



To: COUNCIL

Meeting Date: 04/27/21

Subject: Affordable Rental Housing – City-Owned Land

Submitted By: Elaine Brunn Shaw, Chief Planner, MCIP, RPP

Prepared By: Elaine Brunn Shaw, Chief Planner and Hardy Bromberg, Deputy City Manager

Report No.: 21-018(CD)

File No.: D04.01.01

Recommendations

THAT Report 21-018(CD): Affordable Rental Housing – City-Owned Land be received;

AND THAT Report 21-018(CD) satisfies the Council direction from August 2020 regarding Report 20-197 (CD) and no further action is required at this time pending further information from the Region and Canada Mortgage and Housing Corporation about whether future funding will be available for an affordable housing development in Cambridge.

Executive Summary

Purpose

- This report is provided as follow-up to Report 20-197(CD) from August 25, 2020 – Alternative Housing Proposal at Churchill Park in which Council directed staff to review other opportunities for City-owned land to be made available for an affordable housing project.
- Subsequent to this direction, Council directed staff after its Closed Council meeting on November 18, 2020, to offer a vacant City-owned property at the corner of Cedar Creek Road and Grand Ridge Drive as part of the Rapid Housing Initiative to support the creation of affordable housing and in accordance with the City's disposition of land by-law 74-95.
- The Canada Mortgage and Housing Corporation (CMHC) has recently advised that the Cedar Creek Road and Grand Ridge Drive site **has not been** selected

for an affordable housing project as part of the Rapid Housing Initiative at this time.

- CMHC has advised that they will be seeking additional funding for affordable housing and will keep the Region's applications on file pending a decision on additional funding for the initiative.
- The purpose of this report is to seek direction from Council as to whether further work from City staff is required.

Key Findings

- Staff has provided an additional short list of City-owned sites for potential consideration and future public consultation. With this list of properties, Council can:
 - Direct staff to carry out this public consultation without detailed information about potential site development details;
 - Provide parameters on the sites such as the maximum density and height, which would enable City staff to have potential renderings prepared for public consultation; or
 - Direct staff to carry out further discussions with the Region about potential site development opportunities to have better information to share with the public.

To date there has not been any further public consultation about any of the City-owned properties included in this report.

Financial Implications

- The financial implications of providing future affordable rental housing on City-owned sites can be better assessed once more information is available about the potential number and type of units for additional sites, if any.
- One next step option in this report includes Council putting parameters on the City-owned sites such as the maximum density and height, which would enable City staff to have potential renderings prepared for public consultation. Renderings could cost approximately \$4,000 per site to provide images from different vantage points. It is proposed that if Council wants to proceed with this work, this project be funded from the operating budget if the overall cost of the renderings is less than \$50,000.
- Although the City has an Affordable Housing Reserve Fund, the implementation policy for the fund specifies that it cannot be used for studies:

4. Ineligible Costs

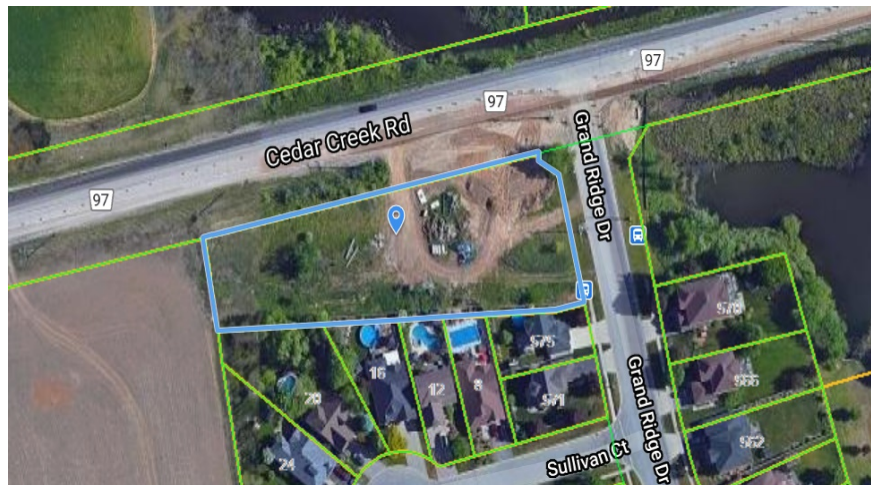
Funding from the Reserve Fund will not be used for any costs associated with the operation, maintenance or repairs of existing or new proposed affordable rental units. Funding will not be used to finance any studies or consultant's fees.

Background

On August 25, 2020 Council considered the merits of using a portion of Churchill Park for an affordable housing project by considering Report 20-197(CD) Alternative Housing Proposal at Churchill Park – Citizens for Cambridge, and passed the following resolution:

THAT Council authorizes staff to complete community consultation and provide a feasibility report on other city owned locations except for parkland, which support the Region's mission to provide affordable housing for our community.

Subsequent to this direction, Council further directed staff to submit for consideration under the Rapid Housing Initiative the vacant City-owned property at the corner of Cedar Creek Road and Grand Ridge Drive, to support the creation of affordable housing.



Aerial photo of City-owned land at Cedar Creek Road and Grand Ridge Dr

The purpose of this report is to seek direction from Council as to whether further work from City staff is required on additional city-owned lands for use as an affordable housing project. If so, it is suggested that determination on potential maximum density and height options and visualizations/renderings be prepared for future public consultation in 2021 to help provide context for the public. This timing would impact the Planning Services work plan and processing development applications since this is not a current work plan item.

Rapid Housing Initiative

The Region of Waterloo has been allocated almost \$8.2 million as part of the \$1B Rapid Housing Initiative under the National Housing Strategy announced in the Fall of 2020. City staff has worked with Regional staff discussing how the City could support any Regional submissions as part of the funding opportunity. On November 18, 2020, City Council endorsed providing two vacant City-owned parcels (a lot at Cedar Creek and Grand Ridge, and the other at 2 Manhattan Circle) for affordable housing (modular units) subject to entering into a 49 year lease agreement with the Region. Public consultation about this affordable housing opportunity did not occur due to the short timeline for the Region to submit a proposal to Canada Mortgage and Housing Corporation (CMHC) for this initiative by November 27, 2020.

Following further review, City staff became aware that 2 Manhattan Circle is landlocked and is not available for residential development. This information has been shared with the Region.

The Canada Mortgage and Housing Corporation (CMHC) has recently advised that the Cedar Creek Road and Grand Ridge Drive site **has not been** selected for an affordable housing project as part of the Rapid Housing Initiative at this time. CMHC has advised that they will be seeking additional funding for affordable housing and will keep the Region's applications on file pending a decision on additional funding for the initiative. Unless Council chooses to advise the Region that this site should no longer be considered, the site can remain in the list of potential sites being considered by the Region and CMHC if additional funding is found.

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #1 - Community Wellbeing

Objective 1.4 Promote, facilitate and participate in the development of affordable, welcoming and vibrant neighbourhoods.

Council has recently endorsed providing land for a long-term lease to the Region for an affordable housing project as part of the Rapid Housing Initiative which aligns with the Strategic Plan objective of participating in the development of affordable, welcoming and vibrant neighbourhoods.

Comments

If Council decides to proceed with public consultation on additional City-owned lands for affordable housing, it is recommended based on need that Cambridge focus on affordable rental housing for this initiative, with the Region taking the lead. If Council wants to include other forms of housing on the housing continuum (e.g. emergency shelters, transitional housing, and/or social housing) for this initiative, assistance will be needed from Regional staff on the approach to public consultation since they are the subject matter experts.

Site Evaluation Criteria

The Region of Waterloo uses the following criteria for site selection they use for affordable housing projects that would need to be applied to consideration of any sites for affordable housing, and is the basis for our feasibility of these sites:

- 1) **Area:** The sites the Region identified as having the highest potential range from 0.43 acres to 2.7 acres.
- 2) **Location:** Proximity to transit routes and amenities such as parks, stores, and schools.
- 3) **Timing and Yield:** Zoning and density. It is noted that the City's Official Plan and Zoning By-law permit a use by the Region of Waterloo and/or City of Cambridge in any designation or zone, with a few exceptions for environmental lands.
- 4) **Use:** Compatibility to surrounding uses.

Attachment 1 includes a summary of all the lands (excluding the properties with Open Space, park and City-owned facilities) assessed relative to the above criteria.

Excluded City Lands

In addition to the criteria above, as follow up to Council's August 2020 direction after consideration of Report 20-197(CD) Alternative Housing Proposal at Churchill Park – Citizens for Cambridge; Council excluded City-owned parks. It is proposed that city-owned properties with facilities and parking lots should also be excluded from consideration for affordable housing projects.

Short List of Potential City-owned Lands for Future Affordable Housing

Attachment 2 includes a short list of potentially suitable City-owned properties along with maps of the sites and a brief summary of how they meet the criteria above.

Attachment 3 includes the remaining list of unsuitable City-owned properties along with maps of the sites and a brief summary of whether they meet the criteria above and any potential issues.

Options

1) No further Action from Staff:

No further action be taken at this time as Council has met the objective of offering City-owned land for affordable housing other than Churchill Park and other similar park space; namely Cedar Creek/Grand Ridge Dr. as part of the Rapid Housing Initiative. Unless Council chooses to advise the Region that this site should no longer be considered, the site can remain in the list of potential sites being considered by the Region and CMHC if additional funding is found.

2) Public Consultation without Guidelines as to What Could be Built:

Council has the option of City staff proceeding with public consultation without detailed information about potential maximum density and height options. It is anticipated that that approach would not be well received by the public and lead to numerous questions.

Additional meetings or engagement may be needed after more specific details about development potential is determined.

The benefit to not having parameters would be that public consultation could get underway in a shorter timeframe. The current Planning Services work plan does not include this project for public consultation.

3) Public Consultation with Guidelines:

If any upcoming public consultation is going to take place about the opportunity for affordable housing on additional City-owned sites, it is beneficial for the public to have clear, understandable information about the potential number and type of units for each site that would be considered. Currently, details about the potential number of and type of units has not yet been determined.

Council direction on parameters on the sites such as the maximum density and height would enable City staff to have potential renderings prepared for public consultation. Compatibility of a potential development with surrounding existing uses would need to be considered. More information is needed in consultation with Regional staff to undertake further work on potential maximum density and height options and visualizations/renderings prepared for future public consultation.

City staff would provide a subsequent report to Council about the results of those discussions and recommend a public consultation strategy.

The current Planning Services work plan does not include further work advancing City-owned land for affordable housing. Public consultation, coordinating, preparing presentation materials and holding public consultation meetings in 2021 would impact the processing of planning applications.

Council direction on parameters on the sites such as the maximum density and height would enable City staff to have potential renderings prepared for public consultation.

Feasibility of Providing Affordable Housing

Based upon direction from City Council in August 2020, which was to also consider a feasibility report on City-owned land for affordable housing, staff would focus only on affordable rental housing, not transitional or emergency housing.

Staff would recommend using the site evaluation criteria that the Region has provided as the basis for determining the feasibility of each city owned property.

Existing Policy/By-Law

Official Plan

The City's Official Plan includes the following policies regarding Affordable Housing:

8.4.1 Affordable Housing

1. The City recognizes the importance of affordable housing and will encourage the development of affordable housing and provide opportunities for the development of affordable housing through:

- a) permitting mixed-use development in the Urban Growth Centre, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors and Major Transit Station Areas; Chapter 8 Land Use Policies and Designations 108 September 2018 Consolidation
- b) promoting the inclusion of a residential component in commercial development; and
- c) encouraging the development of community housing and affordable private sector housing that is aimed at meeting the needs of lower income residents.

2. Where a development application proposing residential uses is submitted for a site containing two hectares or more of developable land, the City will require, wherever appropriate, a minimum of 30% of new residential units to be planned in forms other than single-detached and semi-detached units, such as town homes and multi-unit residential buildings.

3. New residential development will include a minimum number of affordable housing units based on the targets established in the Region's Community Action Plan for Housing.

In addition, through the uses permitted in all designations and all zones in the City's Official Plan and Zoning By-law, a use by the Region of Waterloo and/or City of Cambridge is permitted in any designation or zone, with a few exceptions for environmental lands.

Real Property By-Law 74-95

In accordance with the Municipal Act, Section 4(c)(iv) of By-law 74-95 sets out that leases of twenty-one years or longer are to be dealt with under the same processes as a property sale whereby the steps include (1) the subject lands be declared surplus by by-law or resolution, (2) obtain at least one appraisal of the fair market of the land value, and (3) give public notice. Arrangements about the use of any City-owned land for affordable housing would be subject to a future report. The future report will set out any requirements under this legislation, if applicable

Additional Policies

The City has other existing policies and programs relating to affordable housing, including the Affordable Housing Community Improvement Plan and the Affordable Housing Reserve Fund, although they are not specifically or exclusively related to housing on city-owned lands. As of December 31, 2020, the balance in the Affordable Housing Reserve Fund is \$17,389.

Financial Impact

The financial implications of providing future affordable rental housing on city-owned sites will be able to be better assessed once more information is available about the potential number and type of units

If the Region were to buy land from the City, that would significantly impact the remaining monies to construct affordable rental housing. Alternatives in this process are for the City to consider donating land and/or entering into a land lease arrangement. Any land lease with the Region beyond 49 years (which includes any renewal options), will trigger Land Transfer Tax for the Fair Market Value of the property. To eliminate this need, and its related costs, a lease of 49 years or less at a nominal rate would be needed.

A lease arrangement would provide the following opportunities:

- The value of the land remains with the City;

- It allows the City to have more control over the type and form of development, any redevelopment and the operation on the site as conditions of the lease agreement; and,
- The increased value of the site over time accrues to the City and in 50+ years redevelopment options may be significant, so the City retains control of future use of the site.

One next step option in this report includes Council putting parameters on the city-owned sites such as the maximum density and height, which would enable City staff to have potential renderings prepared for public consultation. Renderings could cost approximately \$4,000 per site to provide images from different vantage points. It is proposed that if Council wants to proceed with this work, this project be funded from the operating budget if the coverall cost of the renderings is less than \$50,000.

Although the City has an Affordable Housing Reserve Fund, the implementation policy for the fund specifies:

4. Ineligible Costs

Funding from the Reserve Fund will not be used for any costs associated with the operation, maintenance or repairs of existing or new propose affordable rental units. Funding will not be used to finance any studies or consultant's fees.

Public Input

This report sets out that additional information is needed about the potential number and type of affordable rental units on certain City-owned sites and that information will be shared with Council through a future report before public consultation is carried out.

No public consultation has taken place to date as follow up to the August 2020 report.

This report is posted publicly as part of the report process.

Internal/External Consultation

The list of City-owned sites and associated information was prepared by Realty Services staff.

Conclusion

As a result of a request to add affordable housing within the city-owned Churchill Park property, Council directed staff to look at other city-owned lands to provide a location for an affordable housing initiative. Since that time, Council deliberated what parcels could be used for the Rapid Housing Initiative. Based on that discussion, two properties were

put forward to the Region, with one being submitted as a candidate for affordable housing.

Staff are of the opinion that this decision satisfies the Council direction from August and no further action is required. Should Council wish to explore additional lands for affordable housing initiatives, further sites are included in this report and shortlisted in the comments section above.

Signature

Division Approval



Name: Elaine Brunn Shaw

Title: Chief Planner

Reviewed by the CFO

Reviewed by Legal Services

Departmental Approval



Name: Hardy Bromberg

Title: Deputy City Manager, Community Development

City Manager Approval



Name: David Calder

Title: City Manager

Attachments

- Assessment of City of Cambridge Properties for Rapid Housing Initiative - excluding the properties with park and City-owned facilities
- Short List of Potentially Suitable City-owned Properties for Low Density Affordable Housing from Table in Attachment 1
- List of Unsuitable City-Owned Properties for Low Density Affordable Housing from Table in Attachment 1

Attachment 1 – Assessment of City of Cambridge Properties for Rapid Housing Initiative - excluding the properties with park and City-owned facilities

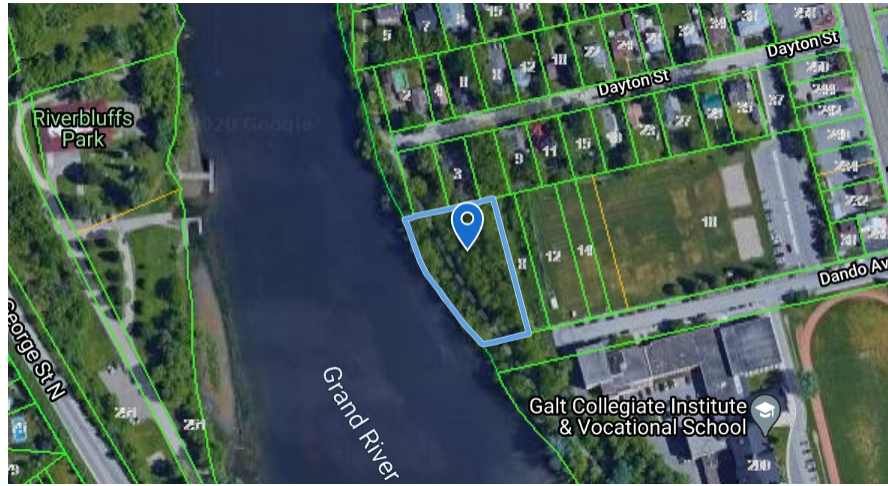
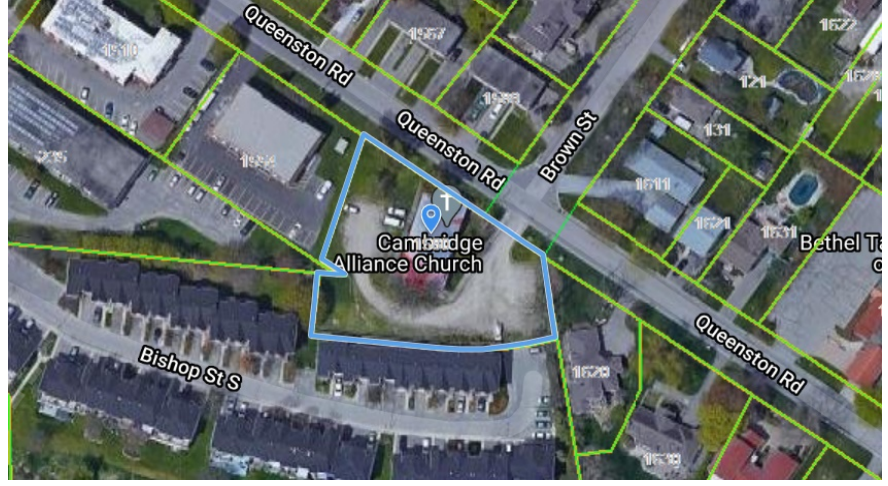
Affordable Housing - City Owned Lands within City and Region Criteria



Property #	PIN	Address or General Location	Main Intersection	Current Usage	Zoning	Area Sf	Criteria					Comments
							Land Area	Transit	Schools	Parks	Stores	
1	037740046	Beside 3 Dayton St	Dundas St N / Water St N	Wooded Lot	R4	38,192.66	Y	Y	Y	Y	Y	Trail on parcel.
2	037740352	Beside 1246 Rose St	Montrose St S / Queenston Rd	Vacant Lot	OS1 R4	33,543.42	Y	Y	Y	Y	Y	Next to Ontario Wastewater Treatment Facility
3	037740428	1580 Queenston Rd	Queenston Rd / Bishop St S	Vacant Lot/Building	N1	29,434.97	Y	Y	Y	Y	Y	Former Preston Scout House.
4	037820058	753 Queenston Rd	Queenston Rd / Church St S	Parking Lot	C1RM2	31,008.61	Y	Y	Y	Y	Y	Smaller parking lot.
5	038080158	Laneway behind Norfolk Ave home	Norfolk Ave / Samuelson St	Vacant Lot	R5	43,935.70	Y	Y	Y	Y	Y	Probably too narrow parcel.
6	038150368	Beside City Hall	Dickson St / Ainslie St N	Parking Lot	C1RM1	19,619.20	Y	Y	Y	Y	Y	Not suitable - parking lot next to City Hall.
7	038160048	Imperial Ln Parking Lot	Water S S / Main St	Parking Lot	C1RM1	52,678.66	Y	Y	Y	Y	Y	Not suitable - parking lot too small..
8	038160789	35 Ainslie	Wellington S / Lutz St	Parking Lot	C1RM1	91,598.36	Y	Y	Y	Y	Y	Bigger parking lot
9	038170021	21 Wellington	Wellington S / Dickson St	Parking Lot	C1RM1	32,726.71	Y	Y	Y	Y	Y	Part of bigger parking lot
10	038170100	17 Beverly	Beverly St / Kerr St	Parking Lot	R5	70,202.62	Y	Y	Y	Y	Y	Part of bigger parking lot
11	038270001	Cedar Creek Rd Lot	Cedar Creek Rd / Grand Ridge D	Vacant Lot	OS1 R5	46,594.53	Y	Y	Y	N	Y	Vacant Lot
12	038330155	St Andrews Public School	Victoria Ave / Glenmorris St	Open Space	N1R4	30,518.41	Y	Y	Y	Y	Y	Vacant lot being used as part of playground
13	226350044	former watertower site	Ethel St / Johnston Ave	Vacant Lot	R4	19,782.84	Y	Y	Y	Y	Y	Vacant lot was former water tower site
14	226410168	Beside 434 River Rd	River Rd / Townline Rd	Open Space	R2	19,137.21	Y	N	N	Y	N	Not suitable - currently part of laneway
15	038360138	St Ambrose Public School	Elliot St / Elgin St	Vacant Building	N1R4	122,881.00	Y	Y	Y	Y	Y	Swimming pool still in use.
16	037940332	Conestoga Blvd / Can Amara Pkwy	Conestoga Blvd / Can Amara Pkw	Wooded Lot	OS1 M3	1,922,067.00	Y	Y	Y	Y	Y	Portions of land may be developable.
17	037581115	2 Manhattan Cir	Guelph Ave / Manhattan Cir	Open Space	R4	23,218.00	Y	Y	Y	Y	Y	

Notes:

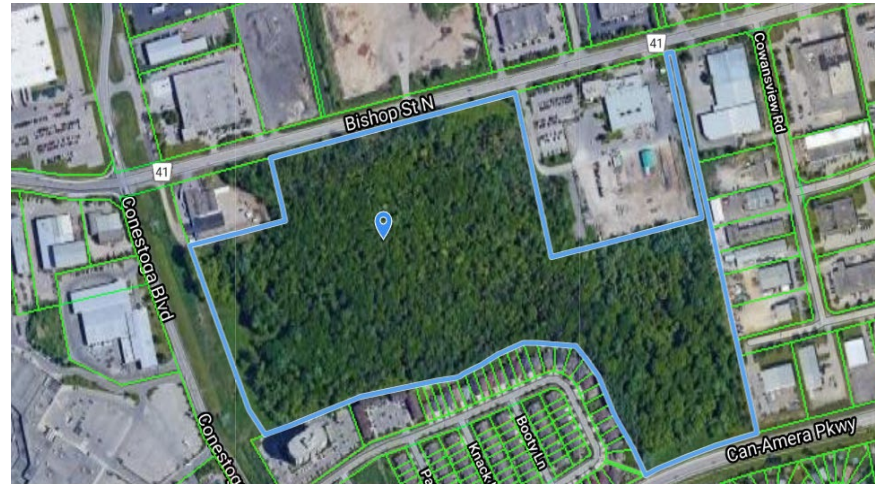
- 1) City criteria: City owned lands **excluding** OS, Parks, Roads, Cemeteries, Lands with Infrastructure.
- 2) Region criteria: City owned lands **between** .42 acres and 2.7 acres, **and** within 1 km of transit, schools, parks, and stores.
- 3) **All properties within the criteria are listed even though some may not be suitable.**

Attachment 2 - Short List of Potentially Suitable City-owned Properties for Low Density Affordable Rental Housing from Table in Attachment 1

<p>Property #1 Dando Avenue and Water St N</p>	
	<p>PIN: 037740046 Area Size: .88 acres Main Intersection: Dundas St N / Water St N Current Use: Wooded Lot Current Zoning: R4 – permits single detached houses Within 1 km of: a) Transit: Yes b) Schools: Yes c) Stores: Yes d) Park: Yes Comments: Site may not be suitable as there is a trail on site. Land partially within the floodplain/regulated area of the Grand River Conservation Authority. Ministry of Natural Resources Woodland on part of property</p>
<p>Property # 3 1580 Queenston Rd.</p>	
	<p>PIN: 037740428 Area Size: .68 acres Main Intersection: Queenston Rd. / King St. E Current Use: Vacant Building and Lot Current Zoning: N1 - institutional Within 1 km of: a) Transit: Yes b) Schools: Yes c) Stores: Yes d) Park: Yes Comments: Former site of Preston Scout House. Building has some heritage impacts.</p>

<p>Property #13 Ethel St / Johnston Ave</p>	
	<p>PIN: 226350044 Area Size: .45 acres Main Intersection: Ethel St / Johnston Ave Current Use: Vacant Lot Current Zoning: R4 permits single detached houses Within 1 km of: a) Transit: Yes b) Schools: Yes c) Stores: Yes d) Park: Yes Comments: Former water tower site.</p>
<p>Property #15 St. Ambrose School Property</p>	
	<p>PIN: 038360138 Area Size: 2.82 acres Main Intersection: Elliot St / Elgin St Current Use: Vacant Building Current Zoning: N1R4 institutional and residential zoning permits single detached houses Within 1 km of: a) Transit: Yes b) Schools: Yes c) Stores: Yes d) Park: Yes Comments: This site has been included even though the swimming pool is currently in use. As part of the business case for acquiring the property was to demolish the building for future use. As part of a future assessment of this property, consideration could be given to retaining the portion of the building with the pool and demolishing the remainder of the building.</p>

Property #16 Conestoga Blvd / Can-Amera Pkwy



PIN: 037940332

Area Size: 44.1 acres

Main Intersection: Conestoga Blvd / Bishop St N

Current Use: Wooded Lot



Current Zoning: OS1 M3 open space and industrial

Within 1 km of:

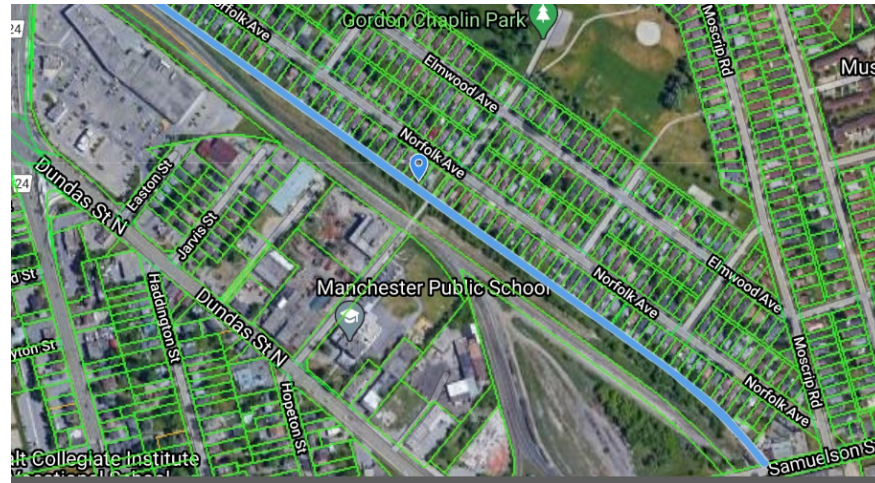
- a) Transit: Yes
- b) Schools: Yes
- c) Stores: Yes
- d) Park: Yes

Comments: A small portion along Can-Amera Pkwy may be developable. Rest of land is Provincially Significant Wetland.

Attachment 3 - List of Unsuitable City-Owned Properties for Low Density Affordable Housing from Table in Attachment 1

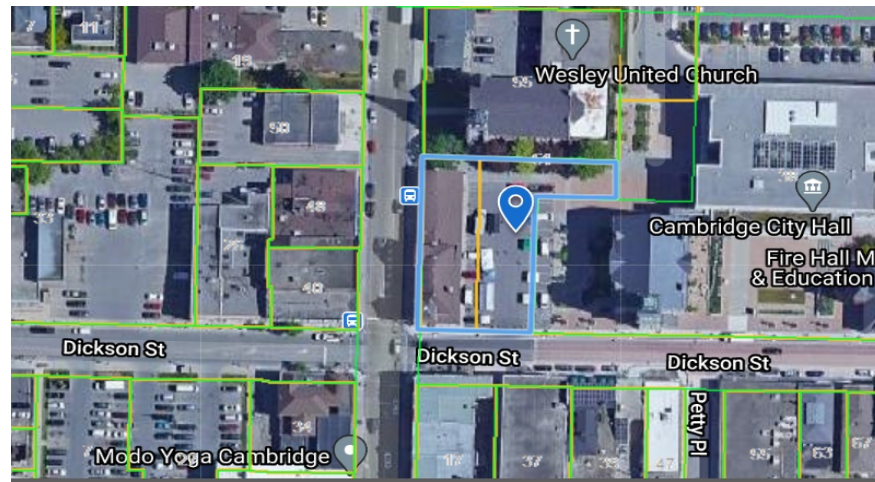
<p>Property #2 Montrose St. S / Hamilton St.</p>	
	<p>PIN: 037740352 Area Size: .77 acres Main Intersection: Montrose St S. / Hamilton St. Current Use: Vacant Lot Current Zoning: OS1 / R4 , Open Space and permits single detached houses Within 1 km of: a) Transit: Yes b) Schools: Yes c) Stores: Yes d) Park: Yes Comments: Site is next to Ontario Waste Water Treatment Facility which may not conform with Provincial guidelines for setbacks from Treatment facilities.</p>
<p>Property #4 753 Queenston Rd.</p>	
	<p>PIN: 037820058 Area Size: .71 acres Main Intersection: Queenston Rd. / Church St S Current Use: Parking Lot Current Zoning: C1RM2 – commercial and multi-residential, permits higher density development Within 1 km of: a) Transit: Yes b) Schools: Yes c) Stores: Yes d) Park: Yes Comments: Probably not suitable as it cannot support both a parking lot and a development.</p>

Property #5 Norfolk Laneway



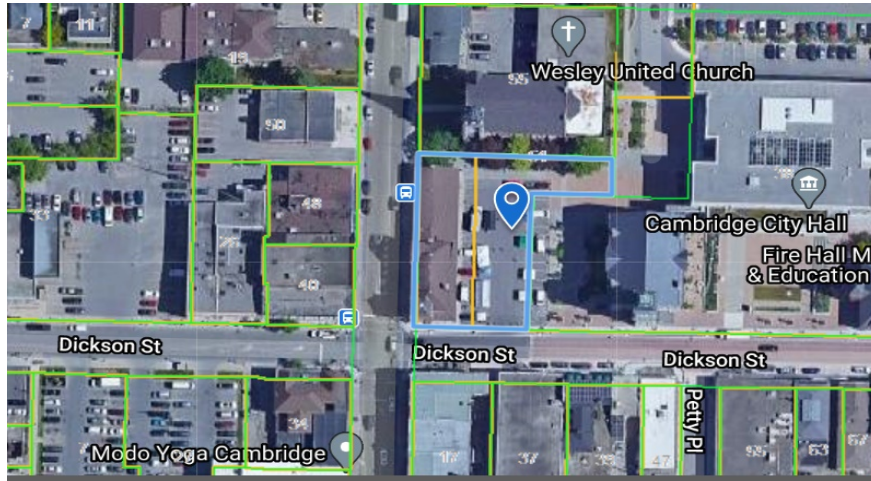
PIN: 038080158
Area Size: 1 acre
Main Intersection: Norfolk Ave. / Samuelson St
Current Use: Open space - laneway
Current Zoning: R5 - permits single detached houses
Within 1 km of:
a) Transit: Yes
b) Schools: Yes
c) Stores: Yes
d) Park: Yes
Comments: Not suitable.

Property #6 Dickson St Parking Lot



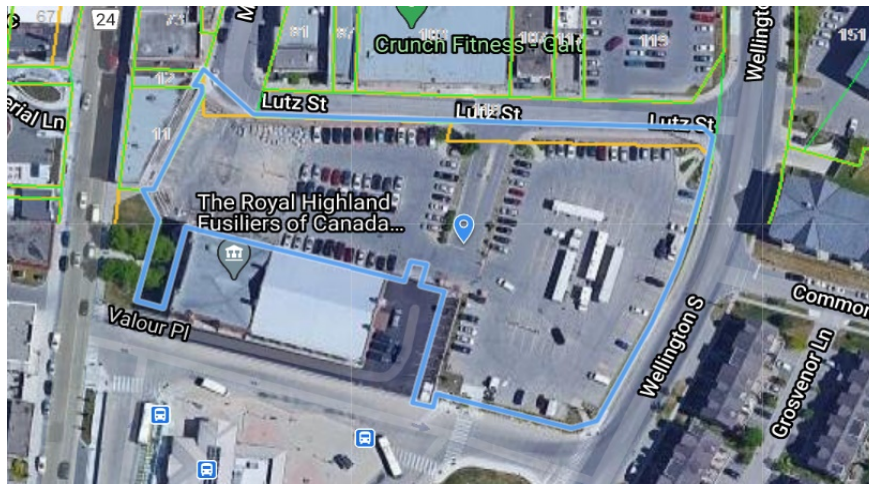
PIN: 038150368
Area Size: .45 acres
Main Intersection: Dickson St / Ainslie St S
Current Use: Parking Lot beside City Hall
Current Zoning: C1RM1 - commercial and multi-residential, permits higher density development
Within 1 km of:
a) Transit: Yes
b) Schools: Yes
c) Stores: Yes
d) Park: Yes
Comments: Not suitable as it cannot support both a parking lot and a development.

Property #7 Imperial Lane Parking Lot



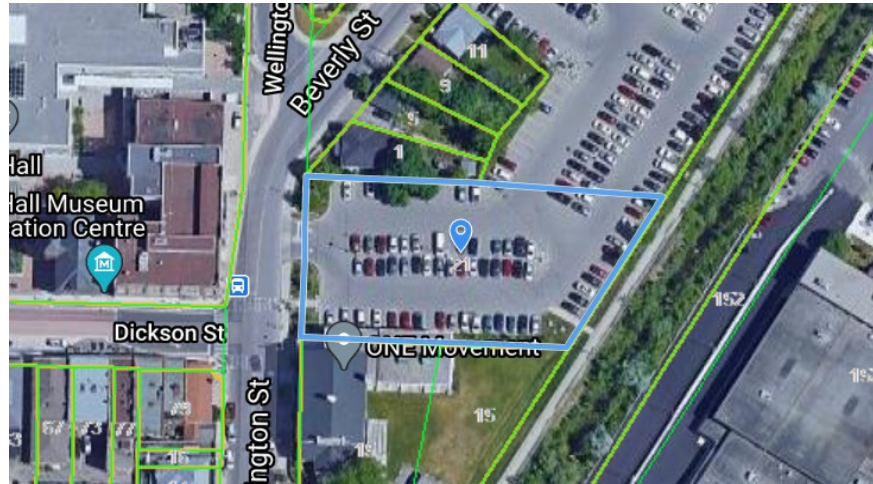
PIN: 038160048
Area Size: 1.21 acres
Main Intersection: Water St / Main St
Current Use: Imperial Lane Parking Lot
Current Zoning: C1RM1 - commercial and multi-residential, permits higher density development
Within 1 km of:
a) Transit: Yes
b) Schools: Yes
c) Stores: Yes
d) Park: Yes
Comments: Not suitable. Parking lot too small to support both parking lot and development.

Property #8 Ainslie St Parking Lot



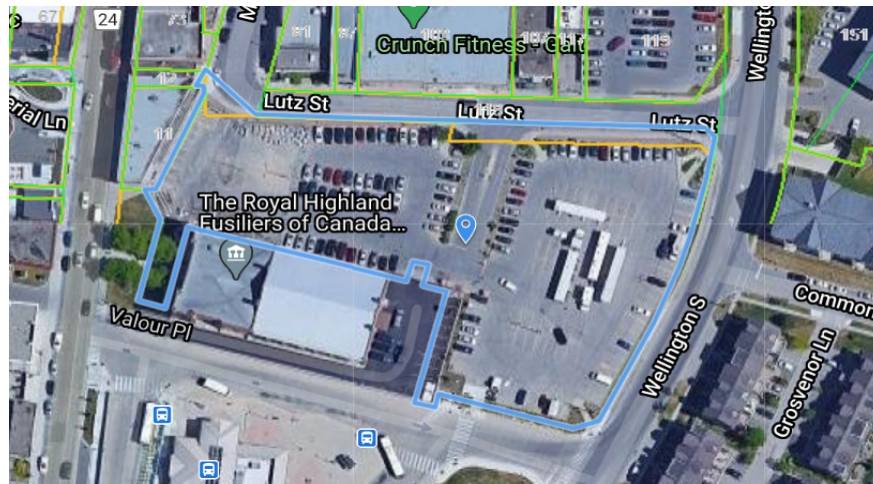
PIN: 038160789
Area Size: 2.1 acres
Main Intersection: Wellington S / Main St
Current Use: Ainslie St Parking Lot
Current Zoning: C1RM1 - commercial and multi-residential, permits higher density development
Within 1 km of:
a) Transit: Yes
b) Schools: Yes
c) Stores: Yes
d) Park: Yes
Comments: Parking lot can support both parking lot and development.

Property #9 Wellington St Parking Lot

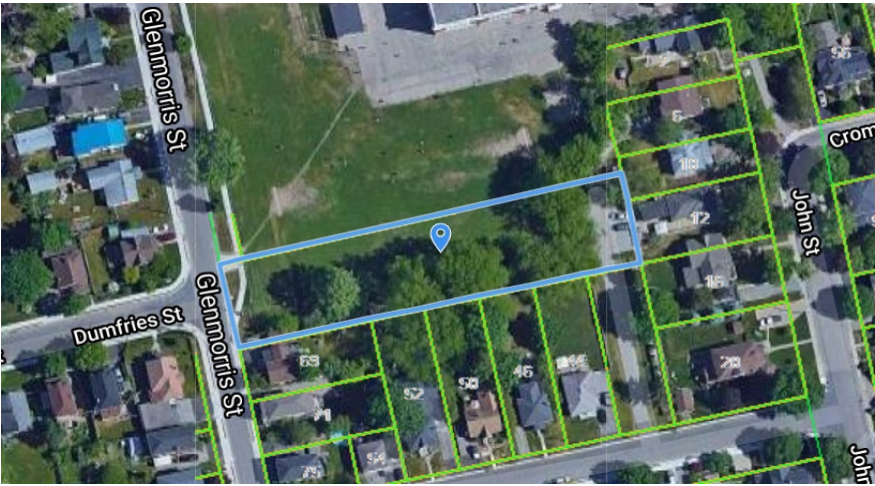
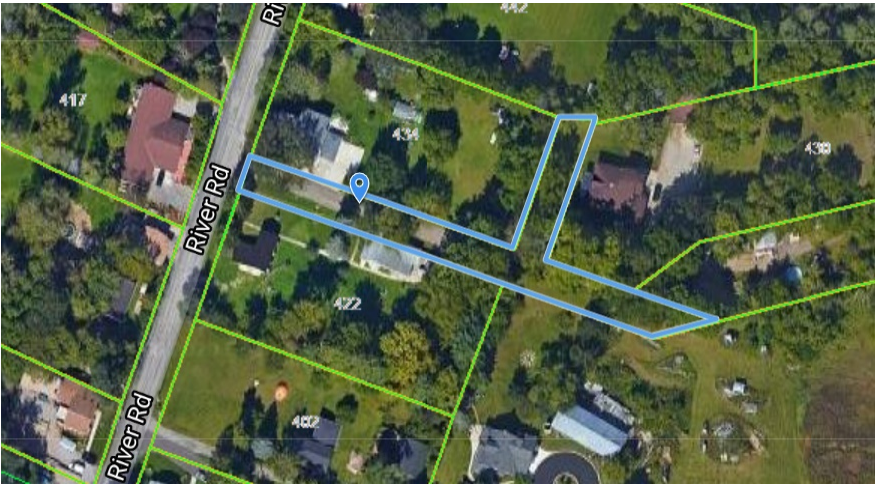


PIN: 038170021
Area Size: .75 acres
Main Intersection: Wellington S / Dickson St
Current Use: Wellington – Beverly St Parking Lot
Current Zoning: C1RM1 - commercial and multi-residential, permits higher density development
Within 1 km of:
a) Transit: Yes
b) Schools: Yes
c) Stores: Yes
d) Park: Yes
Comments: Parking lot together with Beverly parking lot can support both parking lot and development.

Property #10 Beverly St Parking Lot



PIN: 038170100
Area Size: 1.6 acres
Main Intersection: Wellington S / Beverly St
Current Use: Wellington - Beverly St Parking Lot
Current Zoning: R5 – permits single detached houses
Within 1 km of:
a) Transit: Yes
b) Schools: Yes
c) Stores: Yes
d) Park: Yes
Comments: Parking lot together with Wellington parking lot can support both parking lot and development

<p>Property #12 St Andrews Public School Lot</p>	
	<p>PIN: 038330155 Area Size: .7 acres Main Intersection: Victoria Ave / Glenmorris St Current Use: Open Space Current Zoning: N1 R4 – institutional and residential zoning permits single detached houses Within 1 km of: a) Transit: Yes b) Schools: Yes c) Stores: Yes d) Park: Yes Comments: Probably not suitable. Currently being used as part of playground at St Andrews Public School</p>
<p>Property #14 River Rd. Laneway</p>	
	<p>PIN: 226410168 Area Size: .44 acres Main Intersection: River Rd / Townline Rd Current Use: Vacant Lot / Laneway Current Zoning: R2 – permits single detached houses Within 1 km of: a) Transit: No b) Schools: No c) Stores: No d) Park: Yes Comments: Not Suitable as it currently being used for a laneway. Potential sale to abutting property owners.</p>