

Fitch Housing

Who is your project for?

Small wage earners, service employees (catering, cleaning, hotels) and small industries (granite, farms) who are finding it increasingly difficult to find housing.

Families.

Its importance to the community

Addition to village life.

Save the bell tower which is visible from Fitch Bay Road.

Recycling a building instead of its demolition (waste reduction).

Project that does not require recurring costs for the municipality, on the contrary, it will pay property taxes.

How to organise it

Functions

Two floors, two different possible functions.

Church

The room has a height of more than 21 feet, which allows the construction of a habitable mezzanine.

Each side of the building has 8 double windows. This allows a maximum of 16 'loft' style accommodations with a mezzanine, or a mix of lofts and 1 bedroom.

Target rents \$900 to \$1300/month without services.

N.B. Significant thermal insulation and individual heat pumps will offer reduced heating costs and air conditioning during the summer.

Basement

With a height of more than 10 feet, the basement can comfortably accommodate several functions which must be compatible with the presence of housing above (noise, traffic, etc.).

Possible uses:

1. Offices for the municipality.
2. Multifunctional room and emergency accommodation in the event of a disaster.
3. Premises/offices for self-employed workers, artists and small businesses.
4. Housing: 4 fully accessible 2-bedroom, 1100 square foot family dwellings. Target rent of \$1300/month, without services.

Realisation

If the municipality wishes to accommodate a municipal function in the basement, it could:

- 1) Sell the building and rent the finished space from the developer (NPO¹ or private).
- 2) Subdivide the property and sell the upper floor.
- 3) Remain the owner and rent the upstairs space to a developer.

Note, if the municipality maintains municipal functions in the building, it will also support the residential project. In this case, a NPO project would be more appropriate.

How to proceed

Call for proposals specifying the conditions: the functions, the rents, conservation of the bell tower, parking (or not), exterior finishes, landscaping, energy performance, etc.

Points can be awarded according to the relative importance of each condition.

NPO, coop and private developers can be invited.

There are grant programs available and there are various alternative financing initiatives. Points can be awarded to the most promising financing proposal.

Why housing?

- ✓ Rental housing is increasingly rare and expensive.
- ✓ Transforming the church into rental housing will provide housing at reasonable rent to 10 to 16 households.
- ✓ By doing so we will have many households of 1 to 4 people within walking distance of the village centre.
- ✓ This transformation will make the building profitable without municipal funding.

How does your project represent a gain for the Canton?

Safeguard a known building in the village.

Household in the village centre.

Generate property taxes annually.

Add to economic vitality.

J McGregor, June 2024

¹ Not for profit organisation