



Rural Impact Canada

Presentation to Council of The Nation - March 24, 2025



Presentation Overview

1. Introduction
2. R.I.C. X The Nation
3. A pathway forward: housing is key
4. Questions



Introduction



About Rural Impact Canada



- **Purpose:** We believe that small and rural municipalities across Canada are key to solving the housing crisis, and that providing the support, tools, and resources to these communities will result in real change. Small and rural municipalities should no longer be looked over.
- **Mission:** Breaking down system-level barriers in rural and small municipalities that impact growth (economic, housing, etc) by providing tangible solutions, capacity support, and a track record.
- **How:** We develop municipal, housing, and service model programs to tackle these common challenges and tailor these for each municipality we work with.



Our Focus Areas



Providing tangible solutions for:

- Housing and mixed-use development
- Utility services
- Municipal economic framework experts

Small and rural municipal voice

- Research
- Advocacy
- Tool development



Our partners and supporters



- C.M.H.C.
- 2B Developments
- E.O.R.N.
- Foresight Canada
- Pivot Housing Solutions
- W.S.P. Canada
- Optimus S.B.R.
- Robinson Engineers & Consulting
- Cambium Engineers & Consulting
- N.A.K. Design

Clients and Projects



- The Nation Municipality
- The Township of South Frontenac
- The Township of Adelaide/Metcalfe
- The Municipality of North Grenville
- Cavanaugh Communities
- Campanale Group
- Linden Housing Development Cooperative (non-profit)
- Winter House (affordable housing provider)



R.I.C. X The Nation



Preliminary discussions



Three Community Centres

1. Immediate repairs required
2. Long-term sustainability solution required
3. Limited resources

A tangible and immediate solution is needed.



Our Initial Work



October 2024 to February 2025

1. Exploring the possibility of a Municipal Service Corporation
2. Exploring initial development strategies [what could get funding]

February to March 2025

1. Update on community engagement
2. Adjustment to approach

A Pathway Forward

Housing is key



Focus #1: St-Albert Community Centre



Current strategy:

- Obtain funding from CMHC and FCM (in progress)
- Determine financial feasibility models for development which incorporate housing
- Development strategic options:
 - For the municipality
 - For new ownership
- Continue to access funding to support the implementation of the strategy

Our next steps

- Complete current funding applications
- Complete financial feasibility option analysis (renovate, new build)
- Development initial concepts
- Work with the planning department and municipal staff



Focus #2: Repeat this model



Caledonia Community Centre and Fournier Community Centre

- FCM planning grant application
- Provincial funding opportunities
- Other funding opportunities
- Review operation models
- Development strategy & financial feasibility



What outcomes are we modelling?



1. 36 new residential units + renovated community centre
2. 36 new residential units + newly constructed community centre
3. Affordability [\$1,073 - 1-bedroom]
4. Accessibility [barrier-free, aging in place]
5. Community
6. Financial sustainability



Deliverables & Expectations



Deliverables

1. Proforma & financial feasibility study reports (per site)
2. Development site plans (per site)
3. Initial renderings* (per site)

Expectations of R.I.C.

1. Capacity
2. Expertise
3. Strategy

Questions