



Phase 2
Britannia Street Affordable
Housing Project
Public Consultation

What we're talking about...

▶ Background

- Affordable versus community or social housing
- Key dates for entire project
- Phase 1

▶ Phase 2

- Building information
- Layout and design
- Accessibility features
- Energy efficiency features

▶ Public Feedback

- Share your thoughts

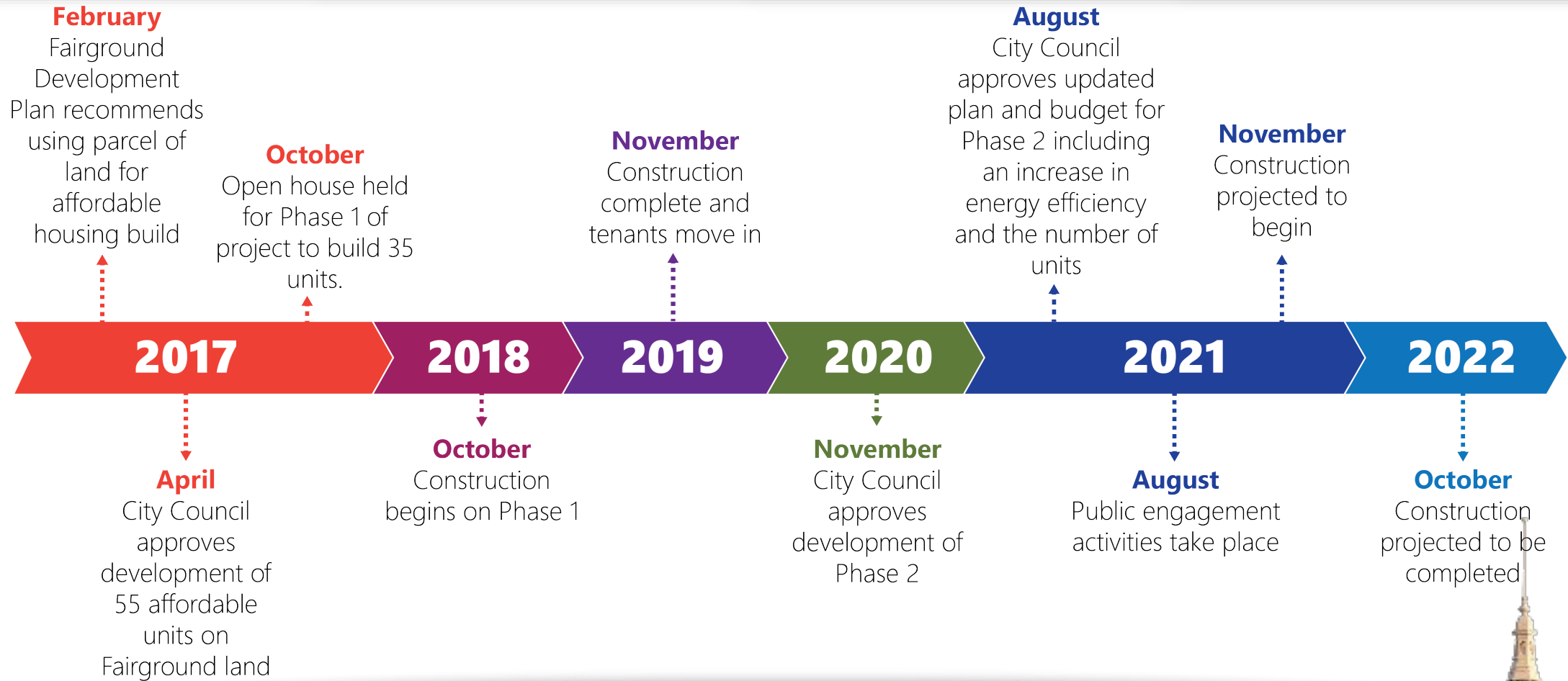


What's the Difference?

	Affordable Housing	Community or Social Housing
Rent	<ul style="list-style-type: none"> Set at 80% of average market rent for comparable units in community 	<ul style="list-style-type: none"> Geared-to-income - 30% of gross earnings
Application Process	<ul style="list-style-type: none"> Completion of application No waiting list 	<ul style="list-style-type: none"> Completion of application for rent-geared-to-income (RGI) assistance Centralized Waiting List (CWL)
Eligibility Requirements	<ul style="list-style-type: none"> Primary eligibility based on income and assets Eligibility assessed once at application stage 	<ul style="list-style-type: none"> Primary eligibility based on income and assets Eligibility assessed annually
Local Examples	<ul style="list-style-type: none"> 230 Britannia (Phase 1) Phase 2 Britannia 	<ul style="list-style-type: none"> Perth and Stratford Housing Corporation Local non-profit providers and co-ops



Key Dates



Phase 1



Phase 1

Building Information

- ▶ 2 story apartment building
- ▶ Barrier free design
- ▶ 35 units:
 - 20 x 1-bedroom units (2 fully accessible)
 - 15 x 2-bedroom units
- ▶ Average square footage:
 - 1-bedroom units – 515 sq. ft.
 - 2-bedroom units – 720 sq. ft.

Amenities

- ▶ LULA lift
- ▶ Walk-in showers in all first floor one-bedroom units
- ▶ Air conditioning
- ▶ Laundry facilities on both floors
- ▶ Onsite vehicle and bicycle parking
- ▶ Scooter storage on both levels
- ▶ All units include a refrigerator and a stove
- ▶ Common outdoor space



Phase 2



Similar colour palette of red and charcoal brick, and charcoal and light grey siding.

Perpendicular to the Phase 1 building.



3 stories with 27 1- and 2-bedroom units.



Community garden for residents of both buildings.

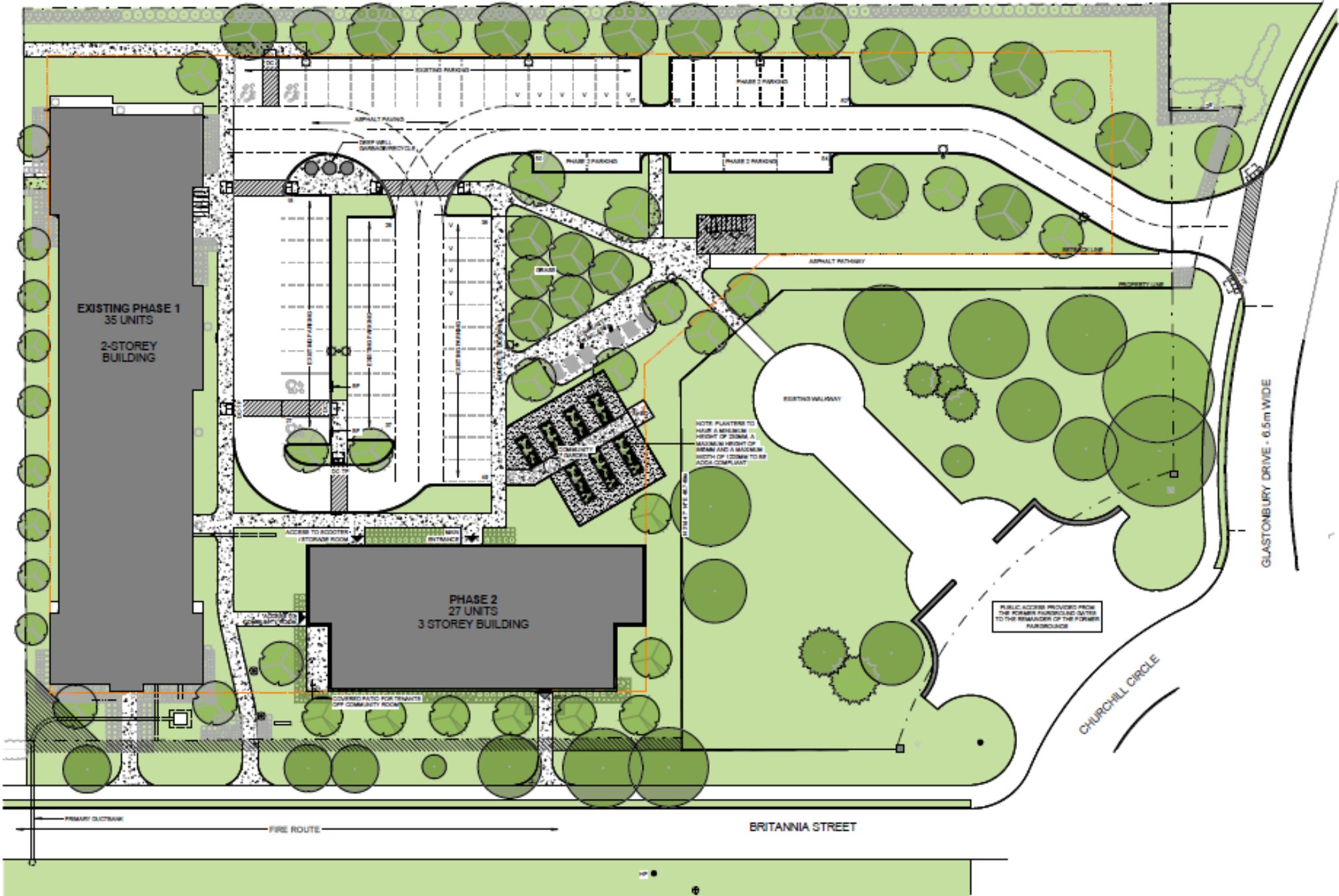




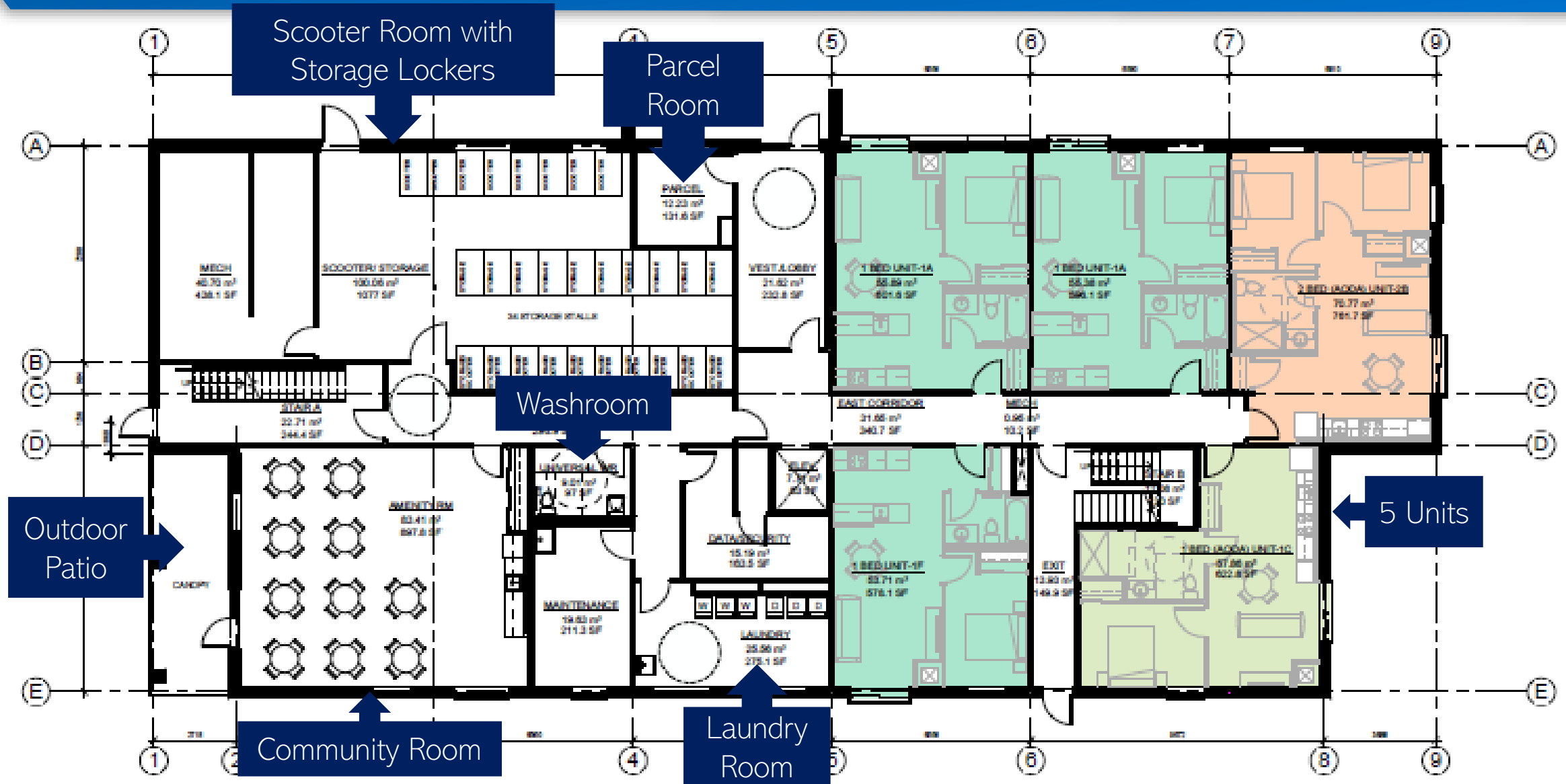
Covered patio beside the indoor community room, for residents of both buildings.

Site Plan

13 additional parking stalls as part of Phase 2 construction



Floor Plan - Level 1



Floor Plan - Levels 2 & 3



Accessibility Features

- ▶ 6 fully accessible units (3 of each size, 2 on each floor)
- ▶ LULA - Limited Use, Limited Application - Lift
- ▶ Scooter storage has widened entry doors from the hallway and outside
- ▶ Community garden planters are wheelchair and scooter accessible



Energy Efficiency Features

- ▶ Triple-glazed windows
- ▶ Additional thermal breaks around doors and windows
- ▶ Thickened insulation in walls and under slab between foundation and floor
- ▶ Increased pipe insulation
- ▶ Allow for shades and awnings to south façade
- ▶ Allow for the future installation of solar panels on south façade by increasing the load bearing capacity of roof and walls



Give Us Your Feedback

- ▶ Accepting feedback until Friday, September 3rd
- ▶ Email britannia@stratford.ca
- ▶ Questions won't be answered directly but watch for FAQs on the City's website

Thank you!

