



# Affordable Student Housing Plan

*Purchase of 1635 Boulevard Saint Laurent*

# The Plan

What is it?

# The Affordable Student Housing Plan

Building an affordable housing market for McGill students

- Adopted by the Legislative Council on 2020/02/13
- Expiry Date: 2026/05/01
- Ensure housing representation and initiatives for all students
- Affordable Student Housing Fee: 6.53/ student/ semester
  - Started October 2020
  - Ends April 2025
- SSMU transfers money each semester from the collected fees totalling MM1.5 CAD is donated by the Society

# Relevant Stakeholders

UTILE, Push Fund, SSMU

# UTILE

## L'Unité de travail pour l'implantation de logement étudiant

- Only social economy enterprise that specializes in student housing across QC
- Mission:
  - Develop & operate affordable student housing
  - Advocacy
  - Improve the living conditions of the student population
  - Maximize the positive effects of the dynamism of the student population
- Successful completion of 'The Woodnote' with CSU
- Partners since July 31st, 2021

# PUSH Fund

## Popular University Student Housing Fund

- Founded in 2015
- Transform how student housing is financed, developed and managed in Québec
- Founded by UTILE, Chantier de l'Économie Sociale, & CSU
- SSMU joined in 2020
  - Current treasurer
- Contribution of up to 98% of SSMU's contribution

# SSMU

## Students' Society of McGill U.

- Mandates:
  - Accessibility
  - Sustainability
  - Affordable Housing
- Combat landlords exploitation of vulnerability of student population
- Empower broader community advocacy
  - Royal Victoria hospital
  - Partnerships

**So, what's the goal here?**

Creating Affordable Student Housing



# A long-term investment for our students

Benefit from absolute collaboration of external entities

- Create off-campus student housing
- Two-hundred (200) to three-hundred (300) rooms
  - Broken-down into units of variable size (with washroom, kitchen, etc.)
- At least 2000 square feet of 'common spaces'
- Less than 25 minutes from campus
- Environmentally sustainable
- Rents have to be 15 - 30% lower than the market
- Accessible to priority populations
- Total project cost → MM 30 CAD - MM 40 CAD

# The Site

1635 Boulevard Saint Laurent

# 1635 Boulevard Saint Laurent

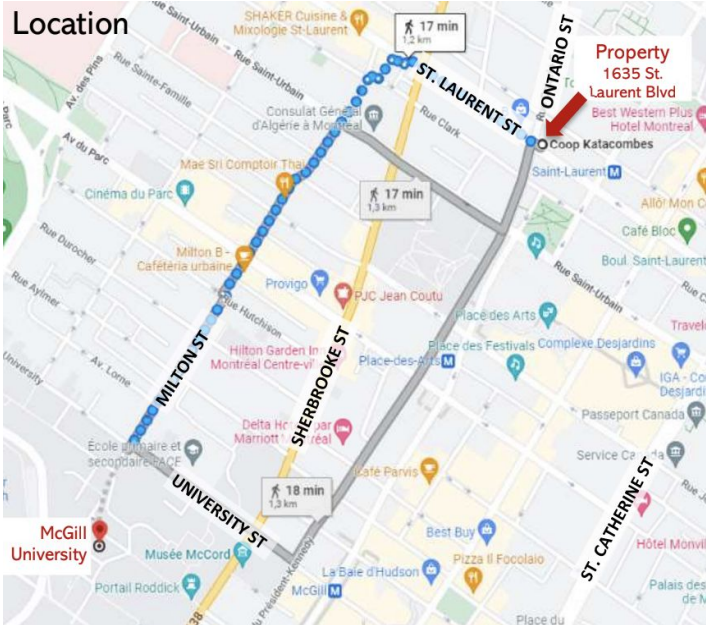
## Introducing the primary host of the ASHP

- Purchase Price: 7 600 000\$
- Current zoning by-law allows a construction of 15 m in height. Which means we could build approximately 5 storeys and 115 rooms without seeking any regulatory modification
- Possibility of submitting request for a special building, renovation and occupancy project (PPCMOI) to the borough:
  - Authorize higher construction than the maximum authorized by the actual zoning by-law
  - But respecting the maximum height of the Montreal Master Plan (25 m in height, which means approximately 8 storeys and 190 rooms).

# 1635 Boulevard Saint Laurent

(Continued)

- Approximate schedule (to be confirmed) :
  - Project without regulatory modification: From May 2022 to the end of 2024 for the end of construction.
  - PPCMOI project: From May 2022 to the end of summer 2025 for the end of construction.
- 17 minute walk from campus





**Questions?**