



123 King Street, Colborne Redevelopment

**Neil Ellis
Housing Services Manager/General Manager
July 31, 2024**

123 King St., Colborne Redevelopment



123 King St. Colborne Redevelopment

- 123 King St., Colborne is located in the Township Cramahe.
- The current structure is a 1 to 2 story building, containing 22 bachelor style units.
- The NCHC acquired this property in March 2023 for \$1,550,000.
- At the time of acquisition, it is believed that the rents at this location were the most affordable in Northumberland County.
- The property is surrounded by land owned by Fidelity Homes.



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Consultations

- A Building/Property Condition Assessment was completed by the previous landowner in September 2022 by RCE Engineers.
- A Preliminary Functional Servicing Report (FSR) was completed by D.M. Wills Associates Limited in November 2023.
- A Development Feasibility Study was completed by McGlashon Planning Consultants in December 2023.



Proposal

- At its June 6, 2024 meeting the NCHC Board of Directors approved a recommendation to redevelop 123 King St., Colborne.
- The redevelopment plan would intensify the site to 60 units.
- The intention is to build in phases, relocating tenants into a new building on site once Phase One is complete before the current structure is demolished.

Questions and Comments

Neil Ellis

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