

The lease has been signed

Old Grace Housing Co-op now has a signed 60-year lease for both the 189 Evanson and the 905 Preston sites. Once we have zoning and conditional uses approved, the planning for the Preston site can begin in earnest. Stay tuned for further developments.

For more information

Old Grace Housing Co-operative

oldgracehousingcoop@gmail.com

oldgracehousingcoop.ca

Support our application for the development at 905 Preston

Many Co-op members will be aware that the Old Grace Housing Co-operative is developing sixty units of housing on the site of the Old Grace Hospital at 189 Evanson. However the Co-op is also proposing to develop ten 1-bedroom apartments and up to sixteen parking spaces at 905 Preston (kitty-corner to the main site). The Preston Avenue development is critical to meeting our demand for parking and affordable housing.

In response to concerns raised by neighbours, we are currently making a number of minor adjustments to our initial design for 905 Preston. Revised drawings will be posted on the OGHC website Members Only section as soon as available.

The Preston development must approved by the City of Winnipeg Board of Adjustment. The Board will be reviewing our proposal on
Wednesday June 1, 5-8 PM
West Committee Room, Council Building,
510 Main Street, Winnipeg

The Board agenda is usually posted a day or two before the meeting at <http://winnipeg.ca/clerks/council/meetings.stm#/?i=2>

You can support our proposal in the following ways:

Send an email supporting the proposal.

You can find a draft email for your use or adaptation on the second page of this newsletter. The email should be sent to Visa Hutter, Secretary to the Board of Adjustment, vhutter@winnipeg.ca no later than Tuesday, May 31.

Sign a registration form supporting the proposal.

Registration forms are available outside the committee rooms in the City Council building before 5 PM on the day of the meeting. Since City staff remove the registration forms shortly before the related agenda item is dealt with, it is best to register before the meeting starts.

If you register, you may speak briefly on the issue but are not required to do so. Nor are you required to remain for the meeting. Visible community support at the meeting is, however, useful, particularly if there is opposition to the proposal.

OGHC members will be notified of the Board decision immediately after the meeting.

Winnipeg residents have the right to appeal a Board of Adjustment ruling. They must apply within two weeks of the decision, the appeal must be posted on the site for three weeks, and an Appeal Committee reviews the appeal and renders a final decision.

Draft email of support

vhutter@winnipeg.ca

Dear Ms. Hutter,

I am writing in support of the Variance and Conditional Use applications for 905 Preston Avenue.

The development of ten additional units of affordable housing on the currently vacant lot at 905 Preston Avenue will bring much-needed moderately priced housing to the Wolseley neighbourhood.

The Old Grace Housing Co-op (OGHC) has found that there is considerable demand for affordable one-bedroom housing. In fact, this demand far exceeds what has been offered on the 189 Evanson site.

The design for the building at 905 Preston will also be in keeping with the neighbourhood, and consistent with the OGHC building at 189 Evanson. The development of affordable housing on that site is also consistent with OurWinnipeg and the Complete Communities Direction Strategy.

I urge the Board of Adjustment to support the application. Thank you.

Sincerely,

Name

Address

Revised OGHC timeline

The following table outlines the key dates in the OGHC's current timeline.

May 11	OGHC applies to the City of Winnipeg for foundation permits
May 25	50% deposit of member shares due
May 31	The final text of the Offering Statement to be available to members
May 31	OGHC applies to the City of Winnipeg for full project permits
May 31	OGHC issues call for tenders to suppliers
June 1	Board of Adjustment reviews OGHC's Preston Proposal
June 7	Property & Development Committee – first opportunity to approve OGHC's request for Tax Increment Financing support
June 21	Deadline for response to call for tenders
June 23	OGHC, Concord review supplier bids and select suppliers
June 28	final payment for member shares due
June 30	Signing of the Financial Assistance Agreement (FAA) with Manitoba Housing
July 5	Fixed price contract with Concord signed
July 5	Funding agreement with Assiniboine Credit Union finalized
July 15	Construction starts