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## Report 2025-130

**Report Title:** 129 Kent Street, Campbellford Ontario, Additional Dwelling Unit

**Committee Name:** Social Services

**Committee Meeting Date:** June 4, 2025

**Prepared by:** Rebecca Carman  
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Community and Social Services

**Reviewed by:** Glenn Dees  
Director, Health and Human Services  
Community and Social Services

**Approved by:** Jennifer Moore, CAO

**Council Meeting Date:** June 18, 2025

**Strategic Plan Priorities:** ☐ Innovate for Service Excellence  
☐ Ignite Economic Opportunity  
☐ Foster a Thriving Community  
☒ Propel Sustainable Growth  
☐ Champion a Vibrant Future

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### Recommendation

**“That** the Social Services Committee, having considered Report 2025-130 ‘129 Kent Street, Campbellford, Additional Dwelling Unit’, recommend that County Council approve a draw from the housing reserves with an upset limit of \$600,000 to support the NCHC to design and construct two additional dwelling units utilizing modular technology for the 129 Kent Street development.”

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### Purpose

To request a draw from reserves for the construction of two additional dwelling units utilizing modular technology at 129 Kent Street, Campbellford Ontario with an upset limit of \$600,000.

## **Background**

In November 2024, County Council gave direction to staff to utilize Housing Reserves to purchase a site to create three to six new units of affordable and/or transitional housing in partnership with the Northumberland County Housing Corporation (NCHC). This was supported through the allocation of \$325,790 from the provincial and federal cost shared Ontario Priorities Housing Initiative (OPHI). County Council provided staff with a budget of \$400,000 per unit as a framework to approach the acquisition of land for this purpose.

On December 18, the NCHC finalized the purchase of 129 Kent Street, Campbellford, a legal and vacant duplex in Campbellford Ontario for \$460,000. The existing units require renovations and repair to bring them up to today's standards, in the amount of approximately \$75,000 to be funded through CMHC repair funding acquired by the NCHC in partnership with the County.

The original purchase was funded primarily through the OPHI allocation, with the remaining funds being taken from the Housing Reserves.

## **Consultations**

Staff have consulted with the NCHC Board of Directors for direction on the type of construction being used on this site and the number of units that can be achieved.

In addition, staff have consulted with the Municipality of Trent Hills prior to the purchase of this site and in the proposed plan to add two additional dwelling units to the site.

Internal consultations have occurred with the County Solicitor, Chief Administrative Officer, Finance Department and Public Works Department.

## **Legislative Authority / Risk Considerations**

The NCHC will ensure that all planning and procurement requirements are adhered to in the development of the site. In addition, the program guidelines under the National Housing Strategy funding – both OPHI and the CMHC Repair and Retrofit program will be adhered to.

## **Discussion / Options**

The NCHC Board gave direction to staff to proceed with modular construction technology to add two units on site. The Board is considering factors such as timing, cost, impacts on neighbours from construction, etc. when considering the most appropriate construction methodology. The NCHC will work with County staff to determine the appropriateness of transitional housing on this site. County staff have worked with the Municipality of Trent Hills in support of this development.

The request for an upset limit of an additional \$600,000 would bring the total project budget to: \$1,135,000 or \$283,750 per unit. This is below the budget provided by Council of \$400,000 per unit or \$1,600,000 for the acquisition of 4 affordable housing units. In comparison, a typical new construction build will see a cost of between \$550,000 and \$600,000 per unit and a construction timeframe of several years.

## **Financial Impact**

The financial impact of this report is an additional draw from the Housing Reserve in the amount of up to \$600,000.

**Member Municipality Impacts**

N/A

**Conclusion / Outcomes**

It is recommended that County Council approve a draw from the housing reserve to support the NCHC in the construction of two additional dwelling units using modular construction technology at 129 Kent Street, Campbellford with an upset limit of \$600,000.

**Attachments**

N/A