

# edmundston

habitation • housing

**Housing Information Session #1**  
**October 31, 2024**



# Session Informe--toit!

## Initiatives municipales pour accélérer la construction de logements

Incentifs, terrains gratuits, travaux d'infrastructures, plans, mise à jour, etc.

Date : jeudi 31 octobre 2024

Heure : 12 h à 13 h

Session offerte en français par visioconférence TEAMS

Présentation par : Isabelle Laplante, coordonnatrice au logement  
Une session Questions & Réponses suivra la présentation.

Pour y participer, veuillez-vous inscrire en cliquant sur le bouton ci-dessous.

[INSCRIPTION](#)

C'est gratuit! Bienvenue à tous!



## Information Session

### Municipal Initiatives to Accelerate Housing Construction

Incentives, free land, infrastructure work, plans, updates, etc.

Date: Thursday, October 31, 2024

Time: 12 pm to 1 pm

Session offered in French with closed captioning in English via TEAMS videoconference

Presentation by: Isabelle Laplante, Housing Coordinator  
A Question & Answer session will follow the presentation.

To participate, please register by clicking on the following button.

[REGISTER](#)

It's free! Welcome everyone!



# Recorded session

Platform testing

Microphones off, cameras on

Q&A Button

Activation of "Closed captioning" in the language of your choice

# Today's Presentation

Municipal Housing Incentives

Municipal land offered free of charge through calls for projects

Typical building plans

Updates on Municipal Housing Initiatives

Questions & Answers

# Municipal Housing Incentives



# Incentive Terms and Conditions

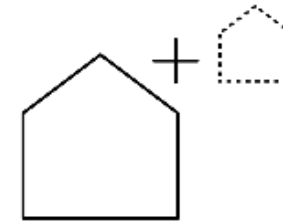
- Replace the City of Edmundston's existing housing incentive.
- Available until December 31, 2026, i.e., during the period covered by the CMHC CAFL program or until funds are exhausted.
- Projects will be assessed and funds allocated on a first-come, first-served basis.
- Retroactive for eligible projects with building permits issued after April 1, 2024.
- The applicant will be responsible for ensuring that all accounts are in good standing with the City of Edmundston (electricity and water/sewer).

# Project Terms and Conditions

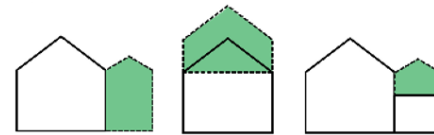
- Targets projects to create new net rental units in the missing link category, i.e.: accessory dwelling units, duplexes, triplexes, condos, townhouses, buildings with 3 storeys or less, buildings with 4 or more storeys, etc. Single-family homes are not eligible.
- Rental housing units must be complete and independent. Residence-type units or rooming houses are not eligible.
- Rental units must be intended for use as a main residence and used for long-term rental (lease for a period of more than six months).
- Units must be located in Edmundston.
- The project must comply with the Edmundston Zoning By-law and the Edmundston Building By-law, all in their most recent version.
- Applicants must own the land or become the owner of the land in the case of municipal land.
- Projects will need to be connected to municipal water and sanitary sewer services.

# Support program for the construction of accessory dwelling units

- This program is for property owners who wish to build an accessory dwelling unit (ADU) or a new net dwelling unit on a previously constructed lot.
- The net new dwelling may result from a new construction, renovation or redevelopment of existing buildings or accessory buildings.



Additional dwelling unit built into a residential building, without modifying its envelope (in the basement, division of the current residence, in a garage).



Attached accessory dwelling unit set in an extension of the main residential building (extension on the same level, extension to the attic, addition of a dwelling over an attached garage).



A detached accessory dwelling unit, isolated from the main residential building (independent building on the property, addition of a dwelling unit over a detached garage).



# Support program for the construction of accessory dwelling units

## Amounts offered and specific conditions

- A non-repayable contribution of \$10,000 for the addition of an accessory dwelling unit as well as a refund of the equivalent of 50% of the municipal taxes related to the addition of the accessory dwelling unit for a period of 5 years.
- The applicant must add a net new dwelling unit to the relevant land, such that there are at least two dwelling units on the land.

# Support program for the predevelopment of affordable housing by non-profit organizations and housing cooperatives

- The support program for the predevelopment of affordable housing unit projects is intended for non-profit organizations (NPOs) and housing cooperatives wishing to develop affordable housing projects.
- The program provides non-repayable contributions to help offset expenses incurred during the proof-of-concept phase of developing an affordable housing project.



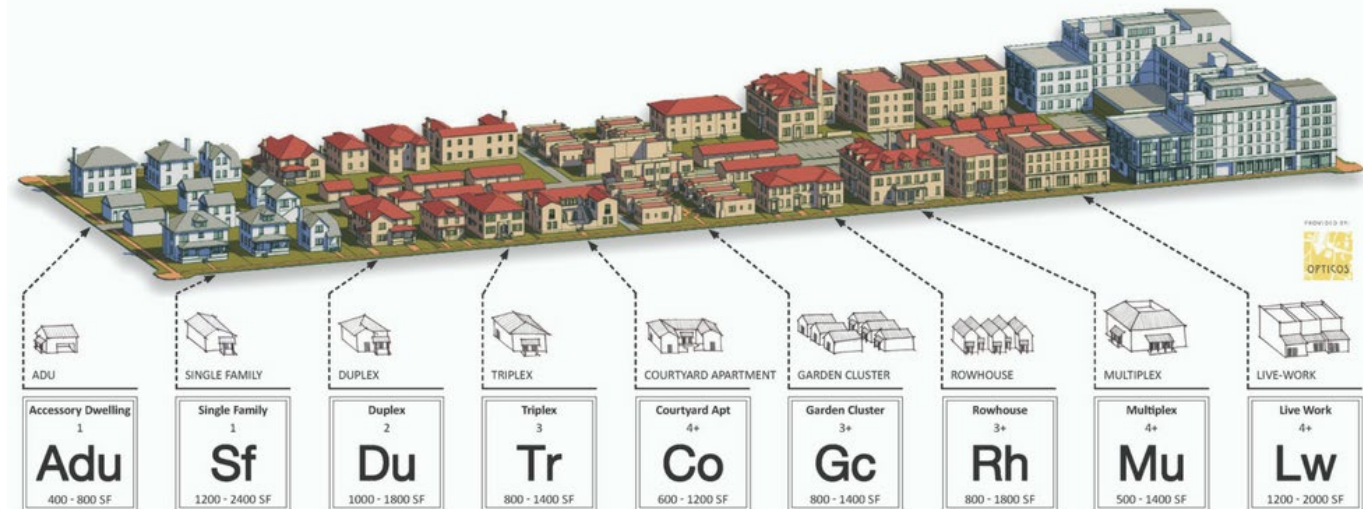
# Support program for the predevelopment of affordable housing by non-profit organizations and housing cooperatives

## Amounts offered and specific conditions

- A non-repayable contribution of up to 15% of eligible costs, up to a maximum of \$15,000 per project.
- Planning a new construction or conversion of a non-residential building into a multi-unit residential building.
- Involve a minimum of six (6) units,
- Create new net affordable housing units for low- and moderate-income households in Edmundston
- The project may include a mix of market-priced and affordable housing, but a minimum of fifty percent (50%) of the units in the project must be affordable housing, as defined above.

# Support program for the construction of rental housing units

- This program is intended for private sector developers, non-profit organizations and cooperatives wishing to build "missing middle" housing units : duplexes, triplexes, condos, townhouses, apartment buildings with 3 storeys or less, apartment buildings with 4 or more storeys.



- Housing projects must be on land located within the municipal limits of Edmundston but other than land made available by the City of Edmundston for housing.

# Support program for the construction of rental housing units

## Amounts offered and specific conditions

	Private sector	NPO/ Cooperative
Reimbursement of building permit fees	50%	100%
Reimbursement of Zoning Application Fees	50%	100%
Reimbursement of the equivalent of a portion of municipal taxes related to the addition of housing units	50% over 5 years	75% over 5 years
Bonus for the addition of affordable housing units, maximum \$150,000/project***	N/A	15,000\$ /unit

- Projects must include a minimum of two (2) dwelling units

# Support program for the construction of rental housing units

Here is a rough estimate of the contribution for each \$1,000,000 of value created with Service New Brunswick for a rental housing project of the missing middle.

<b>ESTIMATE OF THE CONTRIBUTION</b>	<b>Private sector</b>	<b>NPO/ Cooperative</b>
Reimbursement of building permit fees	2,550\$	5,100\$
Reimbursement of Zoning Application Fees	(If applicable)	(If applicable)
Reimbursement of the equivalent of a portion of municipal taxes related to the addition of housing units	40,875\$	61,313\$
Bonus for the addition of affordable housing units, maximum \$150,000/project	N/A	60,000\$ (Example at 4 units @ \$250,000 each)
<b>Total estimated contribution</b>	<b>43,425\$</b>	<b>126,413\$</b>

# Support program for the construction of rental housing units on land made available by the municipality

- This program is intended for private sector developers, non-profit organizations and cooperatives wishing to build "missing middle" housing units : duplexes, triplexes, condos, townhouses, apartment buildings with 3 storeys or less, apartment buildings with 4 or more storeys.
- Housing units must be built on land made available by the City of Edmundston for housing.



# Terrains municipaux pour le logement

## Municipal land for housing

### 3. Isidore-Boucher/Grondin

NID/PID : 35040880  
Superficie/Surface : 1146m<sup>2</sup>

3

### 7. Ave Laboissonnière

NID/PID : 35298322+  
Superficie/Surface : 56664m<sup>2</sup>

7

### 9. Rue Carrier

NID/PID : 35315662  
Superficie/Surface : 21352m<sup>2</sup>

9

### 2. Ancienne caserne St-Basile

NID/PID : 35289115+  
Superficie/Surface : 7361m<sup>2</sup>

2

### 1. Boul. Mgr-Numa-Pichette

NID/PID : 35250190  
Superficie/Surface : 4727m<sup>2</sup>

1

### 5. 35, 34e avenue

NID/PID : 35125236  
Superficie/Surface : 608m<sup>2</sup>

5

### 10. Canada/De l'Église

NID/PID : 35328939+  
Superficie/Surface : 3182m<sup>2</sup>

10

### 4. Laporte/St-François

NID/PID : 35363142  
Superficie/Surface : 505m<sup>2</sup>

4

### 8. Rue Gagné/Zaichick

NID/PID : 35169978+  
Superficie/Surface : 6426m<sup>2</sup>

8

### 6. Ave Saint-Sacrement

NID/PID : 35180140+  
Superficie/Surface : 13566m<sup>2</sup>

6

### À proximité - Near :

- écoles / schools
- parcs / parks
- magasins / stores
- soins de santé / health care
- transport en commun / public transport



# Support program for the construction of rental housing units on land made available by the municipality

## Amounts offered

	Private sector	NPO/ Cooperative
Reimbursement of building permit fees	50%	100%
Basic amount per unit	\$1,000	\$1,000
Densification bonus for units located on the 2nd floor	\$1,000	\$1,000
Densification bonus for units located on the 3rd floor	\$2,000	\$2,000
Bonus for a 2-bedroom unit	\$1,000	\$1,000
Bonus for a 3-bedroom unit	\$2,000	\$2,000
Accessibility bonus	\$2,000	\$2,000
Bonus for the addition of affordable housing units, maximum \$150,000/project	\$5,000	\$15,000\$

# Support program for the construction of rental housing units on land made available by the municipality

## Specific conditions

- Housing units must be built on land made available by the City of Edmundston for housing.
- Projects must include the minimum number of housing units identified in the call for projects.

**Municipal land  
offered free of  
charge  
through calls  
for projects**



# Focus on seven (7) municipal lots

- ✓ Capacity to accommodate 194 units
- ✓ Ready-to-build
- ✓ Zoning suitable for multi-unit housing
- ✓ Free land
- ✓ Upgraded water and sewer infrastructure
- ✓ Specific incentive program

# First 4 properties made available for calls for projects

Official documents were published on September 26, 2024

# Terrains municipaux pour le logement

## Municipal land for housing

Première ronde – Septembre 2024 (4 terrains)

3. Isidore-Boucher/Grondin  
NID/PID : 35040880  
Superficie/Surface : 1146m<sup>2</sup>

3

7. Ave Laboissonnière  
NID/PID : 35298322+  
Superficie/Surface : 56664m<sup>2</sup>

7

9. Rue Carrier  
NID/PID : 35315662  
Superficie/Surface : 21352m<sup>2</sup>

9

2. Ancienne caserne St-Basile  
NID/PID : 35289115+  
Superficie/Surface : 7361m<sup>2</sup>

2

1. Boul. Mgr-Numa-Pichette  
NID/PID : 35250190  
Superficie/Surface : 4727m<sup>2</sup>

1

5. 35, 34e avenue  
NID/PID : 35125236  
Superficie/Surface : 608m<sup>2</sup>

5

10. Canada/De l'Église  
NID/PID : 35328939+  
Superficie/Surface : 3182m<sup>2</sup>

10

4. Laporte/St-François  
NID/PID : 35363142  
Superficie/Surface : 505m<sup>2</sup>

4

8. Rue Gagné/Zaichick  
NID/PID : 35169978+  
Superficie/Surface : 6426m<sup>2</sup>

8

6. Ave Saint-Sacrement  
NID/PID : 35180140+  
Superficie/Surface : 13566m<sup>2</sup>

6

### À proximité - Near :

- écoles / schools
- parcs / parks
- magasins / stores
- soins de santé / health care
- transport en commun / public transport

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**Futur site! / Future Site!**

**Projet de développement résidentiel**

**Residential development project**

**[edmundston.ca/fr/habitation](https://edmundston.ca/fr/habitation)**

# General conditions of calls for projects

- Published on September 26, 2024
- Open for a period of 11 weeks
- Proposals will open on Thursday, December 12 at 2 p.m
- Following the transfer of the land, the winner of each call for projects will be entitled to:
  - a maximum of three (3) months to obtain a building permit  
and
  - a maximum of 2 years to start construction





### Evaluation Criteria

# of residential housing units

% of housing units - 3 bedrooms

% of affordable housing

Choice of durable cladding

% of landscaped area

# storeys

Target clientele

## Call for projects 2024-114 Boul. Mgr-Numa-Pichette NID/PID : 35250190

### Property Features

- Surface: 4,727m<sup>2</sup> / 50,881ft<sup>2</sup>
- Market Value (bare): 111,000\$
- Estimated value of the land including a housing project: 255,000\$
- Zoning: R3

### Characteristics of the project concerned

- Number of units desired: 24
- Minimum number of units: 18
- Minimum number of floors: 2



**Evaluation Criteria**

**# of residential housing units**

**% of housing units - 3 bedrooms**

**% of affordable housing**

**Choice of durable cladding**

**% of landscaped area**

**# storeys**

**Target clientele**

**Call for projects 2024-115  
Isidore-Boucher/Grondin  
NID/PID : 35040880**

Property Features

- Surface : 1,146m<sup>2</sup> / 12,335ft<sup>2</sup>
- Market Value (bare): 36,500\$
- Estimated value of the land including a housing project : 6,800\$
- Zoning : C2

Characteristics of the project concerned

- Number of units desired: 6
- Minimum number of units: 4
- Minimum number of floors: 2





### Evaluation Criteria

# of residential housing units

% of housing units - 3 bedrooms

% of affordable housing

Choice of durable cladding

% of landscaped area

# storeys

Target clientele

Call for projects 2024-116

35, 34e Avenue

NID/PID : 35125236

### Property Features

- Surface : 608m<sup>2</sup> / 6,544ft<sup>2</sup>
- Market Value (bare): 17,000\$
- Estimated value of the land including a housing project : 45,800\$
- Zoning : R2

### Characteristics of the project concerned

- Number of units desired: 3
- Minimum number of units: 2
- Minimum number of floors: 2



**Evaluation Criteria**

**# of residential housing units**

**% of housing units - 3 bedrooms**

**% of affordable housing**

**Choice of durable cladding**

**% of landscaped area**

**# storeys**

**Target clientele**

**Integration of a public space component  
accessible to the neighbourhood**

**Call for projects 2024-117**

**Rues Gagné/Zaichick**

**NID/PID : 35169978, 35169952, 35169960**

**Property Features**

- Surface : 6,426m<sup>2</sup> / 69,169ft<sup>2</sup>
- Market Value (bare): 69,000\$
- Estimated value of the land including a housing project : 207,500\$
- Zoning : R2

**Characteristics of the project concerned**

- Number of units desired: 24
- Minimum number of units: 18
- Minimum number of floors: 2

<b>Value of incentives for each municipal property :</b>	<b>Boul. Mgr- Numa-Pichette</b>	<b>Isidore-Boucher /Grondin</b>	<b>35, 34e Avenue</b>	<b>Gagné /Zaichick</b>
Market value of the land (bare) (According to a professional valuation report carried out in September 2024)	111 000 \$	36 500 \$	17 000 \$	69 000 \$
Estimated value of the land including a housing project	255 000 \$	61 800 \$	45 800 \$	207 500 \$
Number of units required	24	6	3	24
Potential value Incentive program for the construction of rental housing units on land made available by the municipality	130 000 \$ (Estimated 24 units including 12 on the 2nd floor, 33% - 2 bedrooms, 33% - 3 bedrooms, 12 affordable units and 5 accessible units)	37 000 \$ (Estimated 6 units, including 2 on the 2nd floor, 2 on the 3rd floor, 33% - 2 bedrooms, 33% - 3 bedrooms, 3 affordable units and 2 accessible units)	9 000 \$ (Estimate of 3 units, including 1 on the 2nd floor, 1 on the 3rd floor, 33% - 2 bedrooms, 33% - 3 bedrooms, 0 affordable units and 0 accessible units)	130 000 \$ (Estimated 24 units including 12 on the 2nd floor, 33% - 2 bedrooms, 33% - 3 bedrooms, 12 affordable units and 5 accessible units)
Potential value of reimbursement of building permit fees (Calculated at a value of \$275K/unit _ reimbursement of 50% of fees)	16 550 \$	4 175 \$	2 112 \$	16 550 \$
Potential value of total contribution to the project (\$)	401 550 \$	102 975 \$	56 912 \$	354 050 \$
Equivalent potential contribution per unit (\$)	16 731 \$	17 162 \$	18 970 \$	14 752 \$
+ (PLUS) Approximate value of infrastructure work to be carried out by the City	351 500 \$	25 000 \$	30 000 \$	20 000 \$
<b>Total property-related investment to accelerate housing construction</b>	<b>753 050 \$</b>	<b>127 975 \$</b>	<b>86 912 \$</b>	<b>374 050 \$</b>

**3 other properties will be made  
available for calls for projects in  
January/February 2025**



**Ave Saint-Sacrement**  
**PID : 35180140+**  
**Surface : 13,566m<sup>2</sup>**  
**Desired units: 36+**



**Ave Laboissonnière**  
**PID : 35298322+**  
**Surface : 16,500m<sup>2</sup>**  
**Desired units: 70+**



**Canada/De l'Église**  
**PID : 35328939+**  
**Surface : 3,182m<sup>2</sup>**  
**Desired units: 50+**

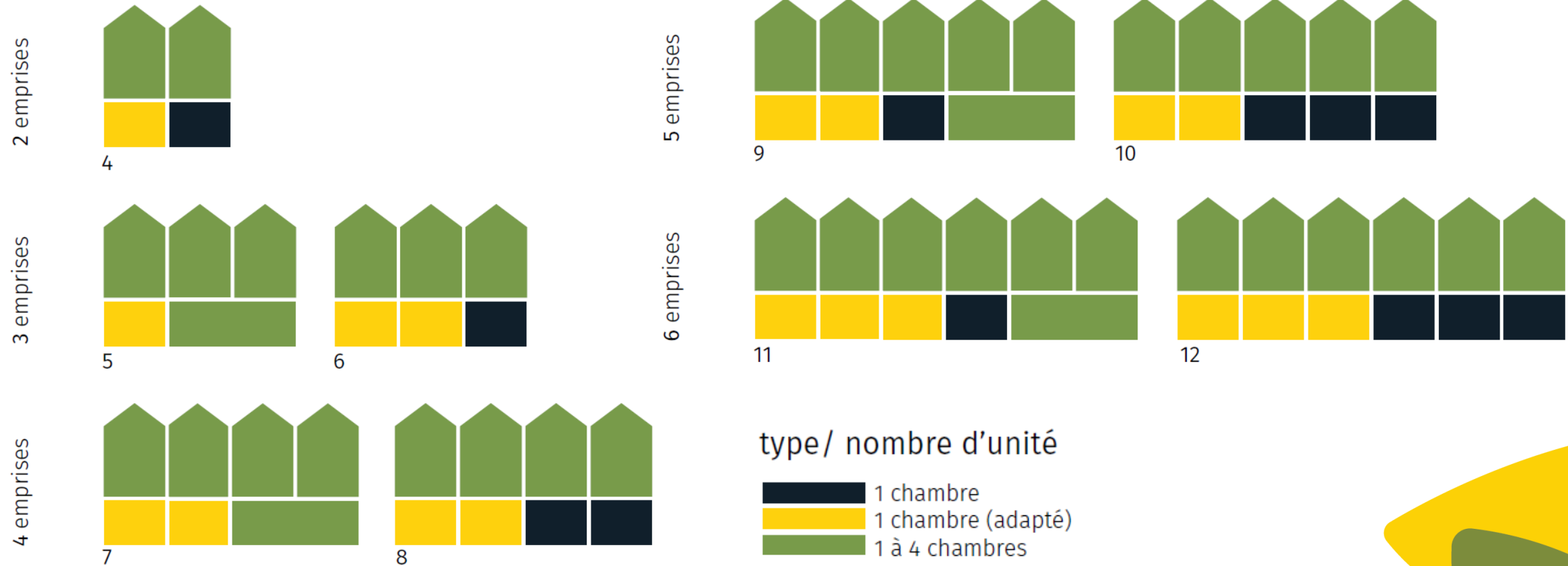


# Standard building plans





# The flexibility of the proposed model



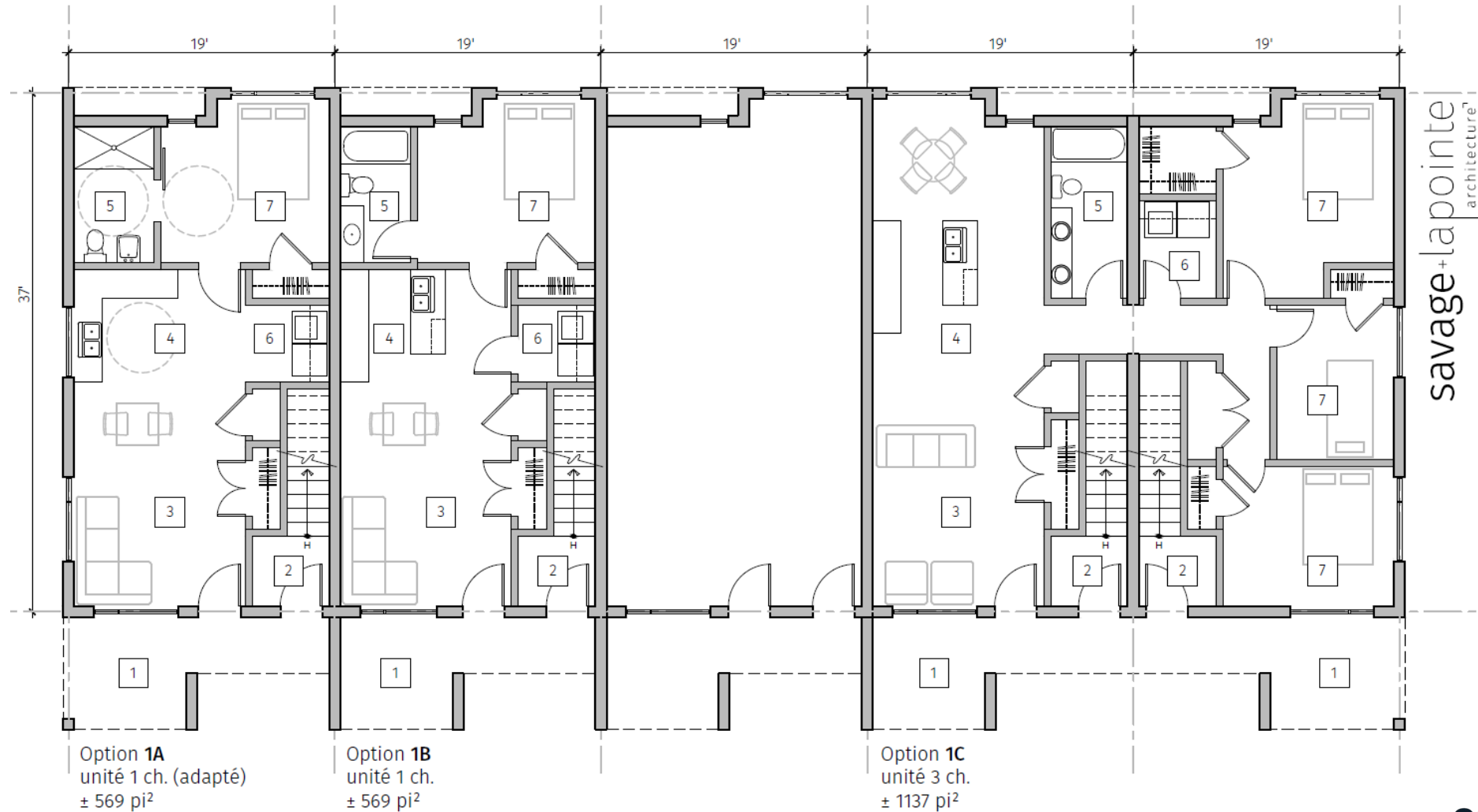
# The exterior look of the building

Example of the 5-footprint model for a total of 10 housing units



savage+lapointe  
architecture<sup>1</sup>

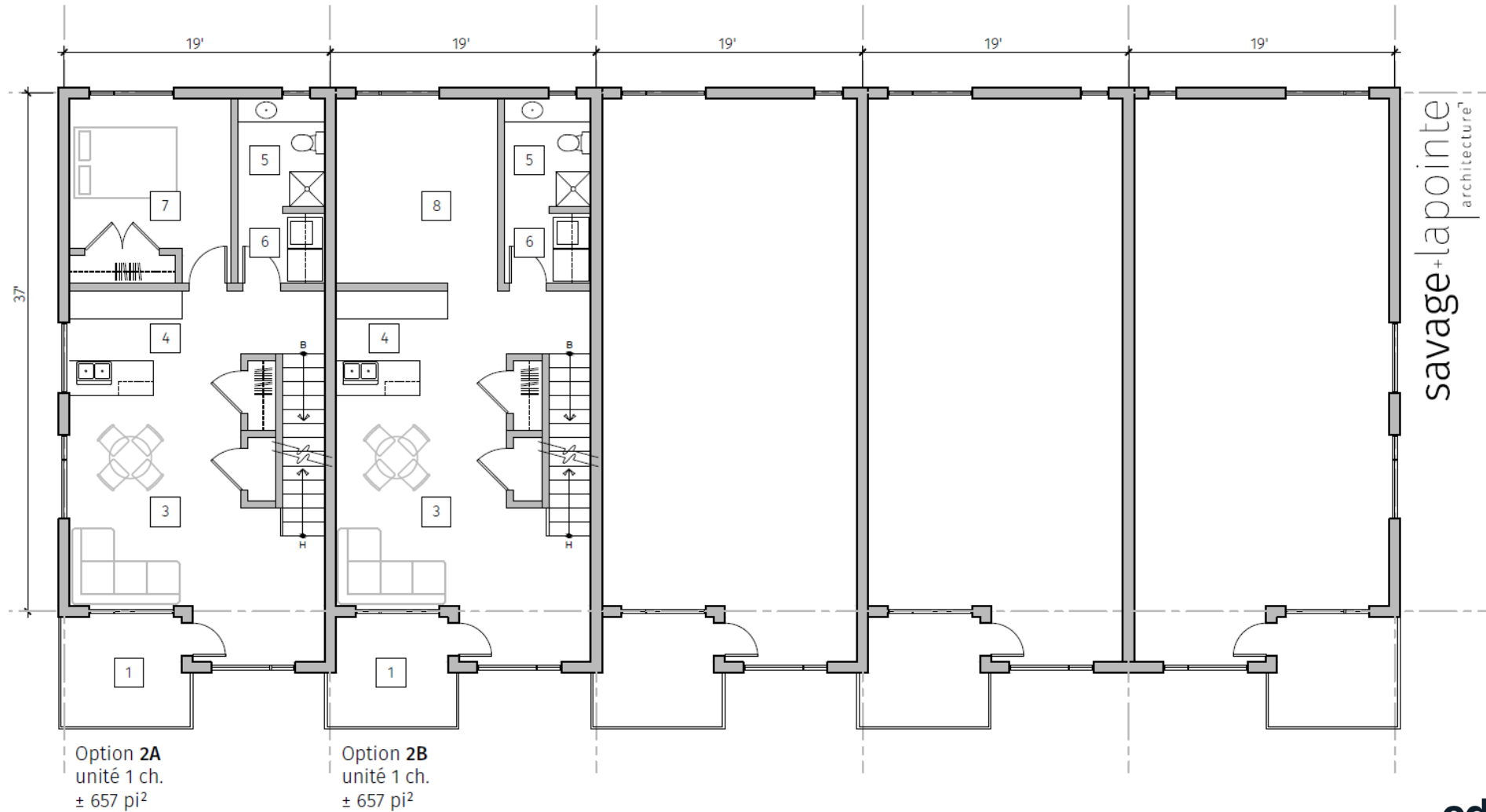
# Draft Plan Options – Level 1 (Ground)



savage+lapointe  
architecture

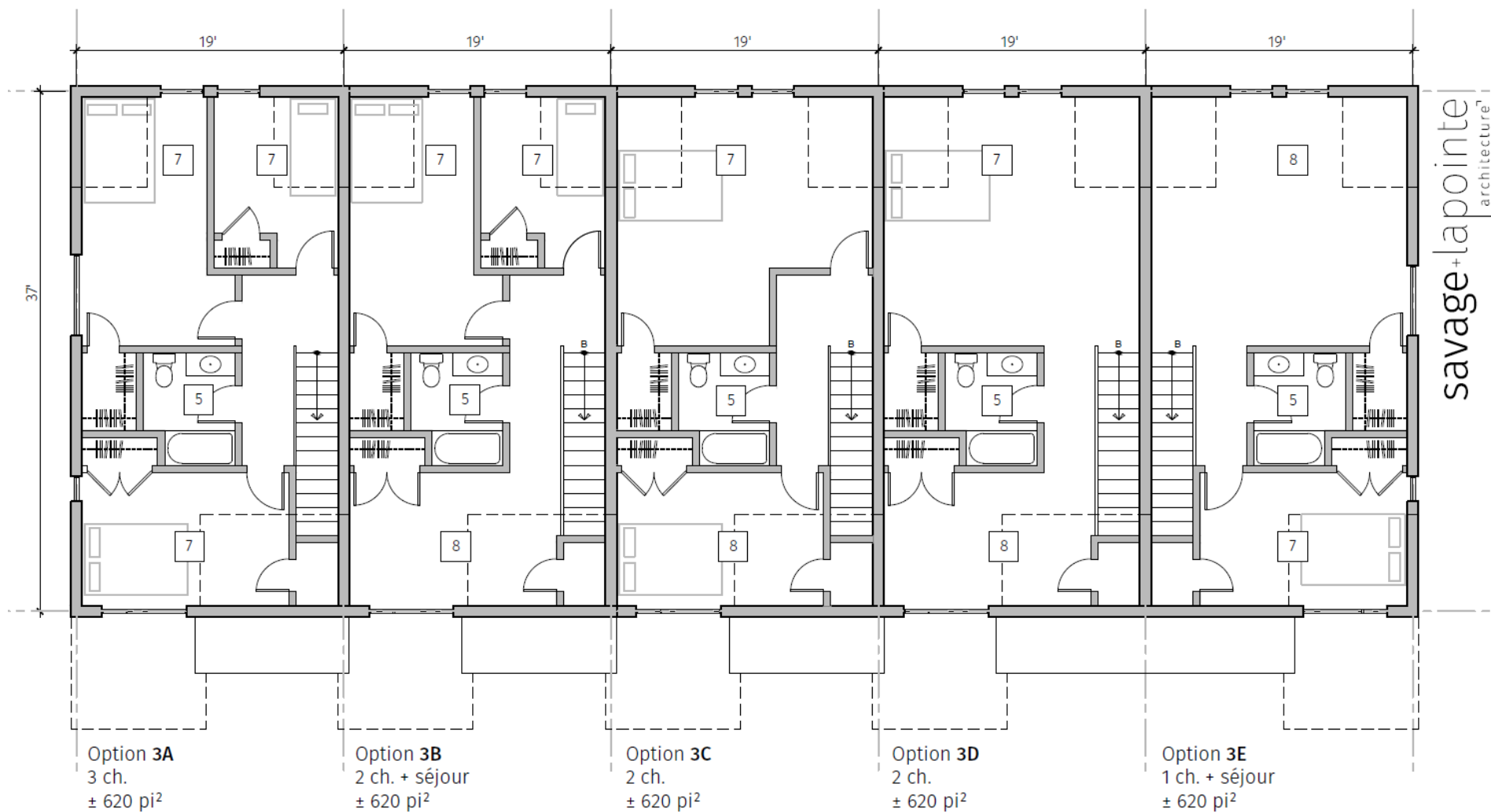
1. Terrasse/ Balcon
2. Vestibule
3. Séjour
4. Cuisine
5. Salle de bain
6. Lavage
7. Chambre
8. Pièce ouverte

# Draft Plan Options – Level 2



1. Terrasse/ Balcon
2. Vestibule
3. Séjour
4. Cuisine
5. Salle de bain
6. Lavage
7. Chambre
8. Pièce ouverte

# Draft Plan Options – Level 3



savage+lapointe  
architecture

# Availability of standard plans

- Plans and details will be available from January.
- Developers interested in using the plans will have to make an appointment with the Development Department to present their overall project and the targeted location.
- If the project is validated and meets the conditions of the standard plan program, the project will receive a "coupon" from Savage+Lapointe Architecture to cover the costs of finalizing the plans depending on the terrain. (75% city – 25% developer)
- Any modifications to the original plan (block of standard units) will be the responsibility of the developer.

# Updates on Municipal Housing Initiatives



# Coming

- Demolition of the property at 95 de l'Église Street once all occupants have been relocated.
- Design and implementation of water and sewer infrastructure systems on municipal lands so that they are suitable for multi-unit housing.
- Steps to develop the tools necessary to create a housing cooperative in Edmundston.
- Launch of calls for projects for the next municipal lands
- Unveiling of the projects selected for the first 4 properties placed in calls for projects.
- And more!



# Upcoming Housing Information Sessions

- Scheduled on Thursdays every 2 weeks from 12 p.m. to 1 p.m.
  - November 14
  - November 28
  - December 12
  - Possibility of additional dates between now and Christmas.
- Upcoming topics
  - Housing NB: Financial Assistance Programs Available to Builders/Developers
  - CMHC: Financial Assistance Programs Available to Manufacturers/Developers
  - Carrying out projects through the Bareland Act: type of condominium project where the units are defined in relation to the land rather than to a structure.

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**Contact us:**

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Coordinator

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506.739.2080

**Website:** [edmundston.ca/fr/habitation](http://edmundston.ca/fr/habitation)



A vertical illustration showing the evolution of a city. At the top, there is a rural landscape with rolling green hills, a blue river, and a wooden bridge. Below this, the landscape becomes more developed with scattered houses and fields. The middle section shows a dense residential area with many small houses and trees. The bottom section depicts a modern urban cityscape with tall buildings, a mix of architectural styles, and a central park area with trees and a fountain.

# Questions & Answers