

85 Holton Ave. S. Comparison of Studies

June 10 2021



**LOW-RISE/MID-RISE
AFFORDABLE HOUSING**

- 85 HOLTON
- AFFORDABLE HOUSING
- COMMUNITY SCALE
- OUTDOOR AMENITY
- NEW VISION UC
- CULTURAL PROGRAMS



**MID-RISE AFFORDABLE HOUSING
CHURCH RETENTION**

- 85 HOLTON
- AFFORDABLE HOUSING
- COMMUNITY SCALE
- OUTDOOR AMENITY
- NEW VISION UC
- CULTURAL PROGRAMS



**MARKET RATE CONDOS
CHURCH RESTORATION &
ADAPTIVE RE-USE**

- 85 HOLTON
- AFFORDABLE HOUSING
- COMMUNITY SCALE
- OUTDOOR AMENITY
- NEW VISION UC
- CULTURAL PROGRAMS

COMPARISON OF STUDIES

Legend

Themes:

85 Holton: the retention and adaptive reuse of the 1912 sanctuary of the former St. Giles building

Affordable Housing: 30% of rental units to be affordable as per the Canadian Mortgage and Housing Corporation (CMHC) requirement for 79% of Median Market Rent (MMR)

Community Scale: scale of the redevelopment conforms to the current zoning on Main and Holton respectively

Outdoor Amenity: the provision of playground and community gardening beds.

New Vision: revenue that goes into New Vision United Church mission including to the neighbourhood around our Holton campus at 85 Holton Ave. S.

Cultural Programs: revenue that goes into our provision of a heritage designated performance and event space at 24 Main St. W. (the 1868 former Centenary building)

Colour Code:

Green: the redevelopment of the property meets this objective in this study

Yellow: this study closes in on but does not meet this redevelopment objective of the property

Orange: There is a funding gap for this redevelopment objective of the property in this study.

Red: the redevelopment of the property does not meet this objective in this study