proposes to waive the typical fees associated with a building permit and site plan approval. The estimated minimum loss of revenue due to these waivers is \$58,000. However, the exact calculation for the 5% parkland dedication fee is currently undetermined.</p> <p>Charlene Jackson – Treasurer/Director of Finance and Corporate Services.</p>
Committee and Council Timing	To be considered on March 25 for final adoption by Council on April 8.

Background

The County of Renfrew is currently undertaking the planning and design of a 40-unit modular housing development at the Bonnechere Manor site in the Town of Renfrew. The purpose of the project is to provide affordable housing, however the exact composition of occupants is to be determined. It is anticipated that there will be some component of transitional housing for seniors not yet ready to enter a Long-Term Care facility, as well as affordable housing for support workers of the facility, however this is subject to ongoing review.

The development is anticipated to be phased, primarily contingent on funding availability. All servicing is anticipated to be constructed at the outset.

The layout of the proposed development is shown on the Site Plan in **Appendix “A”**. Note that the site plan shows 34 ground units, with one of the six-unit blocks being two storeys, yielding a total of 40 units.

The housing structures themselves will be modular/prefabricated units, however the exact construction type is to be determined. At this time, the County’s plan is to get the project designed, and achieve Site Plan Approval, so as to be shovel-ready for any potential funding programs that become available.

The County has filed an application for Site Plan Approval with the Town, which is in the review and comment phase.

As part of the Town’s assistance with the project, the County has requested that the Town waive any fees and charges that would normally be applicable to development, including planning application fees, building permit fees, and parkland dedication requirements. The County will bear any costs associated with the development (legal, peer review, etc.), and the Town will provide any in-kind support to the project as is appropriate and feasible.

Fees are summarized as follows:

Planning Application (Site Plan Approval): \$2,000

Building Permit Fees: \$1,400 per new apartment x 40 units = \$56,000

Parkland Dedication: 5% of appraised value of development land – value TBD

The waiver of fees would impact planning and building operating revenues, which partially offset expenses in those departments. The parkland dedication reserve would also not increase in accordance with the contributions that would otherwise be applicable.

Staff view this project as providing a housing alternative that does not currently exist in the Town, and is considered a creative approach to seniors housing, as well as helping to address housing affordability challenges locally.

The County will be providing a presentation on the project at the same Committee-of-the-Whole meeting (March 25).

Options

The options available to the Town for this position are noted below:

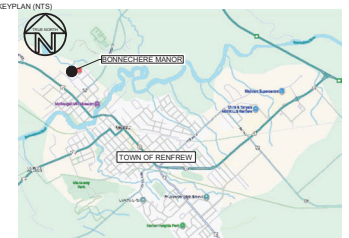
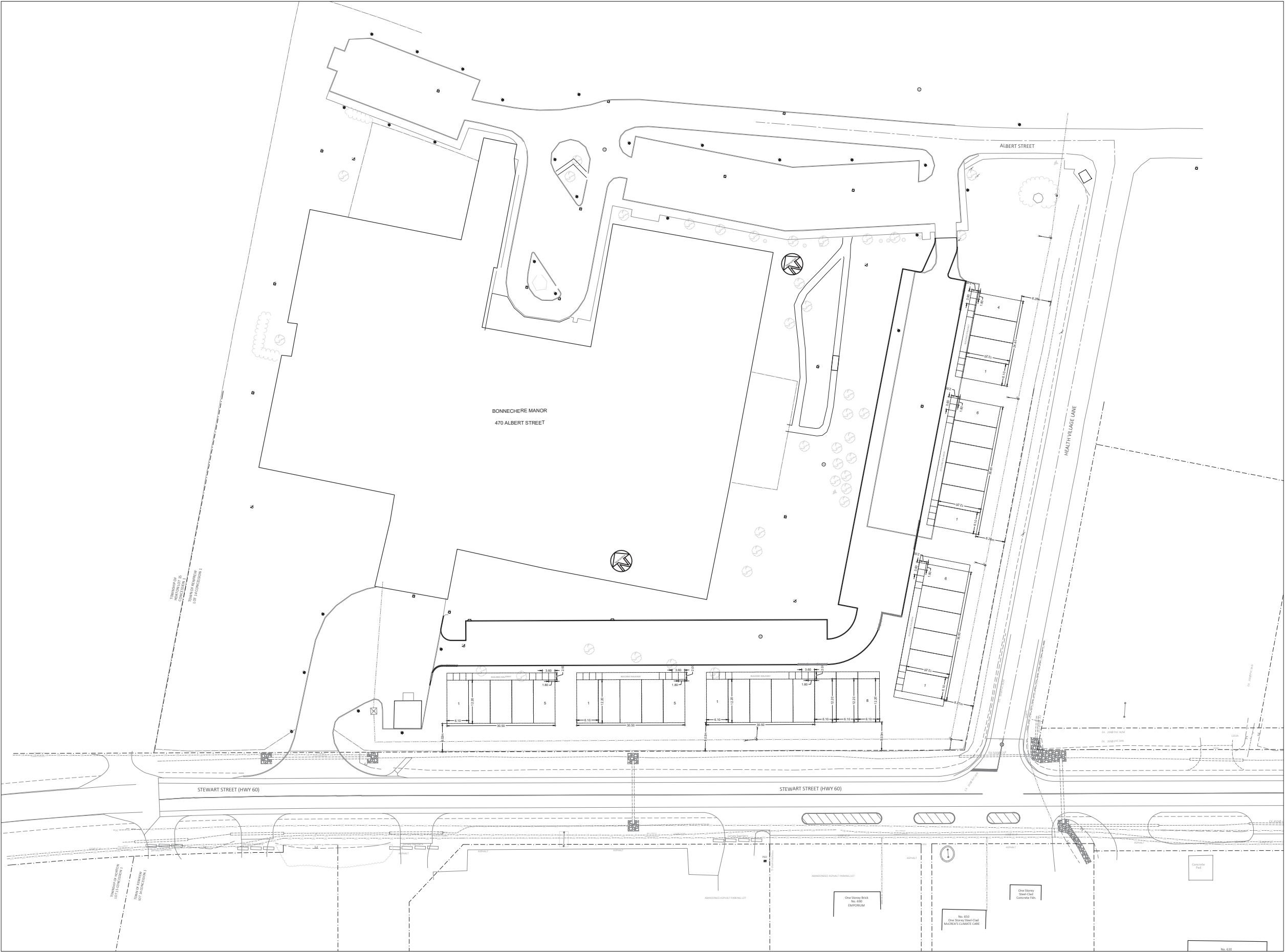
1. Support the proposed modular housing project and requested assistance with fees and charges **(Recommended)**.
2. Do not support the proposed modular housing project and/or the requested assistance with fees and charges.
3. Such other direction or options as Council may determine.

Impact of Options

Various considerations for each of the three options are noted by option number below:

1. This option is recommended, and will add the Town's support to the proposed development. This option supports Strategic Objective noted above, which provides that the Town will work with the development community and County of Renfrew on opportunities to increase the affordability, supply, and range of housing.
2. This option can be considered at Council's discretion, but is contrary to Strategic Objective noted above.
3. Council may consider any other direction that it sees fit.

Respectfully submitted for your consideration.



- DISCLAIMER NOTES
1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ISSUES/PROBLEMS WHICH MAY OCCUR AS A RESULT OF A FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY.
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 5. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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CONSTRUCTION**

1	2025-01-31	MF/PLR	ISSUED FOR MUNICIPAL REVIEW AND SITE PLAN APPROVAL
No.	YYYY-MM-DD	BY	DESCRIPTION

STAMP	STAMP

PROJECT

**BONNECHERE MANOR
MODULAR HOMES SITE**

470 ALBERT ST, RENFREW, ON

DRAWING

NEW OVERALL PLAN

Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

12 INTERNATIONAL DR., PEMBROKE, ON, K8A 6W5
T: 613-735-2901
PEMBROKE@JP2G.COM

Jp2g PROJECT No.: 24-5102A

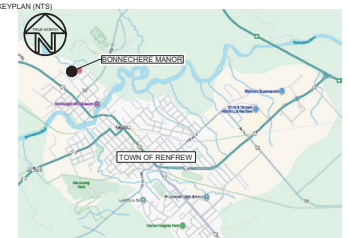
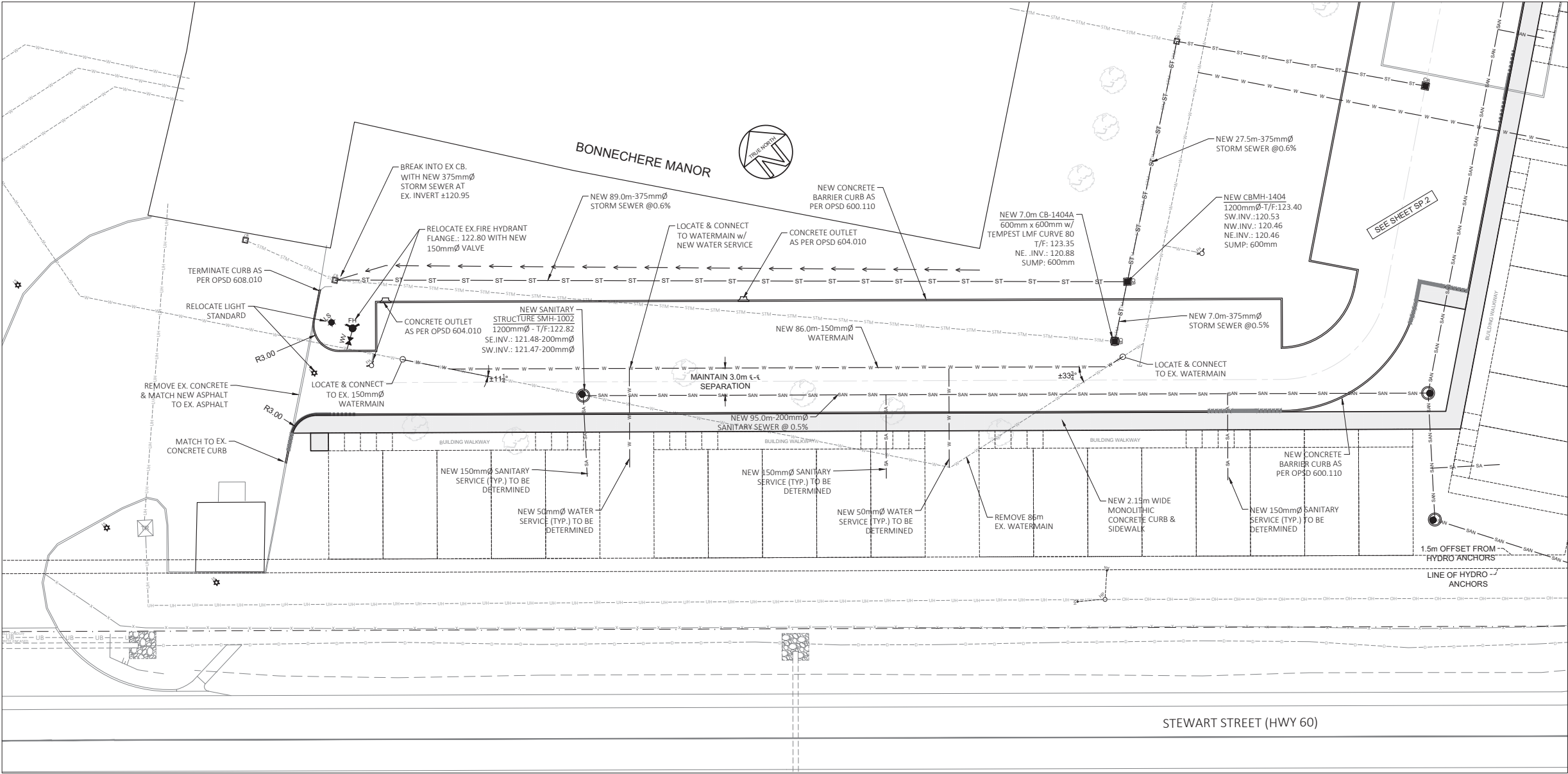
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	DESIGNED: PLR
	REVIEWED: MF
	APPROVED: MF

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ENGINEERS • PLANNERS • PROJECT MANAGERS

12 INTERNATIONAL DR., PEMBROKE, ON, K8A 6W5
T: 613-735-2907
PEMBROKE@JP2G.COM

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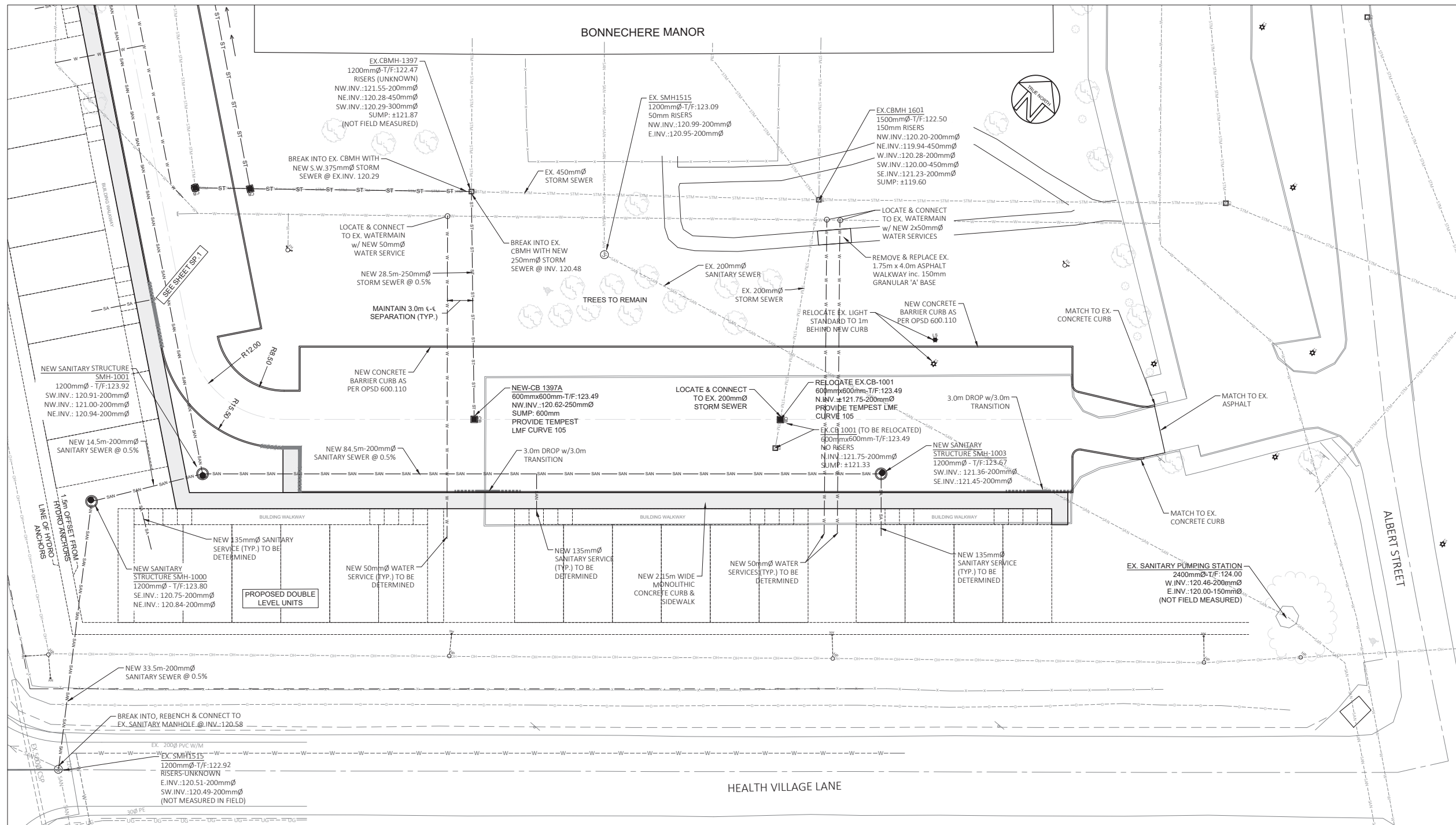
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APPENDIX "A"



FWG NAME: H5-CVH 19024/24-51024 - BONNECHERE MAN'G - DENIED EW. MOTIV: AD HOME'S SITE IN ANOM DB MANG'S 1. ONCOMING/24-51024-SITEN AN DWG 1 AYO IT: SD 2 SAVED ON 2025-01-30

CLIENT LOGO



KEYPLAN (NTS)



DISCLAIMER NOTES

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2. WHERE THERE ARE ALLEGED ERRORS, OMISSIONS, INCONSISTENCIES OR AMBIGUITIES IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT JGPO. ANY COSTS OR SCHEDULE DELAYS WHICH RESULT AS A FAILURE TO CONTACT JGPO FOR DEFINITION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. JGPO HAS NO SAY IN THE DESIGN OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN TRADE INTERFERENCE COMPLIANCE TO JGPO FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBMITTALS AND SHALL ADDRESS CONSTRUCTION TEAM COORDINATION ISSUES PRIOR TO ISSUING REQUESTS FOR INFORMATION FROM JGPO.
5. THE POSITION OF POLY LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED, BEFORE STARTING CONSTRUCTION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INFORMATION REGARDING SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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