



Lanark County Housing Corporation

52 Abbott Street North, Unit #4, Smiths Falls, Ontario K7A 1W3

LCHC JEP REDEVELOPMENT

PRESS RELEASE
FEBRUARY 16 2016

Lanark County Housing Corporation (LCHC) is pleased to announce the corporation is exploring potential redevelopment of their site at Joseph Street/Edwards Street/Pattie Drive (JEP) in the Town of Carleton Place. The four-acre site currently houses 38 affordable units, and has the potential to expand the total number by a possible increase of up to 50 or more units. This will help reduce the urgent need for decent affordable housing, as illustrated by the number of households waiting for housing on the Lanark Social Housing Registry list.

In the Lanark Housing & Homelessness Blueprint issued in 2014 a number of strategic objectives were identified for action by the County, one of which is increasing the number of non-profit housing units available in Lanark County. Carleton Place has been identified as a high need area and therefore the Joseph/Edward/Pattie location presents the perfect match to meet this objective.

As part of this process LCHC hopes to develop new affordable housing that is environmentally sustainable and economical to operate through energy efficient design, another priority objective from the Blueprint.

Currently LCHC is in the preliminary stages of a Feasibility Study for the site to examine its potential for increasing the number of housing units. The study includes soils and environmental studies, an updated property survey, building condition assessments, and a massing study. The outcome of the feasibility study will determine the potential for moving forward with a redevelopment project. Final approvals will come later in the process, after a series of meetings with Town of Carleton Place planners and Lanark County Council for approvals for the project to proceed.

LCHC recently held an information meeting with tenants living in the existing units, to inform and engage them on the potential redevelopment. If and when the redevelopment project receives approval some existing tenants may need to be relocated, until the project is finished and they can return to their new homes. A process will be developed by LCHC to manage any relocation with minimal disruption to the existing tenants if the redevelopment proceeds. LCHC's plan includes the existing tenants' right to maintain the first right of refusal on a new unit in the redeveloped JEP project.

LCHC will schedule another collaboration meeting with tenants after the Feasibility Study has been completed and more information is available to determine the potential outcome for the redevelopment.

On approval for the project to proceed in a substantive form and application is made for the site plan to proceed, further notices will be posted on the site as required by law, for comments by the local community.



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To reiterate, the work that is currently being undertaken is to prepare for the Feasibility Study.

Lanark County Council as property owners of the site have the final approval for this re-development to proceed.

Additional Lanark County housing facts and figures related to the Blueprint are available at:

<http://www.county.lanark.on.ca/Asset5762.aspx>

<http://www.lanarkcounty.ca/AssetFactory.aspx?did=6349>

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