



100 Miller Park Drive addition nearing completion



Above: Construction continues on the addition

Things are really starting to take shape at 100 Miller Park Drive.

The construction of the new 25-unit three-storey addition, with corridors linking to the existing senior's residence, has been in the works since September 2008. The addition will provide enhanced accommodations for current and future residents of the building, and serves as a long-term investment to the

Town.

The Simcoe County Housing Corporation (SCHC), who are responsible for delivering social housing programs throughout the region, have directed the project since its inception. In 2006/07 they conducted a housing needs assessment that highlighted a tremendous need for affordable housing options for seniors.

"Our housing study iden-

tified a significant gap in the housing supports currently available versus what is needed," reports Social Housing Director Cathy Kytayko. "This gap is expected to widen as ... a higher portion of seniors will remain in their homes longer."

Affordable Housing

The \$4.2 million addition, which is designed by Salter Pilon Architects Inc and constructed by Kiwi Newton Construction Ltd, is classified as a Canada-Ontario Affordable Housing Program (AHP) project. The program commits the federal, provincial and municipal governments to invest a combined \$734 million into different housing projects. Their goal is to assist 20,000 Ontario households by 2010, with a focus on

rent and home ownership support for low income families or persons.

On the municipal end, Bradford West Gwillimbury donated 0.88 acres of vacant land to be used for the addition (approximate value of \$200,000). SCHC also received funding from the Ministry of Municipal Affairs, Developing Opportunities for Ontario Renters (D.O.O.R) Fund, and Social Housing Reserves.

On August 24th, Salter Pilon and SCHC hosted a private tour of the new facility for Town Council members. The tour included a walk-through and detailed information session on the site's incredible features. Deanna Sanz from Salter Pilon Architects Inc led the tour and responded

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Above: Members of Council listen to Deanna Sanz, far right, on the official tour of the new site.

to questions from Council. At the beginning of the tour, Sanz pointed out the massive entrance to the building which will feature a roundabout, barrier-free access to the building, and extensive landscape to beautify and naturalize the property. Sanz explained how many of the building's features were devised. "We conducted a survey of existing tenants and kept the results in mind when designing the new building", she said. "These new features include phone and cable access in bedrooms, larger balconies, and open-

concept designs". **Universally Accessible** Of the 25 new units, 20 will be one-bedroom and 5 will be two-bedroom. The dimensions of each unit are consistent with AHP standards, with the one-bedroom being 640 sq ft and two-bedroom being 850 sq ft, along with individual balconies for additional space. The entire building is universally accessible and 3 units will be barrier-free. The barrier-free units will have larger bathrooms and are specifically fitted to accom-

modate residents with wheelchairs. Sprinklers are installed in each unit as an additional safety precaution.

A unique feature which further exemplifies the building's enhanced access are the scooter alcoves. Located just inside each unit, the alcove provides space to store and charge a scooter.

The addition will also include a full kitchen and laundry facility, both attached to the large common room to encourage social interaction and activities. One parking spot will be available per unit- an amenity that is not available at the current building.

Each floor has a waste management room which includes separate bins for garbage, recycling, and compost. The compost will be kept in a freezer-type storage unit to minimize odours.

Linking Corridor

Two important features, an elevator and a link to

100 Miller Park:

Names, Dates and Numbers

Completion Date: Early 2010

Architects: Salter Pilon Architects Inc.

Builders: Kiwi Newton Construction Ltd

Building Details: 20 one-bedroom, 5 two-bedroom, 3 wheelchair accessible; total: 25

Special Features: elevator, link between both buildings, common room, full kitchen, universally accessible

Benefits: extra accommodations for seniors, parking space for each unit

the existing building, were also shown on the tour.

The elevator feature has been a top priority from the get-go. BWG Deputy Mayor Dennis Roughley, in his 2006 report to Council, encouraged the initial concept. "Providing enhanced access and additional accommodation to individuals would be a tremendous improvement and a welcomed service,"

he wrote.

In agreement is Kytayko. “The elevator and link... were considered important components to our design scheme to benefit our existing senior tenants with access to the elevator,” she says.

Concerning rent, Kytayko explains how the monthly rate will be calculated. “This is an affordable housing project and as such, rents will be charged at the Canadian Mortgage and Housing Corporation (CMHC) average market rents,” she reports.

The CMHC is Canada’s national housing agency and premier provider for housing policies, programs and research. As estimated, the average monthly rents for one- and two-bedroom units will be \$794.00 and \$936.00, respectively.

“Residents seem quite happy with the plans that were showcased,” said Kytayko. “We are aware of the impact that a construction project of this size will have on residents ...and we are trying our best to mitigate this.”

To lessen the impact on residents, the Town has granted the County of Simcoe access off Davey Boulevard for the duration

of the project.

Construction is slated to be completed by January 2010, with occupancy the following month.

For more information, please contact:

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Above: Council members and other attendees walk through the corridor



Above: Outside view of the corridor connecting the addition to the existing unit



Above: Sanz describing the barrier-free entrance to the addition