

# ROCKCLIFFE AFFORDABLE HOUSING WORKSHOP

SEPTEMBER 14, 2006



CANADA LANDS COMPANY  
SOCIÉTÉ IMMOBILIÈRE DU CANADA

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Innovation • Value • Legacy

Canada **da**

# CLC ATTRIBUTES

- Purchases property at market value
- Pays all applicable taxes
- No appropriations
- Pays dividends to the government
- Subject to municipal planning
- Innovation – Value - Legacy



# CLC Affordable Housing Initiatives

- Garrison Woods, Calgary
- Benny Farm, Montreal
- 650 Lawrence Avenue, Toronto
- McLevin Woods, Toronto
- Queensdale (Albion Rd.), Ottawa
- Rental Housing, Secondary Suites





# Garrison Woods, Calgary



# Garrison Woods, Calgary

## ➤ CLC Objectives

- To support affordable housing policies of City of Calgary and advance residential zoning for CLC site

## ➤ Details

- CLC transferred land and surplus PMQ's to City for nominal amount, supervised development of site

## ➤ Results

- City established 65 affordable housing units (semi-detached and singles)
- CLC site rezoned residential





# Benny Farm, Montreal



# Benny Farm, Montreal

## ➤ Objectives

- To provide a range of rental and home ownership housing options on the site;
- To target affordability at the median income for the NDG area

## ➤ Details

- Land acquired by co-ops at market value;
- Land for home ownership acquired through HRSDC

## ➤ Results

- 530 residential units created – 200 subsidized rentals, 225 home ownership (co-op), balance are market units





# 650 Lawrence Avenue, Toronto





# 650 Lawrence Avenue, Toronto

## ➤ Objectives

- CLC - to finalize land sale
- Options for Homes – to develop affordable condominium apts. (380) and townhouses (51)

## ➤ Details

- CLC sold the site to Options for Homes with preferred financing and increased risk to CLC (less amount of money down, assumed a second mortgage)

## ➤ Results

- CLC sold land at market value, Options for Homes project sold out successfully



# McLevin Woods, Toronto



# McLevin Woods, Toronto

## ➤ Objectives

- CLC - support affordable housing in Toronto, finalize land sale
- Habitat for Humanity - affordable housing for low income families

## ➤ Details

- PWGSC paid for the land under HRSDC SRPHI program
- Habitat for Humanity acquired the site for \$1.00

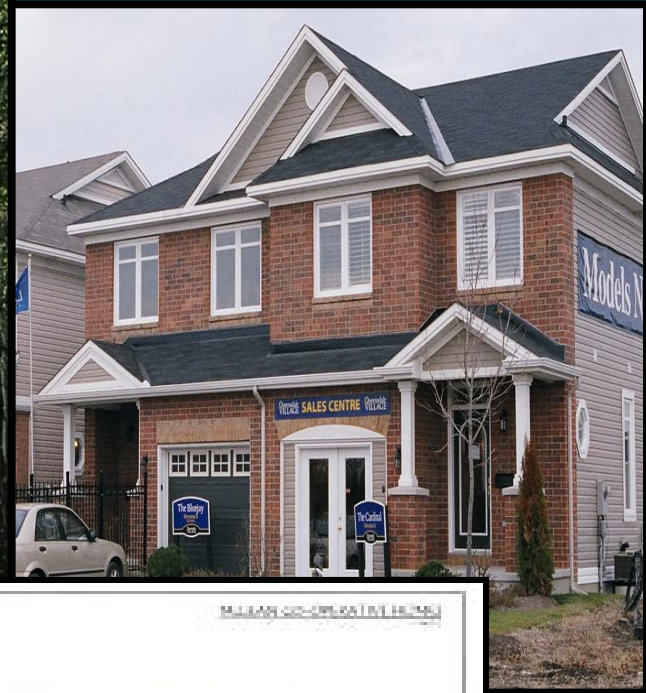
## ➤ Results

- CLC sold land at market value, Habitat delivered 43 affordable town homes





# Queensdale, Albion Road, Ottawa



# Queensdale, Albion Road, Ottawa

## ➤ Objectives

- To support Affordable Housing policies of OP, sell land at market value

## ➤ Details

- PWGSC paid for the land (\$800,000) under HRSDC SRPHI program
- City of Ottawa acquired the site for \$1.00

## ➤ Results

- CLC sold land at market value, City to transfer land to Mclean Co-op for 49 affordable apartments and 14 townhouses



# Rental Housing, Secondary Suites

## ➤ PMQ Rentals

- PMQ housing is maintained as a rental pool during initial development phases - unique supply of single family housing at reasonable rents
- CLC also adding secondary suites in new projects (e.g. Griesbach, Edmonton)

