



## **THE EXCHANGE HOTEL**

### ***Frequently Asked Questions***

*Located at 37 King Street, Georgetown, the Exchange Hotel (c. 1850) was originally used to house railway workers. The property was purchased by Habitat for Humanity and the Town of Halton Hills has partnered with them to support the construction of affordable housing. Six dwellings will be built on site; two in the repurposed Exchange Hotel plus four additional townhomes.*

**Q1:** *Who owns the Exchange Hotel property?*

**A1:** The property was owned privately until 2013 when it was purchased by Habitat for Humanity with assistance from Mattamy Homes with the concept to repurpose the Exchange Hotel into two affordable housing rental units. The agreement with the Town is that the units would retain the look/feel of the original heritage building.

**Q2:** *Why has the Town partnered with Habitat for Humanity?*

**A2:** The partnership was a natural fit given that both organizations have shared interests. The Town is committed to building its supply of diverse and affordable housing to serve the needs of the community. Habitat for Humanity Canada is "...a national, charitable organization working toward a world where everyone has a decent and affordable place to call home." (Extract from <https://www.habitat.ca/en/about>)

**Q3:** *How does the Exchange Hotel project fit into the Town's direction on increasing the supply of affordable housing?*

**A3:** The issue of affordable housing is complex, impacted by legislation and policies at all levels of government and requires a collaborative and multi-faceted approach. To date, the Town's actions to support the development of affordable housing include:

- Deferring or waiving planning fees and development charges for specific projects
- Embedding new policies in the Secondary Plan for Vision Georgetown
- Conducting studies to identify opportunities for additional residential development in existing communities

- Implementing zoning by-law changes to increase flexibility re: accessory units (see report PLS-2019-0030)
- Striking a Housing Supply Working Group (pending)

To learn more, read report: TPW 2019-0016.

*Q4: What is the Town's investment/contribution to the Exchange Hotel project?*

A4: The Town has agreed to waive the permit and development fees for the project to an upset limit of \$250,000.

*Q5: Going forward, what is the Town's role with the Exchange Hotel project?*

A5: Just as with any development, the Town is the approval authority for planning applications. Other than the financial contribution, the Town has no responsibility for the project outside of planning approval.

*Q6: How is the history of the Exchange Hotel being respected?*

A6: The Town recognizes and respects the importance of preserving heritage elements and architecture and made this a condition for supporting Habitat's development of the property. Habitat has agreed to contribute up to \$150K above normal construction costs to replicate heritage features. In addition, Habitat has hired Heritage Specialists who will assist with the project, including the careful deconstruction, inventory and cataloging of the heritage pieces which will be repurposed in the final building.

*Q7: What efforts were made to preserve the building?*

A7: The Exchange Hotel is well over 100 years old and as with any building of that era, it has structural deficiencies which accumulated over the years. Habitat for Humanity had engaged a contractor to tarp the building but due to safety concerns, this was not carried out. From a municipal perspective, safety is the first priority and the Town is responsible for ensuring adherence to fire and building code regulations as well as upholding property standards under the community standards by-law.

*Q8: What are the next steps and timeline for development of the Exchange Hotel?*

A8: It is anticipated that a crew (including the Heritage Architect) will be on-site during the fall of 2019 to begin the careful deconstruction of the building. Each piece will be examined to determine its heritage value and potential re-use. Pieces will be catalogued and safely stored until the time of construction which may begin in spring of 2020.

Q9: *What is the timeframe for the four townhomes that are proposed for the site?*

A9: No formal Planning applications have been submitted for the proposed townhouses to date. The land use approvals needed for such a proposal require an in-depth public consultation process and a thorough review to be completed by Town staff. Staff won't have an estimate on the timeframe until the owners file a formal application and the proposal is properly evaluated by the Town.

Q10: *Who can I contact at the Town if I have questions about this project?*

A10: Please contact Steve Burke, Manager of Special Projects and Research at 905-873-2601, ext. 2254 or via email to: SteveBu@haltonhills.ca

Q11: *Where can I find out more about the work of Habitat for Humanity?*

A11: Visit: [habitatm.ca](http://habitatm.ca) | call: 905-637-4446 | In-person: 1800 Appleby Line, Unit 10, Burlington