



Affordable Housing and Neighbourhood Improvement

- **The rehabilitation of heritage buildings improves neighbourhoods**
- **The adaptive reuse of heritage buildings is a way to create affordable housing and a diversity of housing options etc.**

Canadian cities recognize the potential of adaptive reuse of heritage buildings in implementing affordable housing

There are many compelling examples of affordable housing strategies implemented through the adaptive reuse of industrial and commercial heritage buildings.

A municipality may meet its goals of heritage conservation and increased affordable housing supply simultaneously. What's more, using existing buildings can lower construction costs by approximately 5% to 10%.
(CMHC: Converting Non-Residential Buildings, 2006)

In Montreal, Quebec:

- The Angus Shops, a former Canadian Pacific Railway maintenance complex, has been converted into 2,500 housing units, with 60% rented at market price and 40% dedicated to co-operative, non-profit, and public housing arrangements. *(Canada Mortgage and Housing Corporation: Redeveloping Sites, 2006)*

In Toronto, Ontario:

- The historic Coxwell Stables, a former horse stable complex used by Toronto Public Works, was redeveloped into 11 affordable housing units managed by the City of Toronto's non-profit housing organization. The redevelopment cost per unit was less than \$100,000, well below the maximum unit price level set by the province for affordable housing. *(Canada Mortgage and Housing Corporation: Converting Non-Residential Buildings, 2006)*

In Kitchener, Ontario:

- A surplus one-storey Hydro Commission substation was converted into a two-storey house for a low-income household. The total cost of rehabilitation and construction, including purchasing the land and building, came to just over \$100,000. The converted house was subsequently rented for \$725/month, almost \$200/month less than the market rent for a comparable dwelling in the city. *(Canada Mortgage and Housing Corporation: Converting Non-Residential Buildings, 2006)*

In Vancouver, British Columbia:

- Mole Hill, the City's only intact Victorian and Edwardian neighbourhood, has been transformed by a community revitalization project that saw the restoration of 27 heritage houses to include 170 units of affordable housing, along with the creation of a childcare centre, community gardens, and a hospice serving people with HIV/AIDS. *(CivicInfo BC, 2004)*

