

PHIL SPRY

Mr Spry is a local affordable housing developer. He is the sole owner of 24 Starling Street, an 18 unit affordable housing project. He is also co-owner of MAPS Development Corporation, which is currently developing 52 units of affordable and market rent housing at 450 Sidney Place. Mr Spry has also partnered recently with All-Together Affordable Housing Corporation to develop 32 units of affordable/market rent housing at 111 Great St. James Street, Belleville.

Video presentation based on 450 Sidney Place. Length 7 min.



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Maps Development Uses Creative Strategy for affordable housing option

A supportive, innovative housing unit at 450A Sidney Street has no vacancies - all 26 units are full. What makes this three-story brick structure different from other rental units? This building is composed of 17 affordable units and nine market value apartments - a rare concept, but one that appears to work well for those who have chosen to make this their home. The apartment has been built by private affordable housing developer, MAPS Development Corporation, owned by Phil Spry, Mike Heuving and Andrew Shaw. Phil and Mike are both experienced landlords and based on that experience are able to bring useful concepts to the table in the development process.

"We initially accessed some Seed funding from Canada Mortgage and Housing Corporation (CMHC) which helped with start-up costs," explained co-owner Phil Spry. "Then we received some Investment and Affordable Housing (IAH) resources through Hastings County. As a result, we not only met the required energy and sustainability codes, we exceeded them. We consulted with the City's Accessibility Committee, gaining perspectives to strengthen our development and have constructed the building in a way that makes it accessible to people with a wide range of needs."

The hallways and doorways are extra wide and the inclusion of a lift allows tenants, and their guests, access to every floor of the building. The insulation R value in the exterior walls is 25% higher than the minimum code requirement and when combined with the quality windows used, the apartments are warm, comfortable units for the tenants. A hot water boiler system provides heating for the building with each apartment having its own thermostat and fresh

air exchange. An onsite laundry facility, common area, accessible washroom for tenants or guests and a bicycle storage area create a living environment that encourages interaction rather than isolated tenancy.

Working with five community agencies that provide support to the tenants, and a coordinator to foster positive collaborative relationships among all parties in the partnership, this project supports people within the community who might struggle with finding affordable housing elsewhere. The goal is to provide successful tenancies in an inclusive, diverse, engaged community.

Private housing developers are essential in addressing the affordable housing crisis in Hastings County and projects like 450A are exceptional examples of what can be accomplished when community partners work together. The second apartment building, 450B Sidney Place, is scheduled to open in the spring of 2019.



If you place yourself in new experiences you learn to adjust to new conditions. You gain new ideas and new answers.

**AFFORDABLE RENTS FOR SIDNEY PLACE: 80% OF CMHC
AVERAGE MARKET RENTS FOR BELLEVILLE**