

To whom it may concern,

Community Corridor Options for Adults (CCOA) is writing to update you on work underway on the planned affordable housing redevelopment of the old CCOA office and property at 21 Convent Drive, Enfield, which is 6 acres on two PIDS of land, PID 45383841 and PID 45147758.

CCOA was successful in receiving Planning and Predevelopment Grant Funding, from the Community Housing Transformation Centre, Nova Scotia Community Housing Growth Fund.

The total funding approved of \$75,000 is delivered in two phases:

Phase 1 \$25,000 for site feasibility which includes:

- Phase 1 EA
- Hazardous Materials Survey
- Geotechnical Investigation
- Land Appraisal

Over the summer CCOA working with sub-consultants have completed the Phase 1 EA and the Hazardous Materials Survey. The Phase 1 EA assessment indicates no evidence of actual or potential environmental contamination at the site, and that no further assessment is currently recommended. The report does indicate that the Enfield site does fall within a zone of high risk for encountering Karst Terrain, geotechnical testing and evaluation of the site will determine if there are implications for the development of the site. The Hazardous Materials survey indicates nothing out of the normal for a building of this age and materials used for construction, with the presence of some friable and non friable asbestos, and lead paint.

Geotechnical Investigation work begins next week, and Land Appraisal work is underway.

Phase 2 \$50,000 Preliminary Design and Class D Costing

- Preliminary Mechanical Electrical Plumbing
- Civil plan
- Landscape
- Site Zoning and Analysis
- Massing Studies
- Conceptual Plan, Elevation, Model
- Specialized Code Consulting
- Class D Estimate

Part of the conditions of the funding is that the activities in the feasibility phase need to be complete, and that reports support the land viability prior to the second phase of funding for pre-development being released.

Additionally, the Community Housing Transformation Centre (CHTC) is also requiring 'evidence that zoning or variances needed is in process or has been completed'.

CCOA and our housing consultant have countered that completion of any zoning or variances is contingent upon completion of the preliminary design process, and full submission for review and approval. CHTC has indicated they would require evidence of support for rezoning or variances needed from the Municipality of East Hants to approve the Phase 2 Preliminary Design. It is our understanding that this requirement has grown out of several projects that were fully funded, where there was no municipal support or a viable pathway for rezoning.

Over the last two months CCOA has been working with our architects and housing consultants to define a preliminary site plan which addresses the scope of the proposed affordable housing project.

Attached our two PDFs showing the proposed preliminary site plan for mixed income affordable housing in pocket neighbourhood which includes 4- two story row/town homes style, and 4-community based supportive homes for CCOA clients.

While the site plan states the potential for up to 80 units of mixed income affordable housing CCOA is targeting 42-50 units dependent on unit configurations, and the 4-community based supportive homes would be designed to house 3-4 CCOA clients.

This proposed site plan, will include a mix of market, affordable, deeply affordable, and supported housing, reflects a thoughtful and inclusive approach to addressing the diverse housing needs within our community.

CCOA is seeking the support of the Municipality of East Hants through a letter of support to the Community Housing Transformation Centre indicating support of the proposed preliminary site plan, which would include up to 50 units of affordable housing, and 4-community based supportive homes, and will support the rezoning and variances processes needed.

If you have any question or require further information, please do hesitate to contact us.

Warm regards,

Ross Young
Chief Executive Officer
Corridor Community Options