



City of  
**Peterborough**

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**To:** **Members of the General Committee**

**From:** **Sheldon Laidman, Commissioner of Community Services**

**Meeting Date:** **December 2, 2019**

**Subject:** **Report CSSH19-018**  
**Affordable Housing Incentives for DeafBlind Ontario,**  
**86 Earlwood Drive**

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## **Purpose**

A report seeking approval for a municipal incentive to support the development of affordable rental units.

## **Recommendations**

That Council approve the recommendations outlined in Report CSSH19-018 dated December 2, 2019, of the Commissioner of Community Services as follows:

- a) That the Municipal Housing Agreement with DeafBlind Ontario Services at 86 Earlwood Drive Peterborough be amended to provide a refund of Development Charges paid for the 2018 development of 2 affordable rental units; and
- b) That the refund of \$22,183 in Development Charges be drawn from the Housing Services Partnership Reserve.

## **Budget and Financial Implications**

DeafBlind Ontario Services' refund of Development Charges to be paid, in the amount of \$22,183 is to be taken from the Affordable Housing Partnership Reserve. The total funds provided for this project through Report IPSHD18-004 and recommended through Report CSSH19-018 are outlined in the Table 1 below.

**Table 1 Municipal Incentives for 86 Earlwood Drive**

<b>Municipal Incentive for Affordable Housing</b>	<b>Council Approved IPSHD18-004</b>	<b>Pending Council Approval C55519-018</b>
Municipal Housing Facility – Building Permit Fee	(estimated value based on 2018 rates) \$2,100	n/a
Investment in Affordable Housing Extension Program – Capital for 2 accessible units	\$250,000	n/a
Affordable Housing Community Improvement Plan Program – Development Charge refund	n/a	\$22,183
<b>Totals</b>	\$252,100	\$22,183

## Background

At the time of application (2018) DeafBlind Ontario Services (DeafBlind) was eligible for the refund of Development Charges related to the addition of 2 affordable rental units at 86 Earlwood Drive Peterborough. Staff understood that as a secondary suite the addition would not be charged these fees and therefore did not request approval for an exemption through report IPSHD18-004. It was later determined that the unit did not qualify as a secondary suite so Development Charges were imposed. If approved, the Development Charge refund through the Affordable Housing Community Improvement Plan program incentive would provide DeafBlind with the project development savings staff had intended to offer for this project. This refund is in line with municipal incentives staff recommend for affordable housing projects Council reviews on a case-by-case basis.

## About the Project

This project was built as an extension onto an existing bungalow, “Earlwood House”. Earlwood House is a congregate home with supports for people with physical and sensory impairments, operated by DeafBlind. The additional units will allow DeafBlind to utilize available support resources better with residents currently living at two separate homes who will live together at one site. The addition will be added to the side of the building at ground level with an accessible entrance providing a barrier free, fully accessible home with specialized features for two residents. Funding for operations and supports are already in place. This project received approval for occupancy on August 16, 2019.

### **About the Developer**

DeafBlind is a not-for-profit that helps individuals who are deafblind to increase their independence and improve their quality of life through specialized services. Their service model ensures clients' goals are met through a person-centred approach delivered by specially trained Intervenor. DeafBlind has developed similar projects in Ontario with Federal-Provincial capital funding. The model is successful in London, Simcoe County and York Region, combining funding from the agency, multiple levels of government with the addition of supports for the individuals through the Ministry of Community, Children's and Social Services.

Submitted by,

Sheldon Laidman  
Commissioner of Community Services

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