

A crisis in low-cost housing

'...we'll see people living in tents'

By KEVIN WARD
Times staff

Oshawa is in desperate need of more low-cost housing and, unless the government supplies more funding, the problem will get worse, say spokesmen for the industry.

"If you think we've got a problem now . . . we'll have people living in tents" if more money is not poured into co-operative housing, Garry Kent, a representative of the Cordova Co-op, told a Social Planning Council seminar on affordable housing last night.

"It is the only answer."

Ken said CMHC studies showing a vacancy rate of 0.2 per cent in apartments in the city are inflated.

Low- to moderate income families and senior citizens have the most critical need for housing and they don't show up in the CMHC figures, he said.

"Those vacancy rates don't generally reflect the need as we see it," said Kent. "We consider affordability, which the CMHC doesn't; there's just nothing there."

The CMHC survey indicated that, for every 1,000 apartments in the city, there are only two vacant at any given time. The survey involved only buildings with more than six units.

If more affordable apartments were taken into consideration, the vacancy rate would be zero, said Kent.

Abe Taylor, a spokesman for the Parkview Place senior citizens apartment building on John Street, said Kent's comments also are true when applied to seniors' housing.

By the year 2000, Taylor said, if the federal government does not provide more

funding for seniors' apartments, "we're going to have a situation like in the United States, where we have slum areas . . . we'll see people walking the streets with no place to go."

At Parkview Place there are 1,200 seniors on the waiting list for the 115-unit building.

At the Cordova co-op, there is a waiting list of 69 families for the 75 units, which are filled.

For Kent, the great irony in the local housing crisis is found in the number of CMHC approved co-ops that cannot get government funding to begin construction.

Along with ADHOD Services, Kent is trying to get \$2.5 million to begin construction of a new 40-unit co-op called Maple Glen. When completed, the co-op will house 38 families and have two homes for the developmentally handicapped.

But Maple Glen isn't the only development that has been stalled by lack of government funding. At least two apartment buildings for senior citizens have also been held up because there is no money from the federal government to begin construction, despite the fact the proposals have been approved by the CMHC to the construction phase.

One of those is the controversial Marion Place, which was given permission earlier this year by the Ontario Municipal Board to begin construction of a new 92-unit building on the city's west side.

And Kent believes the crises can only get worse with the new Tory government's commitment to control spending.

Kent said with the federal government's pledge to give the private sector full rein in providing housing, the amount of affordable accommodation available will dwindle even further as developers build more luxurious housing for profit.

Maple Glen meets housing deadline

By Lucy Rybka
Staff Writer

It's official -- construction of 40 co-operative housing units in north Oshawa will begin in January.

Paul Woodcroft, president of the proposed Maple Glen Housing Co-operative, recently received final approval for the \$3.2-million project from the Ontario Housing Corporation, just squeaking in before the Dec. 31 deadline.

"We're going ahead," he says happily. "Up until now it was touch and go with the Ontario Housing Corporation."

During the past few months a halt was put to the project because of a "difficulty in negotiating contract prices", says Mr. Woodcroft.

"It's definitely going ahead now. It's been a long, tedious process. There's been a lot of emotional highs and lows," he says. The project had been in the works since September, 1984.

Now with the contract awarded to Arosan Enterprises Ltd., of Scarborough, the "go-ahead" has been given for construction to begin.

The project must be completed by early October, but Mr. Woodcroft hopes it will be sooner.

The co-operative will be built on 2.2 acres of land on the east side of Wilson Rd., north of Rossland Rd. Forty per cent of the units will have rent geared to income; 60 per cent will be listed at the "low end" of market value.

The co-operative is hoped to alleviate the "severe housing shortage" in Oshawa, says Mr. Woodcroft. "There's a multitude of people without housing. We're trying to respond to that need."

Oshawa's vacancy rate is among the lowest in Canada, fluctuating just above zero. According to Mr. Woodcroft, only one apartment in every 1,000 is vacant.

The project is being sponsored by the Ontario Housing Corporation and the Canada Mortgage and Housing Corporation.

Under the new federal-provincial housing program, a total of almost 6,700 apartments and townhouses have been allocated to more than 50 municipalities across Ontario for 1986. Proposals for the construction of more than 20,000 units were received from across the province.

The project, Mr. Woodcroft says, will be based on the "co-operative principal. We want to create a community within the housing co-operative and awareness of all the needs of those in the co-operative."

Mr. Woodcroft hopes to see the residents involved in its committees, which will include finance, maintenance, grounds, membership and social.

"We want to establish a real vibrant community within the co-operative," he says enthusiastically.

Co-op approved

City council has granted permission for initial construction on a 40-unit non-profit housing development on Wilson Road North.

The Maple Glen Housing Co-operative received a conditional foundation permit this week for a project on the east side of Wilson north of Rossland Road.

Maple Glen will receive the permit only after the city is satisfied with the building plans, site plan agreement and other planning department requirements.



Site chosen for Maple Glen co-operative

By Lucy Rybka
Staff Writer

Committee members of the Maple Glen Housing Co-operative are hoping to soon go "full steam ahead" with the construction site for 40 co-operative housing units.

Maple Glen's rezoning application will be heard June 9 by Oshawa's planning department.

"Once the rezoning is approved we'll go full steam ahead," says Paul Woodcroft, president of the proposed co-operative.

The committee purchased the 2.2 acres of land on Wilson Rd., north of Rossland Rd., for the project last

month. It is currently zoned a buffer zone.

Long-awaited government funding for the Maple Glen project was announced in February by the Canada Mortgage and Housing Corporation and the provincial Ministry of Housing.

The group had been waiting for almost a year for a decision on its application for funding.

Last Friday, start-up funding was approved for the project and Mr. Woodcroft hopes to have it by next week.

In addition to submitting the zoning application, the committee has had

preliminary drawings made up and is in the process of refining its capital costs.

"We're also in the process of beginning to look at the waiting list for members," says Mr. Woodcroft. "We are trying to determine the subsidy requirements."

The committee has approximately 48 people on its waiting list, and Mr. Woodcroft estimates there are many more on waiting lists held by the Durham Housing Authority.

Oshawa has the lowest vacancy rate in Canada. According to Mr. Woodcroft, only one apartment in every 1,000 is vacant.

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additional housing will alleviate some of the rental accommodation shortage in the city.

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Mr. Woodcroft hopes to see construction on the 40 co-operative housing units to begin early in August.

"It's looking really good. We're being very optimistic and hopeful," he says.



MAPLE

LEN HOUSING CO-OPERATIVE INC.

a non-profit housing co-operative

947 Adelaide St. E., Oshawa, Ont. L1G 7L3 Phone: 436-6260
728-2429

SOD TURNING CEREMONY

FEBRUARY 28, 1987

2:00 P.M.

at

Wilson Road North Project Site
(North of Rossland Rd. - East side Wilson)

- ITINERARY -

SPEAKERS

- Master of Ceremonies - Paul Woodcroft, President, Maple Glen Housing Co-op.
Area Co-operative Housing - Murray Johnston, President, Cordova Co-op.
M.P.P. Oshawa Riding - Mike Breaugh
City of Oshawa - Deputy Mayor Jack Wiley
Durham Region - Gary Herrema, Chairman
Ministry of Housing - Maurice Bossy, Parliamentary Assistant
C.M.H.C. - Gord Thompson, Manager
- Father Larry McGough

SOD TURNING

- Deputy Mayor Jack Wiley
- Maurice Bossy
- Gord Thompson

WINE AND CHEESE EVENT

- Bond Towers
44 Bond Street, West, Oshawa
Rec. Room - Lower Floor
Office - Suite 609 - 6th Floor



Getting in the first dig

Many happy faces could be seen despite the drizzle at Saturday's sod-turning for Oshawa's newest co-op housing development. Pictured at the ceremony for Maple Glen Housing Co-op are (from left) Jack Wiley, deputy mayor; Gord Thompson, manager of Central Mortgage and Housing Corporation; and Maurice Bossy, parliamentary assistant to the minister of housing.

March 3-1987 Osh Times

Co-op complex kicked off in sod-turning ceremony

Under drizzly skies, three men representing the federal, provincial, and municipal governments tossed some muddy dirt into the air on Saturday to officially begin construction of the city's sixth co-operative housing complex in eight years.

The scene was Wilson Road North and deputy mayor Ald. Jack Wiley, Chatham-Kent MPP Maurice Bossy, parliamentary assistant to Ontario Housing Minister Alvin Curling, and Gordon Thompson, manager of the Oshawa office of the Canada Mortgage and Housing Corp., wielded a silver-plated spade to turn the first symbolic sod for the 40-unit Maple Glen Housing Co-Op.

Paul Woodcroft, the president of Maple Glen Co-Op, explained to the small crowd on hand that the \$3.2-million non-profit complex will see its first tenants move in this fall.

"Eighteen of the units will be allocated to needy families, some will be specially equipped for the handicapped, and most of the remainder will be rented at rates which will be geared to the income of families," he said in welcoming the crowd, which included Oshawa MPP Mike Breaugh and Durham Region Chairman Gary Herrema.

Woodcroft also introduced the Maple Glen board of directors, whom he described as the people who made Maple Glen a reality. He paid special tribute to Gary Kent, the "heart and soul" behind Maple Glen.

Also on hand for the ceremony were representatives of other co-op homes, including Cordova Park, the first co-operative venture in the city.

Before the first dirt was dug out, Woodcroft invited the three official sod-turners to say a few words.

Wiley, who was representing Mayor Allan Pilkey, commented that as governments move, Maple Glen is an example of relatively fast action.

"As I recall, we had the (required) public meeting just last June and we passed the necessary bylaws in September. And now, four months later, here we are at the beginning of construction."

Speaking for Curling, Bossy said the co-op represents the provincial government's goal of achieving affordable housing for the people of Ontario through co-operation with the other two levels of government.

He added that the 40 units at Maple Glen are among the 6,700 non-profit units started since last year across the province.

Thompson, who represented Stewart McInnis, the federal minister responsible for CMHC, said Maple Glen is the sixth such complex to be opened in the city in the past eight years.

"With the opening of Maple Glen, we will have more than 400 co-op housing units in the city," said Thompson, whose office is underwriting Maple Glen's 35-year mortgage from Canada Life Mortgage Services. The complex is expected to have an annual operating subsidy of \$246,000.

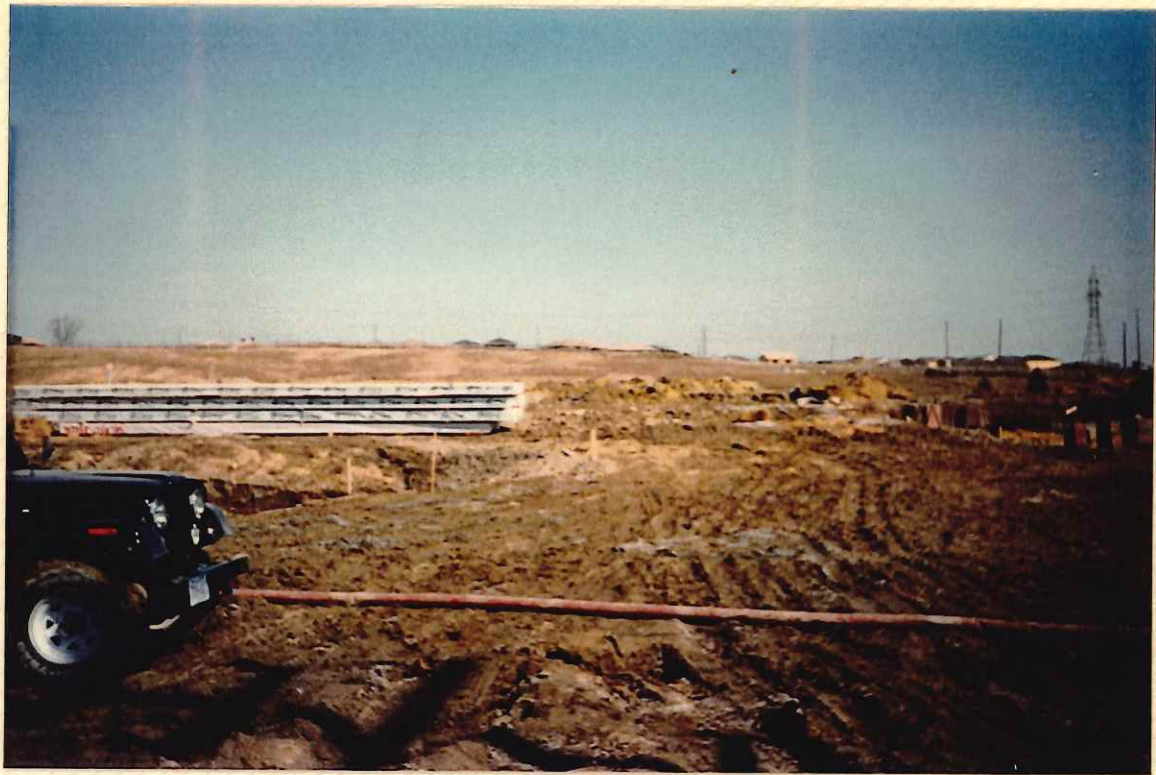
Breaugh and Herrema also spoke briefly, offering their congratulations to Maple Glen.

A reception at the Bond Towers in downtown Oshawa followed Saturday's sod-turning ceremony.











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