Ayr News
10 insertions

Kitchener Record
4 insertions and Ayr News 2 insertions

nc43-3t

Apartments for Rent

IN AYR — Applications are now being accepted for the Ayr & District Citizens Association Apartment Complex, Stanley Street, Ayr. One and two-bedroom adult apartments available for expected occupancy by January 1, 1982. Applications available from Mrs. Joyce Lovett, Ayr 632-8888 (days) or 632-7103 (evenings). Or write Box 322, Ayr, Ontario. c41-4t

DRUMBO — One-bedroom,

115 Apartments for Rent

BEAUTIFUL NEW 30 UNIT ADULT BUILDING
(Stanley St., Ayr.)

One and 2 bedroom apartments with private patio or balcony. Available Jan. 1. Rent-$260 and $290 includes heat (self controlled), hydro, coin operated laundry, free parking, wall to wall broadloom in living and bedroom. Main floor lounge and kitchen, craft room, locker rooms for tenants use.

Mrs. Joyce Lovett
Ayr and District
Citizens Association
632-8888 days
632-7103 evenings or write
P.O. Box 322
Ayr, Ont.

OPEN HOUSE

at

Adult Apartment Building

Stanley Street, Ayr

Sunday, Dec. 6th

2 to 4 p.m.

NOW RENTING

- One and two-bedroom apartments

For information call . . .
JOYCE LOVETT, Ayr & District Citizens Association
ANN MAUS, Canada Trust Realtor
632-8888 or 632-7103 (evenings and weekends)
Exc.

K-W Record
November 25

115 Apartments for Rent

FOR RENT JANUARY 1, 1982

One and 2 bedroom apartments in new adult building in Ayr. $260 and $290 includes heat, hydro, parking, coin laundry, patio or balcony. Broadloom in living room and bedroom. Main floor lounge, kitchen, craft room. Contact Joyce Lovett of Ayr and District Citizens Committee or Ann Maus of Canada Trust Realtor, days: 632-8888; evenings and weekends: 632-7103 or 632-7155. Exclusive.

200 People Attend Open House at New Ayr Adult Apartments On Saturday

Nearly 200 persons took advantage of an open house at the new Ayr Adult Apartments on Saturday to tour the facilities.

While finishing touches are still being put to many sections of the building, guests were able to get a good idea of what the finished product will look like. A model apartment, with furnishings supplied by local merchants, drew much interest.

Warren Vincent, chairman of the Ayr and District Citizens Association which oversees construction and operation of the facility, notes that some units will be ready for occupancy by December 15th. The remainder should be ready by January 1st.

Vincent told the News that approximately half of the 30 units in the apartment building have been spoken for. Persons interested in obtaining one and who missed Saturday's open house will get another chance to tour the building at a similar day in a couple weeks.

One thing Warren wishes to clear up is an item carried in an interview with the News about the apartments last week. He noted that the security lock on the main door cannot be opened from individual apartments. Since that interview, I found that the security lock on the front doors can be opened from each apartment, said Warren.



AMPLE CUPBOARD SPACE — Lots of cupboards and storage space are a feature of the new apartments in the Ayr Adult Apartments. Mrs. Joyce Lovett (above right) secretary of the Ayr and District Citizens' Association, points out features of the single bedroom apartment to visitors Mr. and Mrs. Harold Hastings of Ayr. The thirty unit apartment was open for its first general inspection on Saturday.

NEWS

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VIEW MODEL APARTMENT– It was a busy day at the Ayr Adult Apartments on Saturday as the doors opened for the first open house. Local merchants loaned furnishings for the model unit and many interested residents of the village and outlying district toured the apartment. Above, Warren Vincent (right), chairman of the Ayr and District Citizens' Association, talks with village residents, Mr. Morrisey (left) and Mrs. Andy Wigboldus.

Ayr Apartment Official Says There Is No Discrimination In Renting Units

In receiving for information the minutes of the October 28th meeting of the Ayr and District Citizens Association, two members of North Dumfries council, Mayor Frank Lisso and councillor Ron Welsh, questioned the wording and intent of the second guideline proposed by the admissions committee for the Ayr apartment complex at council meeting Monday night.

The guideline states that preference will be given to "local applicants defined as within a 10-mile radius of Ayr."

Councillor Welsh objected to the "10 mile radius" limit, saying that it should read "North Dumfries township" instead, as the township saw fit to drop lot levy charges and was asked for more, but it isn't included on the "preference" list.

Mayor Lisso added that the radius mentioned takes in the Paris area, but people in the Beverly area of the township aren't included and he called this situation "unfair". "It should be the whole of the township".

When a motion came up to ask the Association to consider a change of wording for the order of preference to "residents in North Dumfries", the rest of council voted against it with councillors Herriot and Denouden abstaining, thereby carrying the "no" vote of councillors Brunk and McRae and the motion was lost.

Both councillors Brunk and McRae stated that the Association was not to blame as their government sponsored project at the Ayr Apartments required criteria to be set down. Councillor McRae saw this squabble as "the very things that tears up the township". "We must work together and stop worrying about boundaries."

In talking with Ayr News, Tuesday morning, Louise Hall, chairman of the three member admission committee (Dr. D. Wilson and Joyce Lovett, the other two members), stated that the committee had decided on the 10-mile radius as they felt that the people within that radius would be the ones "more interested" in the Ayr Apartments location.

Under provincial bylaws, anyone who has resided in Ontario for one year qualifies to apply. Hall went on to say that under the Association, anyone can apply from anywhere and they will be considered. Therefore, Clyde and Branchton folks can apply. There was "no intention of excluding North Dumfries."

She reiterated that it was the Association's decision to have the apartment complex classed as "adult" rather than just "seniors" so that both young adults and older folks need for accommodation could be filled.

Of the 30 units, "11 apartments are now filled," with four moving in before Christmas and seven in January.

Hall indicated that many people have expressed interest but the main problem with seniors is that they can't get there present homes sold, causing a hold-up to a move to the new complex.

AYR APARTMENTS FILLING UP FAST

The 30-unit apartment building on Stanley Street is filling up fast and strange as it may seem, there seems to be a good number of both younger and older people taking advantage of the complex. Initially referred to as a seniors' building, this tag no longer applies and the building is serving a very wide need in the community.

Tenants Begin Moving Into New Ayr Apartments

The first tenants began moving into the Ayr Apartment building this week. While the 30 unit building is not completely done, several apartments are ready for occupancy.

Ayr and District Citizens Association note that several donations have been received which are greatly appreciated. These include an office desk from Bob Hall, RR 3, Ayr; an office chair from Canadian Imperial Bank of Commerce; painting services from Ayr Auto Body; carpentry services from John Watson Mfg.; photo copying from Ayr Farmers Mutual; use of office facilities from Ann Maus, Canada Trust; and $300 from Blenheim - Dumfries Farm Women's Club to be used for lounge furnishings.

The Association will be making a list of further furnishings required for the lounges and waiting room so any organizations or individuals wishing to donate will have an idea of what is required. In this way furnishings received will be coordinated with the decor.

six units, two of which are two bedroom.

Plans are now being finalized for an official opening on Sunday, April 4th.

24 Apartments Now Rented

Twenty-four units in "Kirkwood", Ayr's new adult apartment have now been rented with 22 occupied.

All that remains to rent are

Ayr Minor B

A small attendance hand for the ann of Ayr Minor tion last We

In the has b per

The Board of Directors of the
Ayr and District Citizens' Association
invite you to attend the

Official Opening

of

"KIRKWOOD" ADULT APARTMENT BUILDING
191 Stanley Street, Ayr, Ontario

on

SUNDAY, APRIL 4th, 1982
2 p.m.

Light refreshments will be served at conclusion

"KIRKWOOD" APARTMENTS OFFICIALLY OPENED

Spent Sunday afternoon at the ceremonies marking the Official Opening of "Kirkwood Apartments" in Ayr which stand on the former Presbyterian Church property on Stanley Street. There were many congratulatory remarks by a host of speakers, directed mainly to the committee who have worked nearly three years to see this project successfully completed and to say the least, they were well deserved.

The people of this community can be very proud of this project and equally proud of the people who saw it through to completion.

Apartments Filled

All 30 units in Kirkwood, Ayr's new adult apartment building, have been spoken for. According to secretary Mrs. Robert Lovett, 24 units are now occupied and the other six will be moved into



DREAM BECOMES REALITY — For many attending the official opening of Kirkwood, Ayr apartment building on Sunday, it was a dream finally becoming reality. With the help of federal financing, the 30-unit apartment was completed early this year and now boasts full occupancy. Taking part in the official ribbon cutting on Sunday were Murray Smith (left) of Ayr, representing the Ayr Senior Citizens and Al. McBain (right), QC - M.P. for Niagara Falls. Also present was Herman Poser of C.M.H.C. in Kitchener and Warren Vincent (far right) of Ayr, who acted as chairman for the afternoon.



PLAQUES UNVEILED — Two plaques were unveiled at the opening ceremonies at the Ayr apartments on Sunday. Dr. Duff Wilson is shown here with these plaques, one from the federal government and the other designating the name of the complex as Kirkwood, a combination of the Scottish word for church and wood, referring to the wooded area in which the church was built.



DONATE PAINTING — Among the number of presentations made at the official opening of the Ayr apartments on Sunday was that of a watercolour painting of the Presbyterian Church which stood on the site in the early 1900's. Donated by Mr. and Mrs. J. H. Dance and family, the painting is shown here in the background, with those pictured (left to right): Devona (Paquette) McLorn, the Ayr artist who did the watercolour from a picture in the A. W. Taylor book "Our Todays and Yesterdays"; Mrs. Dance and J. H. Dance.



KINETTES DONATE TO KIRKWOOD — Ayr Kinettes donated $100 to the furnishing fund at "Kirkwood", Ayr's adult apartment building, last week. Making the presentation were Donna Mitchell (left) and Jackie Newport (right) to Mrs. William Page (centre) who accepted on behalf of Ayr and District Citizens' Association. Also received was a pair of table lamps, courtesy of Corbett Interiors, Ayr.



BOARD OF DIRECTORS — Pictured above is the board of directors of the Ayr and District Citizens' Association as they met at the Kirkwood Apartments in Ayr. Those pictured are (back row, left to right): Murray Smith, Doug Gole, Frank Denouden, Wallace Moore, Dr. Duff Wilson and Tom Hall. Front row (left to right): Warren Vincent, chairman; Mrs. Connie Page, Jane Fair, treasurer; Mrs. Joyce Lovett, secretary; Mrs. Louise Hall; Mrs. Ellen Poll, vice-chairman and Reg. Dedman. Absent were Dr. Walter Bildstein, Ted Bolton and Harley Forden.

Ayr and District Citizen's Association Annual Meeting

The Ayr and District Citizen's Association held their annual meeting on July 14th at the Kirkwood Apartments, Ayr to which the public was invited to attend.

The main purpose of the meeting was to present the financial statement for the five months ending May 31st and to elect new directors for the ensuing year. For anyone interested, copies of the annual statement are available at the Canada Trust Office, 14 Northumberland Street, Ayr.

The new directors are as follows: Warren W. Vincent, Dr George E. D. Wilson, Jane G. Fair, Constance A. Page, Joyce M. Lovett, Frank M. Denouden, Murray E. Smith, John W. Hall, Solomon D. Gole, Dr. Walter J. Bildstein, Stanley R. Dedman, Edith L. Hall, Wallace G. Moore, Thomas A. Hall, Walter Yuzwa, Mary Louise Taylor.

Following the annual meeting, the directors met and elected the officers for the ensuing year as follows: Warren W. Vincent, Chairman; Frank M. Denouden, vice-chairman; Joyce M. Lovett, secretary; Jane G. Fair, treasurer.



PRESENT CHEQUE — Although the lobby at the Ayr apartment building is barren at present, soon furniture will fill the empty hall, aided in part by contributions from local service clubs. Last week the U-Go I-Go Club of Ayr presented the Ayr and District Citizens' Association with a $500 cheque to aid in purchasing furnishings. Pictured above (left to right) are: North Dumfries councillor Frank Denouden; Mrs. Joyce Lovett, representing the Ayr Citizens' Association and Julie and Don Eby of the Ayr U-Go I-Go Club. The club also donated $500 to the children's summer playground programme last summer.

Ayr and District Citizens Association,
Box 322,
Ayr, Ontario,
NOB 1EO.

August, 1981.

Information relative to apartment building now under construction on Stanley Street, Ayr.

(1) There are 26 single (including 2 for handicapped persons) and 4 2-bedroom apartments.

(2) The single bedroom apartments are approximately 510 sq. ft. in size. In addition to the bedroom there is a living-dining room, bathroom and kitchen complete with stove and refrigerator. There is also a private balcony, storage room and storage space in the basement of the building.

(3) There is a central lounge with kitchen facilities for the use of residents and their guests.

(4) Laundry facilities are available on each floor in the building.

(5) Electric heating is used throughout. Cable T.V. is available.

(6) A small plan of the building is available. You may wish to indicate your preference for location.

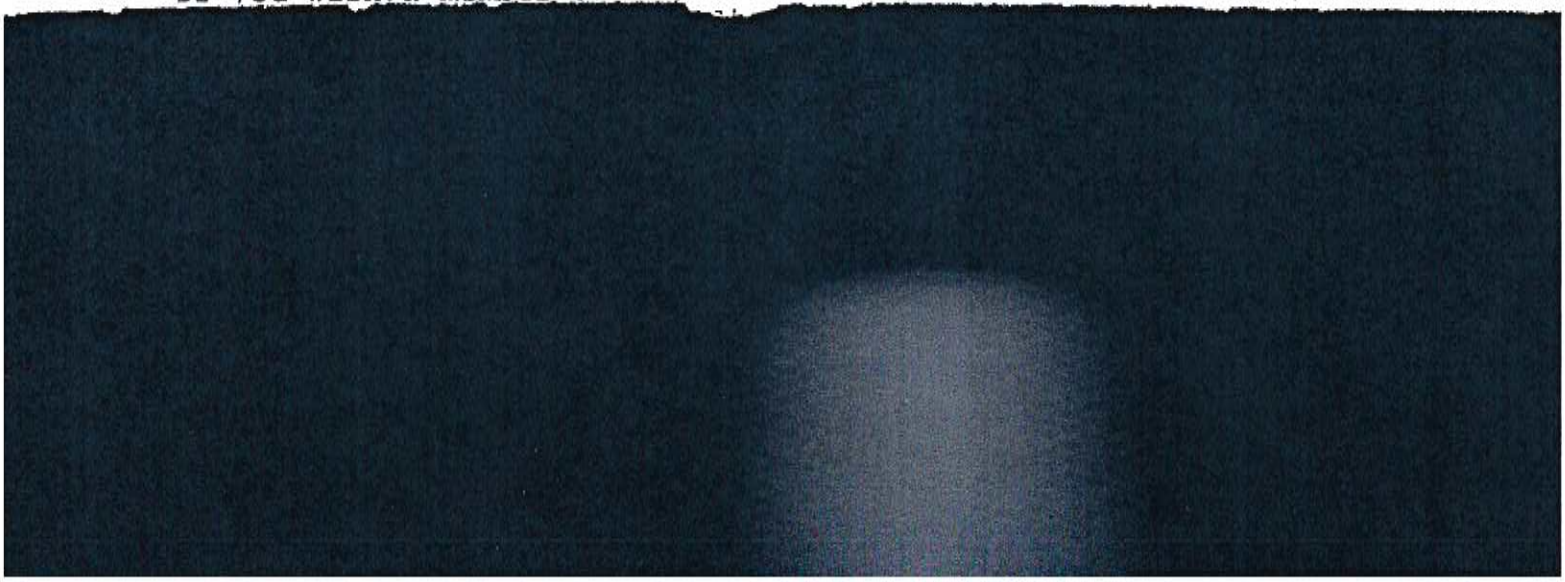
(7) Larger and more complete plans of the building may be seen during regular office hours at the Canadian Imperial Bank of Commerce in Ayr.

(8) Rental rates are approximately $260.00 per month for the single bedroom apartment and $290.00 per month for the double bedroom accommodation. This is your total charge except for telephone and Cable T.V.

(9) Completion date is scheduled for February, 1982.

(10) Application forms should be completed as soon as possible and forwarded to Mrs. Joyce Lovett, Box 322, Ayr, Ontario, NOB 1EO by the 15th October, 1981.

If you wish,a member of the Admissions Committee will meet with



(Suggested description of building available at Public Meeting)

As you probably are aware, the Adult Apartment building which for so long has been planned for Ayr is well under construction. Its completion is scheduled for February, 1982.

A few facts about the apartment:

(1) There are 26 single and 4 2-bedroom apartments.

(2) The single bedroom apartments are approximately 600 sq. ft. In addition to the bedroom, there is a living-dining room, bathroom and kitchen, complete with stove and refrigerator. There is also a private balcony, storage room and storage space in the basement of the building.

(3) There is a central lounge with kitchen facilities for use of the residents and their guests.

(4) A coin laundry is available on each floor in the building. There is also a hair dressing room.

(5) Electric heating is used throughout. Cable T.V. is available.

(6) A plan of the building is attached - you may want to choose a particular location.

(7) Larger and more complete plans of the building may be seen at the Canadian Imperial Bank of Commerce in Ayr during regular banking hours.

(8) Rental rates are $250.00/month for a single bedroom and $275.00/month for double bedroom accommodation. This is your total charge except for telephone and cable T.V.

If you wish, a member of the admissions committee will call on you to answer any further questions you may have.

Application forms to be completed as soon as possible and forwarded to Mrs. Joyce Lovett by the 15th October, 1981.

AYR & DISTRICT CITIZENS ASSOC.

128 Piper Street,
Ayr, Ontario,
N0B 1E0,
June 25th, 1981.

Mr. J. Patterson,
106 Northumberland St.,
Ayr, Ontario,
N0B 1E0.

Dear Mr. Patterson:

The Board of Directors of the Ayr & District Citizens Association extend to you our sincere appreciation for your donation of a shovel for our sod-turning ceremony last Sunday. We plan to have it suitably engraved and placed appropriately in the Apartment Complex when it is completed.

Yours sincerely,

Joyce Lovett,
Secretary,
Ayr & District Citizens Assoc.

Apartments #1001 + #102 Added Aug/2003

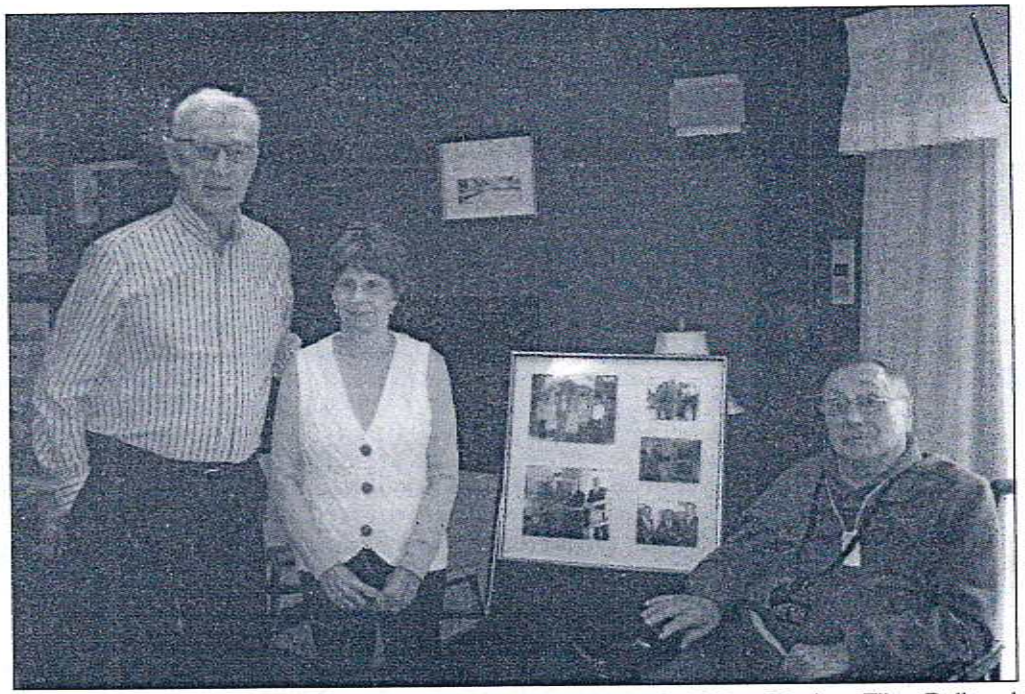


August/2003

NEW APARTMENT UNITS DEDICATED — A short ribbon cutting ceremony was held on Wednesday evening of last week, when two new apartment units were officially dedicated. The units were created from existing rooms at Kirkwood apartments in Ayr with the assistance of a $20,000 grant from the Region of Waterloo's affordable housing strategy fund. Dennis Charrette of the Ayr and District Citizens' Association said, "With this success, we are also now looking to continue to develop further affordable housing, with the possible expansion of the Kirkwood building and the development of the remaining land into even more apartments for seniors in North Dumfries". The new units rent for $620 a month, including hydro and under an agreement with the Region must remain affordable for 20 years. In the photo, (left to right, those named without a title are members of the Ayr and Dist. Citizens' Assoc.): North Dumfries mayor Joe Martens, regional councillor Sean Strickland, Kay McRae, Dennis Charrette, Norma Roper, Sue Foxton, apartment resident Shirley Thorne, Burk Wood, apartment resident Stan Thorne, regional councillor Tom Galloway, regional chairman Ken Seiling and regional councillor Jane Brewer.



Kirkwood Apartments chairperson Bonnie Brown lights the Kirkwood Apartments mortgage papers on fire now that the debt has been paid in full. With her are, from left: former boardmember Henry Gacparski, board member Dorothy Mitchell, resident Dorothy Todd, resident Kay McRae, board member Jean Fraser, Bonnnie Brown, and North Dumfries Mayor Sue Foxton.



Founding Kirkwood Apartments board members, from left: Harley Forden, Ellen Poll and Warren Vincent.

Kirkwood Apartments burns its mortgage

In the early 70s a need was realized for smaller housing for seniors needing or wanting to leave their current homes and still stay in the village of Ayr.

A group of Ayr residents, who would later form the Ayr and District Citizens Association, nurtured and supported the idea of Ayr having its own low rental adult housing complex. The steering committee began investigating government programs, possible sites for a building, did need studies and of course the dreaded financing that would be required. Eventually the Canada Mortgage and Housing Corporation came on board for the financing. The site was chosen on Stanley Street, comprising of the Ayr Broiler lands and vacant church property. Cortes Architects of Waterloo was hired and a 30-unit apartment building was designed.

The sod turning ceremony took place on June 24, 1981 and an open house took place on November 14, 1981 with completion on construction in January 1982.

Over the years, the volunteer board of the Ayr and District Citizens Association have continued to maintain the building and property known as Kirkwood apartments and converted rooms on the lower level to add two more units. Over the 35 years there have been more than ninety members of the board who work to keep Kirkwood such a wonderful part of Ayr.

The apartments are always full as there is a long waiting list of applicants looking to live there. John Cornford has been a tenant for 31 years and Dorothy Todd for 28 years. The lovely common room is used

keep Kirkwood such a wonderful part of Ayr.

The apartments are always full as there is a long waiting list of applicants looking to live there. John Cornford has been a tenant for 31 years and Dorothy Todd for 28 years. The lovely common room is used for many tenant functions.

On Sunday, April 30th a celebraton was held to burn the mortgage. All the past board members were invited back and given a big thank you from current Chairperson, Bonnie Brown.

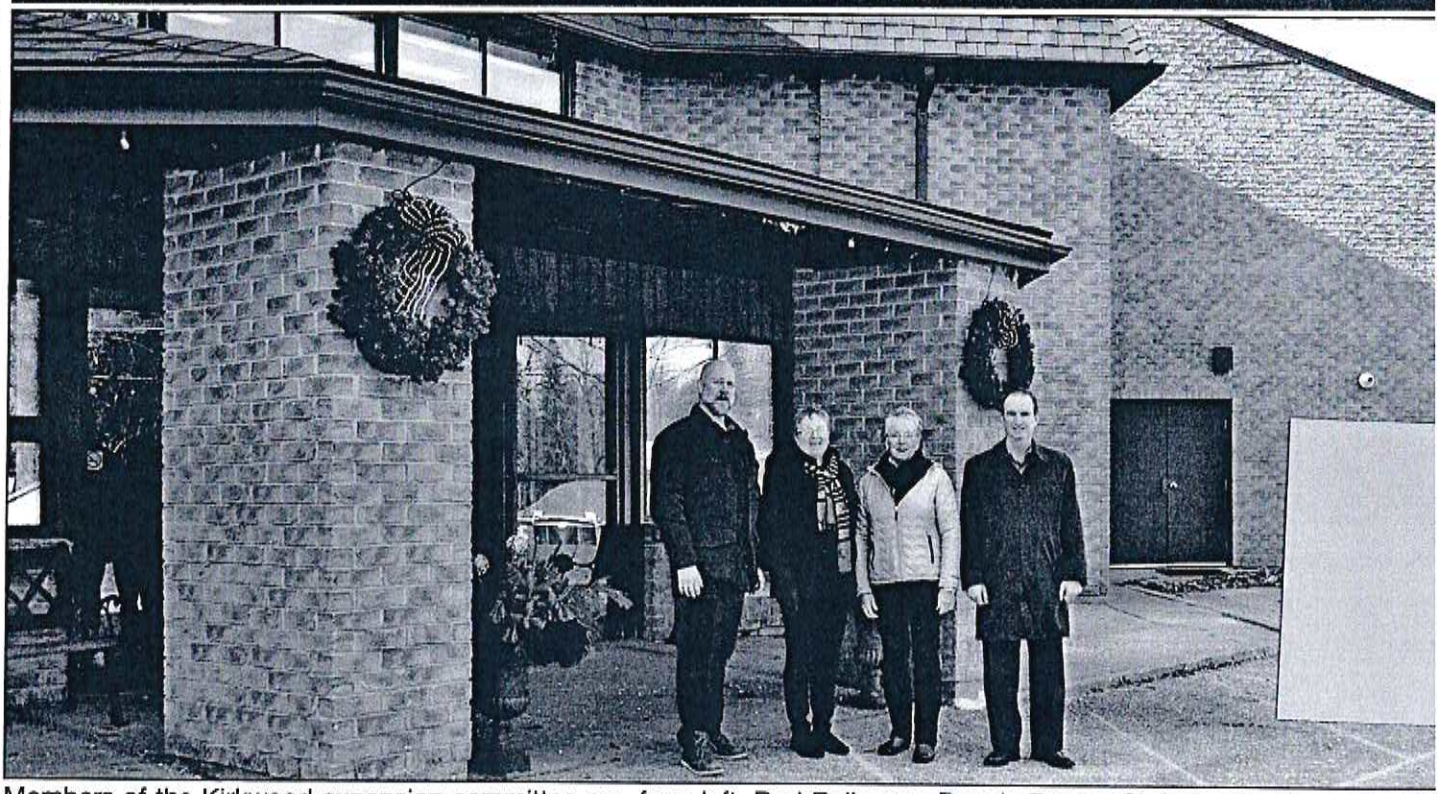
Three original board members were in attendance. Warren Vincent, 1st Chairperson; Ellen Poll, 1st Vicechair and Harley Forden. Board members and tenants enjoyed cake and refreshments and the mortgage was burnt outside.

Without the vision of members of the Ayr community over 40 years ago, Kirkwood would not exist. It is amazing what determined and dedicated people can accomplish in a small community. You have much to be proud of!

The current board members and similarily minded members of the community are now actively looking into further development if possible. There is definitely a need for the next level of care in the community. Too many people have to leave their homes when their needs require more care.

Anyone interested in helping achieve these goals are more than welcome to contact Tim Dawkins or any board member and become part of the next adventure.

Vol. 120 — No. 48 AYR, ONTARIO, WEDNESDAY, DECEMBER 13th, 2017



Members of the Kirkwood expansion committee are, from left, Rod Rolleman, Bonnie Brown, Christine Cochrane, and Michael Schmidt.

Kirkwood Apartments plan for expansion

by Irene Schmidt-Adeney

More affordable housing units are coming to downtown Ayr.

The building committee of Kirkwood apartments has begun the process to build 16 subsidized apartment units in a two-storey expansion at the front of the existing building.

"We are proposing to add at least a two-storey building that will be joined by a common area, utilizing the existing elevator, if possible," said Michael Schmidt co-chair of the committee.

The Ayr and District Citizens Association, which operates Kirkwood, has struck a building committee. Schmidt and Tim Dawkins are co-chairs of the committee and members include: Rod Rolleman, Rob Rotteveel, Jeff Zytariuk, Bonnie Brown, Chris Cochrane, George Schmidt (Kirkwood Management).

The committee is in the process of making a request for proposals to build eight units of affordable housing in a third storey to the new building. The federal government is currently offering up to $150,000 in a grant for each unit of affordable housing. Schmidt said the third storey of affordable units will only be added if the grant is obtained. He said that the township and the region are both assisting with the grant application, and so far there has been no opposition to the project.

Kirkwood Apartments currently has 32 apartment units in two storeys and a below ground level, a combination of subsidized and affordable housing.

"We would consider the 30 units as subsidized as these units receive an ongoing operation subsidy until their agreement with the Central Mortgage and Housing Commission (CMHC) expires," said Jeff Schumacher, supervisor of housing initiatives for Waterloo Region. "The two units added in 2003 would be considered community or affordable housing."

Earlier this year, the committee received $90,000 through CMHC SEED program, in the form of a $40,000 grant and a $50,000 no-interest loan. The funds will pay for a geotechnical study, environmental assessment, GRCA application, and a Cultural Heritage Impact Assessment application to the township.

The committee is in the final stage of hiring the architect and hopes to have the plans and contractor in place by August 2018. They have a vision for Kirkwood that includes enhanced programs for seniors.

"There could be a seniors' centre in the lower level of the new buildin with a day-program for seniors," sa Schmidt.

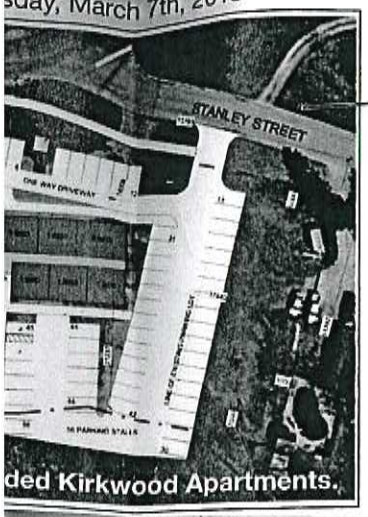
"We could bring in an Integrate Assisted Living Program. Communi Care Access Centres (CCAC) has hub of care workers that would be o site 24 hours a day providing care f seniors within a five-to-seven kilom tre radius of Ayr. This would includ the rural areas."

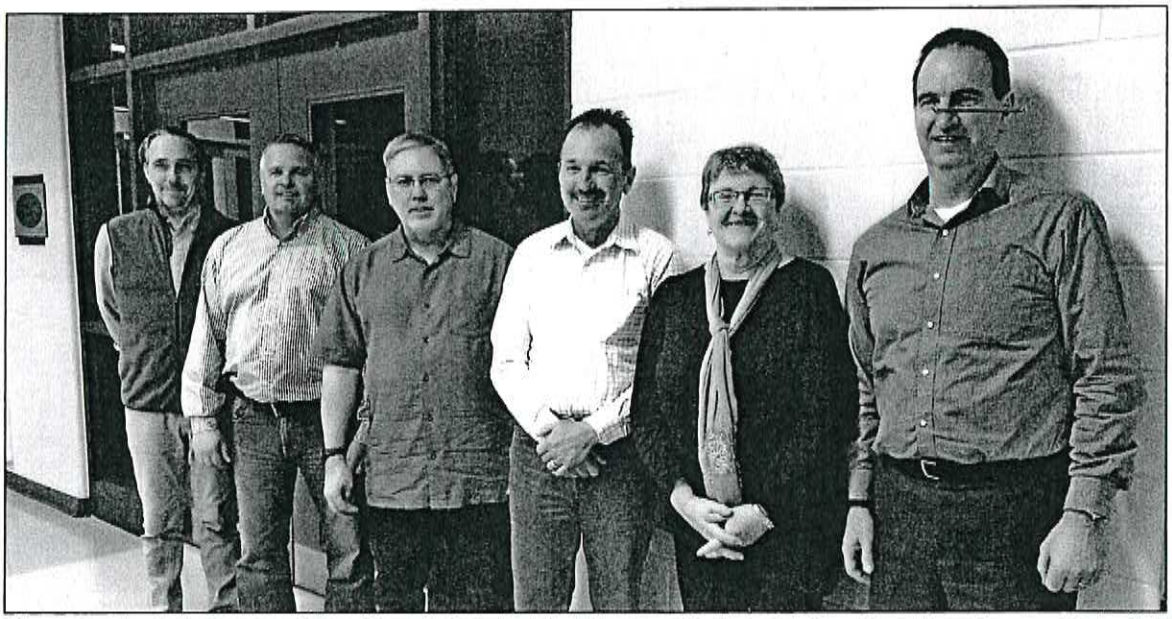
MP Bryan May is currently th chair of the federal housing commi sion and recently the commissio implemented a Long-Term Affordabl Housing Strategy.

"The national housing strategy working to make homes more affor able, and create more affordable hou ing units that meet people's need so I would say that any project that working to increase the number those units that are available woul be in alignment with that strategy said May.

Kirkwood was built in 1981 and o fers rent-controlled housing in a lo income adult building.

The mortgage for the constructio of Kirkwood was paid off in January this year, and that means that fund are available to invest in the expan sion.





Kirkwood building committee, from left Jeff Zytariuk, Rob Rotteveel, Tim Dawkins, George Schmidt, Bonnie Brown, Mike Schmidt. Absent from the photo was Christine Cochrane, Rod Rolleman.

North Dumfries Council welcomes the expansion of Ayr's Kirkwood Apartments

By Irene Schmidt-Adeney

A citizen's building committee that is leading the expansion of the Kirkwood apartments in downtown Ayr hopes to have shovels in the ground by next year.

Last week, the committee and planner Tim Welch attended North Dumfries Council to outline the plans for expansion.

"Council welcomes the proposed expansion at Kirkwood and concurs that there is a need for more rental units targeted to the seniors' population in North Dumfries," commented CAO Andrew McNeely after the meeting.

The cost of the expansion is estimated at $3.5-million.

The proposed development would be a three-storey, 24 unit addition onto the existing building. The addition would extend from the front of the existing building and run parallel to Stanley Street. It would contain 21 one-bedroom units, approximately 600 square feet each and three two-bedroom units, approximately 800 square feet each. There would be common space and storage in the basement.

Kirkwood Apartments currently has 32 apartment units in two storeys and a below ground level, which are a combination of subsidized and affordable housing.

Council believes there would be funds available to offset the cost of the project through programs run by the region.

"We are one of the few communities that don't have a lot of regional facilities," said Mayor Sue Foxton. She said there could be funds available to reduce the development charges that could amount to over $80,000. The building committee is also asking the township to waive the need for a Cultural Heritage Impact Assessment (CHIA).

The federal government is currently offering up to $150,000 in a grant for each unit of affordable housing.

Welch said that 13 one-bedroom apartments and three two-bedroom units would have a monthly rent that is 90% or less that the average market rent for the area.

"The association is in excellent financial health," said Welch.

Through refinancing, the association would have equity of approximately $1.6-million to offset the cost of construction.

> *"We are one of the few communities that don't have a lot of regional facilities."*
>
> **Sue Foxton**
> **North Dumfries Mayor**

In 2017, the committee received $90,000 through the Canada Mortgage and Housing Corporation SEED program in the form of a $40,000 grant and a $50,000 no-interest loan. The funds will pay for a geotechnical study, environmental assessment, Grand River Conservation Authority application, and a Cultural Heritage Impact Assessment application to the township.

The building committee has hired firms to begin the required environmental and

Region will fund 10 more units at Kirkwood Apartments

June 20, 2018

By Irene Schmidt-Adeney

The Region of Waterloo Community Services has recommended the approval of $1.2-million in funding for 10 apartments in a 24-apartment expansion at Kirkwood in downtown Ayr.

The Kirkwood Expansion Committee requested funding for 12 apartments in the application to the region. The committee will have to find funding for 14 apartments, if the project is to remain at 24 additional units. The proposal is currently for 21 one-bedroom units and three two-bedroom.

"Pending a minor variance from the township on the number of units and number of storeys, we are moving forward with securing the remainder of the funding," said Michael Schmidt, co-chair of the expansion committee. "We are expecting that the funding will be in place by August."

The funding must be in place before the region will release the funds.

The minor variance will come to North Dumfries for approval on Tuesday, June 26.

Schmidt said the committee has been approached by private lenders, but the committee is hoping to be approved by Central Mortgage and Housing Commission (CMHC) for the remaining funds. Total cost of the expansion is estimated at $3.5-million.

Nith Valley Construction has been hired as the contractor and the architect is SRM of Kitchener.

"If everything moves forward it's possible that we start construction in the fall," said Schmidt.

Schmidt and Tim Dawkins are co-chairs of the committee and members include: Councillor Rod Rolleman, Rob Rotteveel, Jeff Zytariuk, Bonnie Brown, Chris Cochrane, George Schmidt (Kirkwood Management).

The Ayr & District Citizens Association, a volunteer group, has operated Kirkwood Apartments since 1981. In 2002, the Region provided funding to create two additional apartment units in the existing building. The mortgage for the construction of Kirkwood was paid off this past January.

North Dumfries Committee of Adjustment meeting

July 4, 2018

The Township of North Dumfries held a public meeting on Tuesday, June 26 for two applications to the Committee of Adjustment.

Kirkwood Apartments

A minor variance application was approved for Ayr and District Citizens Association, 191 Stanley Street, Ayr (Kirkwood Apartments). The application was to allow an increase in the maximum number of dwelling units permitted from 48 units to 56 units; and also to increase the maximum height of the building from 2.5 storeys to three stories. Since the entirety of the subject lands are regulated by the GRCA, an Environmental Impact Study is being completed.

A Main Street resident was concerned with the number of visitor parking spaces. She felt that there were not enough and people would be parking on the street. Tim Welch, consultant for the project said there would be 59 parking spaces and nine visitor parking spaces. The neighbouring property owner has no concern about the minor variances, but is concerned that the three-metre buffer is not sufficient for stormwater management during the spring runoff.

Welch said that the site plan has not been completed and neighbours will be made aware of any final decisions on parking spaces and stormwater management.

July 18, 2018

Kirkwood is reducing the number of new apartment units

By Irene Schmidt-Adeney

The Kirkwood expansion committee has decided to reduce the number of new apartments at Kirkwood in Ayr. Instead of the proposed 24 units, there will now be 21.

Co-chair of the expansion committee Michael Schmidt said there were concerns from the neighbours regarding the parking.

"There was pressure with the number of parking spaces and snow removal," said Schmidt. "Reducing the number of units will give 600 square feet more in the parking lot to open up eight parking spaces."

Township offers some financial support for expansion of Kirkwood apartments

North Dumfries Council approved approximately $128,000 in a financial support for the expansion of Kirkwood apartments in downtown Ayr that comes from the waiving of building permits fees ($40,000), cash-in-lieu for parkland ($59,943.45), and a refund of development charges for 10 of the 24 proposed units ($28,329.10).

Schmidt had requested a refund of all development charges for the originally proposed 24 apartment units.

"We are going to have to raise funds for the 14 [remaining] units," said Schmidt. "It's important that as a town, we treat all of these units equally."

Since the meeting, the expansion committee has removed three units from the proposal.

For the remaining 11 units, the township is going to defer the payment of the development charges for 20 years, giving the Ayr & District Citizens Association time to pay off the mortgage.

"The money has to come from somewhere. So, it will have to come from the remaining units," said Schmidt. He was referring to a higher rental fee that would have to be charged on the remaining units to cover the cost of the development charges.

"We are trying to do this project for the good of the citizens of Ayr," said Schmidt. "These are seniors that can't afford any more than they can pay."

CAO Andrew McNeely said that the current Development Charges By-law doesn't allow for the waiving of fees, only a deferral. He said the by-law would have to be amended, which would include a public meeting. Council was not in favour of amending the by-law.

In June, Waterloo Region approved $1.2-million in funding for 10 of the new apartment units at Kirkwood. Total cost of the project is estimated at $3.5-million.

The proposed development is now planned to be a three-storey, 24-unit addition onto the existing building. The addition would extend from the front of the existing building and run parallel to Stanley Street. It would be mostly one-bedroom units, approximately 600 square feet each and a few two-bedroom units, approximately 800 square feet each. There would be common space and storage in the basement.

Kirkwood Apartments currently has 32 apartment units in two storeys and below ground level, which are a combination of subsidized and affordable housing.

The expansion committee, led by co-chairs Schmidt and Tim Dawkins, hopes to have funding in place by August. Other committee members include: Rod Rolleman, Rob Rotteveel, Jeff Zytariuk, Bonnie Brown, Chris Cochrane, and George Schmidt (Kirkwood Management). Nith Valley Construction has been hired as the contractor and the architect is SRM of Kitchener.

It is anticipated that the development process could be completed by spring 2019 and it would take about one year to complete the expansion.

MP Bryan May supports expansion of the Kirkwood apartment building

by Irene Schmidt-Adeney

MP Bryan May expressed his support for an expansion at the Kirkwood apartment building in Ayr at a meeting held with a representative of the Canadian Mortgage and Housing Association (CMHC) on Thursday, July 18th.

"They have a great community, there, and I'm happy to see how involved everyone is in this project," said May. "Affordable housing is critical, and I want to make sure that the housing expansions in North Dumfries are accessing all the resources available."

There is a proposal to add 21 apartment units for seniors to the complex which presently has 32 units. There are presently a mix of subsidized rental units and others that are paying less rent than the market average. The new units will also be rented at a subsidized rate and below market rate.

Total cost of the project is estimated at $3.5-million.

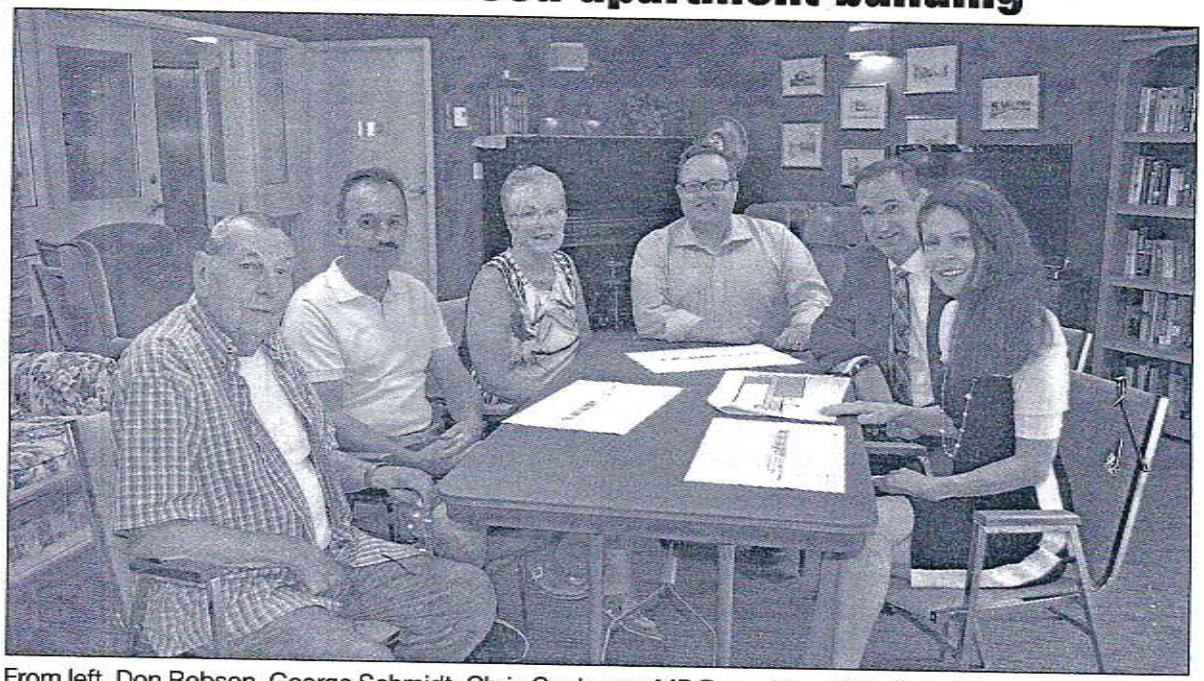
CMHC representative Judy Binder toured Kirkwood before the meeting and then met with members of a volunteer committee that is leading the expansion project.

"We have submitted an application to the CMHC National Housing Co-Investment Fund for $600,000 in capital funds and a low interest loan to cover the remaining $1.2 million for the project," said committee co-chair Mike Schmidt.

So far, the committee has secured $1.2-million in funding from Waterloo Region through a program run by the federal government.

"The federal government was able to provide $1.2 million through the Investment in Affordable Housing (IAH) previously for this project," said May. "I'm glad that they're considering North Dumfries among their local priorities for this federal funding."

The proposed development is planned to be a three-storey, 21-unit addition onto the existing building. The addition would extend from the front of the existing building and run parallel to Stanley Street. It would mostly one-bedroom units, approximately 600 square feet each and a few two-bedroom units, approximately 800 square feet each. There would be common space and storage in the basement.



From left, Don Robson, George Schmidt, Chris Cochrane, MP Bryan May, Mike Schmidt, and Judy Binder.

It is anticipated that the project could begin in the spring of 2019 once funding is in place. It will take about one year to building the addition.

Kirkwood expansion is elevated for CMHC funding

Oct 2018

The Kirkwood apartment expansion is one step closer to receiving a $900,000 grant and low interest funding from the Canadian Mortgage and Housing Corporation (CMHC).

"The more relief we can get on the interest rate, the better it will be for Kirkwood residents on the cost of their rent," said Kirkwood expansion committee co-chair Michael Schmidt.

"The next stage of the application process will comprise of a more detailed review an assessment of your project proposal," according to a letter from CMHC. "It will include, amongst other things, the confirmation of various project details and a detailed assessment of project viability. Based on these factors, CMHC will reach a determination of the final CMHC funding amount."

The total cost of the expansion is estimated at $3.5-million and the Region has already committed $1.2-million in funding.

"One of the Region's conditions is that we need to have a building permit by March 31st," said Schmidt.

Schmidt said the committee is hoping that CMHC funding will be in place by December 31st.

MP Bryan May is supportive of the project, "I know how critical affordable housing is for North Dumfries. I am pleased to see that this application is moving along and I look forward to supporting Kirkwood and other housing projects in Cambridge and North Dumfries under the new National Housing Strategy."

The current proposal is for a 24-apartment expansion at the existing building in downtown Ayr, a combination of 21 one-bedroom units and three two-bedroom.

Schmidt and Tim Dawkins are co-chairs of the committee and members include: Councillor Rod Rolleman, Rob Rotteveel, Jeff Zytariuk, Bonnie Brown, Chris Cochrane, George Schmidt (Kirkwood Management).

Kirkwood apartments have been operated by the Ayr & District Citizens Association, a volunteer group, since it opened in 1981. In 2002, the Region provided funding to create two additional apartment units in the existing building. The mortgage for the construction of Kirkwood was paid off this past January.

Neighbours and residents get first look at designs for Kirkwood expansion

By Irene Schmidt-Adeney

The feedback was positive at the unveiling of the design for a 21-unit expansion at Kirkwood apartments in downtown Ayr. An open house was held for residents who live in 32 apartments at Kirkwood and neighbours to the building.

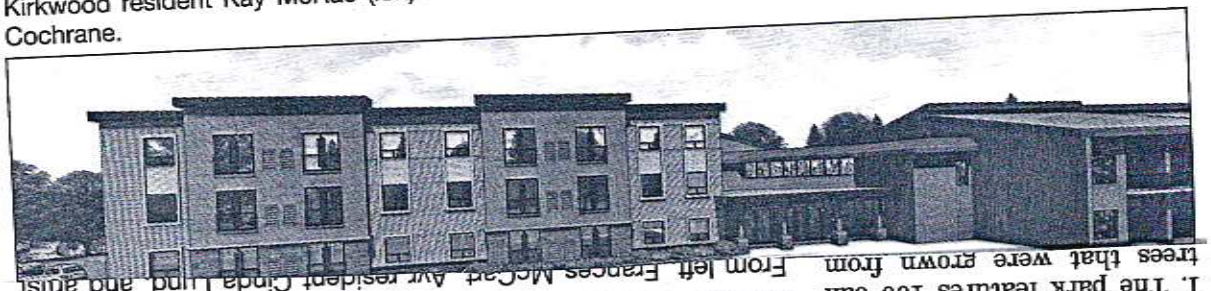
Presentations on the proposed four-storey addition were given by consultant Tim Welch, architect Ryan Hicks and Bob Zehr of Nith Valley Construction.

There will be 18 one-bedroom apartments and three two-bedroom units. They will range in size from 610 square feet to 850 square feet with individual heat control and Juliette balconies. Five of the units will be wheelchair accessible and there will be a laundry room in the addition.

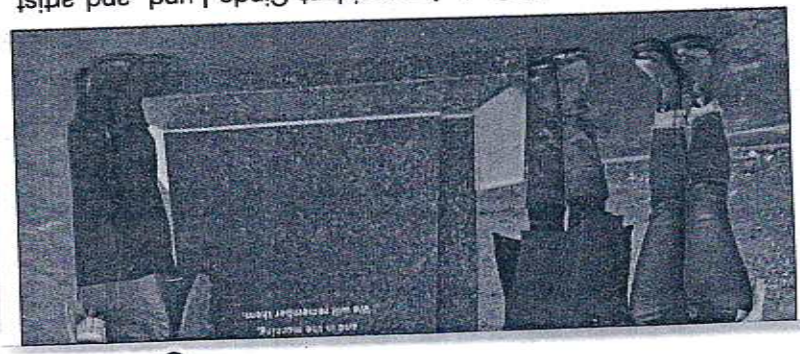
Welch explained that the goal is to have up to five affordable units in the addition, and the rest of the units will be rented at less-than-market rates. Welch said that the affordability component of the units is contingent on receiving funding from the Canadian Mortgage and Housing Corporation (CMHC). To maintain the construction schedule, CMHC funding must be in



Kirkwood resident Kay McRae (left) looks over the design with building committee member Christine Cochrane.



From left, Frances McCart, Ayr resident Cinda Lund, and artist



Ridge Monument.

Hilton-Moore created the sculpture for The Bugler, which was then cast in bronze.

The ceremony to open the four-acre park, which is adjacent to Vimy Ridge was held on Friday, November 9th, two days before the 100th anniversary of the end of World War I. The park features 100 oak trees that were grown from

North Dumfries Township waives additional building fees for Kirkwood expansion

By Irene Schmidt-Adeney

North Dumfries Township Council has agreed to waive an additional $17,300 in building fees associated with the expansion of Kirkwood apartments in downtown Ayr. Recently, the building committee comprised of nine volunteers learned that it would be billed $17,300 for the site plan application and review fee.

There will be 21 new apartment units built at Kirkwood and they are intended to offer affordable living.

Kirkwood building committee chair Mike Schmidt and several members of the expansion committee appeared before council on Monday, December 10th to request the waiver.

"We are here tonight to address what we consider to be an oversight when we last appeared before council on Monday, July 9th," said Schmidt. "At that time, council agreed to provide certain concessions to our project through the deferral of some fees and the waiving of others. Our committee's impression was that when a 100% reduction was given on the payment building permit fees, that this included all fees relating to construction."

Schmidt said that if the fees had not been waived, they would have been passed along to residents in the form of increased rent. Kirkwood is one of the few locations in North Dumfries offering affordable housing.

In addition to waiving approximately $133,000 in other building fees, the payment of $54,000 in fees will be deferred for a period of 20 years.

The project will be required to pay $78,000 in fees and development charges.

Schmidt said that other cities in the region don't charge property taxes for affordable housing units. North Dumfries has not provided Kirkwood apartments with a reduction in property tax.

Construction of the expansion is currently estimated at $4.5-million dollars, which does not include a Canadian Mortgage and Housing Corporation (CMHC) grant that will reduce this cost. The committee is still waiting to hear from CMHC regarding the approval of a $900,000 grant and low interest loan. Waterloo Region has committed $1.2-million in funding.



Karen Redman visits Kirkwood apartments in Ayr to view expansion site. From left, Bonnie Brown, Chair of Ayr & District Citizens Committee; Deb Schlichter, Director of Waterloo Region Housing Services; Margaret McCreery, North Dumfries Councillor; Karen Redman, Waterloo Region Chair; Pam Gillespie, North Dumfries Councillor; Christine Cochrane, Kirkwood Building Committee; and Mike Schmidt, Chair of Kirkwood Building Committee.

Karen Redman tours site

Recently, Waterloo Region chair Karen Redman toured Kirkwood and looked over plans for the expansion. Several residents and building committee members were on hand to greet Redman along with Deb Schlichter, Director of Waterloo Region Housing Services.

In an interview with the Ayr News following the tour, Redman said that she was impressed with the due diligence that has been performed by the building committee.

"This is a group that has some experience and then they called in the expertise that they needed," said Redman.

Kirkwood is the one of the few rental apartment buildings in Ayr and the only one that offers a below-market rental rate. It was built in 1980 and has been operated by the Ayr & District Citizens Committee, a group of volunteers. When the mortgage was paid off, it was decided to expand the 32-unit building by 21 units.

"I think it's important that people who live in Ayr and the surrounding are able to age in place" said Redman. "This provides another option for residents to stay in the community that they have lived in for so many years."

The plan is have construction start in March 2019 and would be completed by the end of 2020.

Waterloo Region could grant Kirkwood expansion $220,000

Feb 6/19

By Irene Schmidt-Adeney

Waterloo Region Community Services Committee has recommended that the region grant approximately $220,000 in development charges for the Kirkwood apartment expansion in Ayr.

"These funds are a welcome contribution from the region that will help keep the new apartment units affordable," said project chair Michael Schmidt.

The development charges would be paid through the region's Affordable Rental Housing project, and would be funded from a combination of the region's Housing Incentives Reserve and the Developing Opportunities for Ontario Renters (DOOR) fund. In 2007, the region received $11.4-million from the province to establish the DOOR fund and there is approximately $2.64-million remaining in this fund.

The Kirkwood expansion is one of three projects that will be recommended to have development charges funded using these funds. Altogether, the development charges for the three projects totals $752,800.

There are 21 new apartment rental units being built at Kirkwood that are intended to offer affordable living for seniors. The cost of the project is currently estimated at $4.5-million.

To date, North Dumfries Council has agreed to waive fees totalling $118,000 for the expansion.

The payment of $54,000 in charges is being deferred by the township for 20 years.

The building committee is waiting to hear if a grant and low interest loan has been approved from the Canadian Mortgage and Housing Corporation.

"Ayr and District Citizen's Association applied to the National Housing Strategy's Co-Investment Fund to obtain additional funding for the 21-unit expansion. Our application was initially prioritized and based on recent correspondence with CMHC we are expecting to receive a contribution letter in the near future which will confirm the contribution and loan amounts," said project consultant Tim Welch.

Waterloo Region doesn't charge property taxes for affordable housing units but North Dumfries Township has not offered Kirkwood apartments a reduction in property tax in the past.

Kirkwood is the one of the few rental apartment buildings in Ayr and the only one that offers a below-market rental rate. It was built in 1980 and has been operated by the Ayr & District Citizens Committee, a group of volunteers. When the mortgage was paid off, it was decided to expand the 32-unit building by 21 units.

The plan is for construction to start in March and would be completed by the end of 2020.

Kirkwood expansion project addresses $800,000 shortfall

By Irene Schmidt-Adeney

The Region of Waterloo has approved a $240,000 interest-free loan for the Kirkwood expansion that will be used to cover an $800,000 shortfall cost of the project.

The Ayr and District Citizens Association had requested $360,000 from the region.

"They [Ayr and District Citizens Association] have indicated that costs have come in at approximately $800,000 over budget due to additional helical piles and heavier foundations required to address undetected soil conditions, additional site services costs, and dramatic increase in construction costs since initial budgeting," said Housing Programs and Development Supervisor Jeffrey Schumacher. "Despite incorporating a ten per cent contingency in the initial capital budget, there is insufficient funding in place to complete the project at the agreed to affordable rents."

The region will transfer the funds from the Housing Revolving Loan Fund that currently has a balance of $450,000.

The Ayr and District Citizens Association is constructing a 21-unit addition to Kirkwood apartment that currently has 32 units. Located in downtown Ayr, Kirkwood apartments offers affordable housing to seniors.

Unforeseen costs arose when the swamp-like conditions were encountered during the construction of the foundation. This meant that 150 helical piles and a heavier foundation had to be installed.

The latest figure for the total cost of the expansion is approximately $6.6-million.

To date, $743,000 in capital has been raised in grants or waivers from Waterloo Region and the Township of North Dumfries; $1.68-million in provincial funding; $1.1-million in federal funding; $580,000 contributed by Ayr and District Citizens Association; and a $1.9-million mortgage against the existing building.

It is estimated that once completed, the appraised value of the entire Kirkwood apartment complex will be $9.7-million.

"This building is owned by citizens of Ayr," said committee member Mike Schmidt.

Any capital that is required to finish the expansion will need to be raised by increasing the rents, something that the Ayr and District Citizens Association is trying to avoid.

"The building committee has worked diligently over the last 18 months to secure funding sources at every level of government to benefit the local seniors who require affordable housing," said Schmidt.

"A lot of our seniors who are of lower income want to remain within the community and we do not have housing for them," said Mayor Sue Foxton.



Helical piles are used to stabilize foundation. The piles can been seen driven into the ground at left and before installation in the foreground.

Kirkwood is one of the few rental apartment buildings in Ayr and the only one that offers a below-market rental rate.

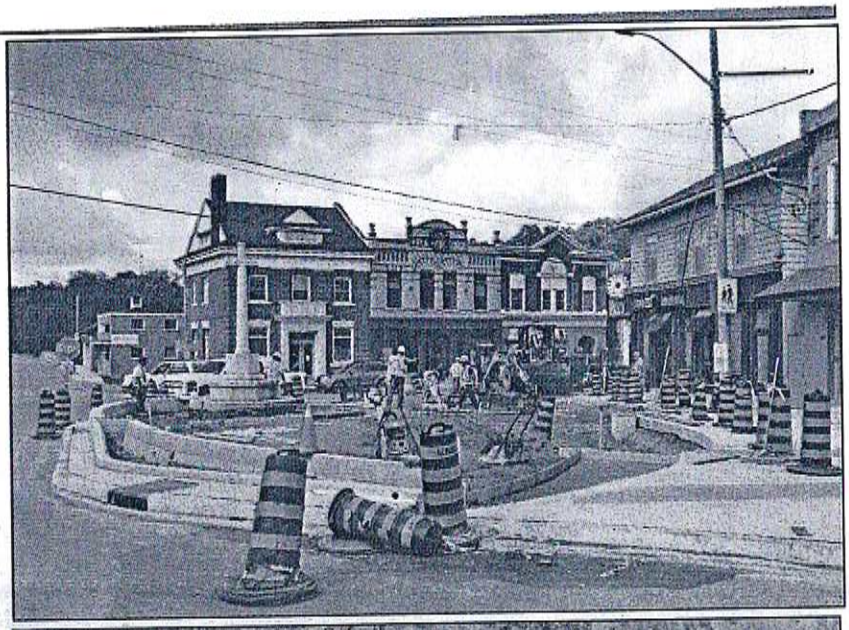
It was built in 1980 and has been operated by the Ayr and District Citizens Committee, a group of volunteers. When the mortgage was paid off, it was decided to expand the 32-unit building by 21 units.

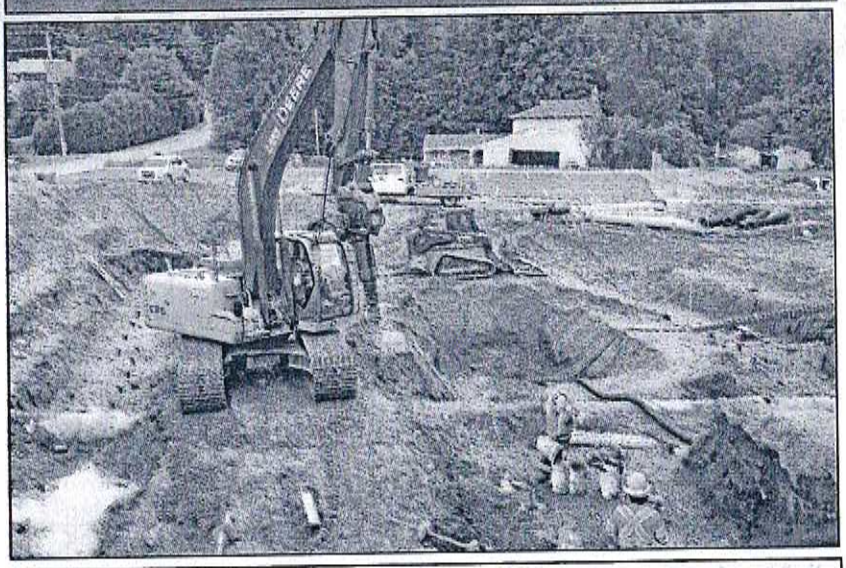
The Kirkwood expansion committee is a group of volunteers co-ordinating the construction project.

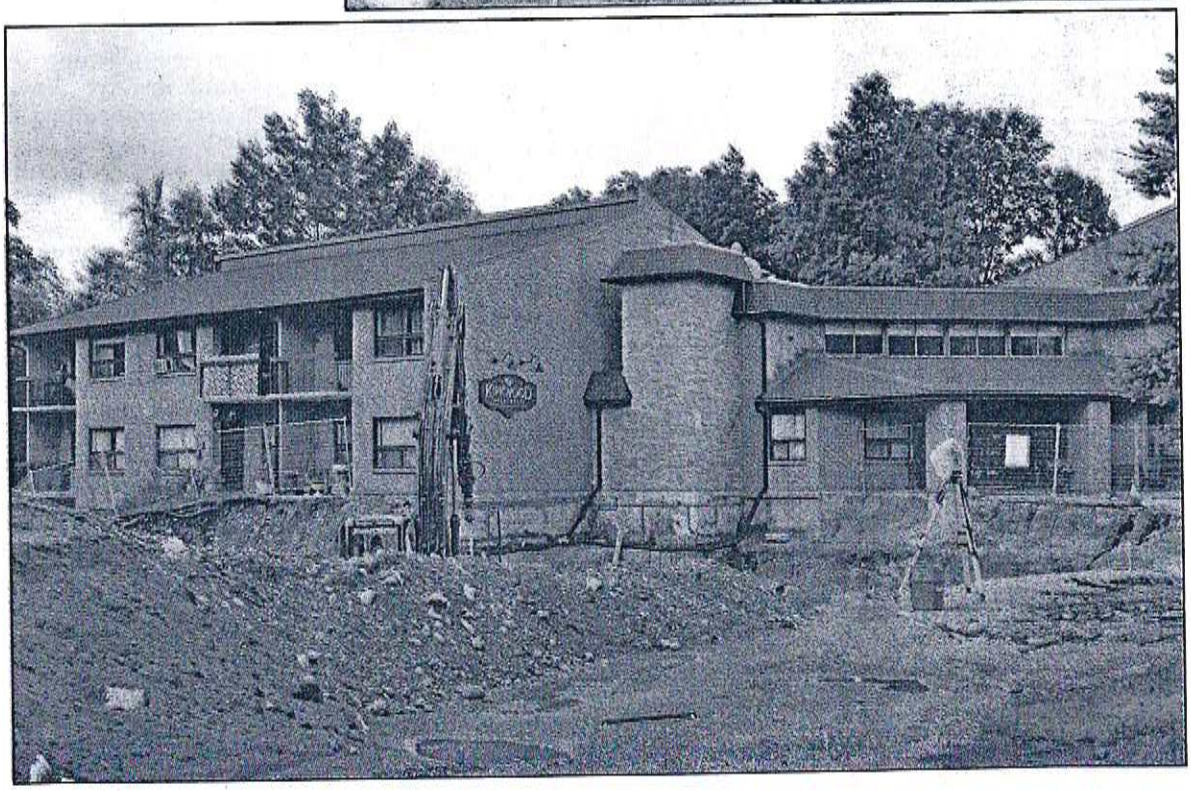
The committee consists of co-chairs Mike Schmidt and Tim Dawkins, Councillor Rod Rolleman, Rob Rotteveel, Jeff Zytariuk, Bonnie Brown, Chris Cochrane, and George Schmidt (Kirkwood Management).

Aug 21, 2019

CHANGES FOR AYR — Progress takes many different forms and this summer has been no exception for the downtown area in Ayr. Above and to the right is work being done to the cenotaph and area as the traffic flow will be permanently diverted from the course it's taken for the last one hundred years. Below, traffic and parking in particular has been rearranged at the Kirkwood Apartment building as helical piles are being driven into the ground prior to the foundation construction. This has been done to prevent any type of movement of the addition in the future. The addition will add twenty-one more units to the apartment building on Stanley Street in Ayr.







Vol. 122 – No. 36 AYR, ONTARIO, WEDNESDAY, SEPTEMBER 18th, 2019 $45 Per Annum – $1.00 each

Discovery of human remains halts Kirkwood construction in Ayr

By Irene Schmidt-Adeney

A story that has been circulated in Ayr over the years appears to be true after human remains were discovered at the Kirkwood construction site, in an area that was formerly the burying ground for the Stanley Street Presbyterian Church.

According to local recollections, when the burying grounds from three former Ayr Churches were closed, there was a charge to move the remains to the Ayr Cemetery. As a result of there being a charge, some of the remains stayed where they were originally buried.

Last Tuesday, the construction workers found the skeletal remains of an unidentified person, undisturbed after at least 100 years.

It is believed that natural erosion caused by recent storms exposed the remains. The skeleton was completely intact and facing east as was the custom, the casket handles remained in position, but the casket had long since decayed.

Construction stopped immediately and Waterloo Regional Police attended the scene. The investigation was turned over to the Ministry of Government and Consumer Services and the registrar of burial sites.

The registrar requires documentation to verify that this was a burial ground and that it was officially closed. The official records were located within the archives of Knox United Church to verify the closure of the cemetery, and they have been forwarded to the registrar.

In the meantime, plans are being made to reinter the remains at the Ayr Cemetery in a gravesite that is owned by Knox Church for purposes such as this.

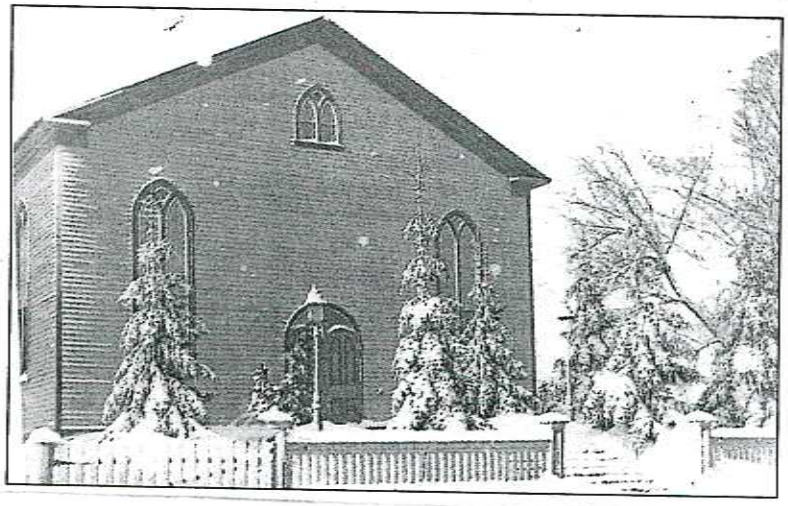
But construction has ground to a halt until the registrar releases the site.

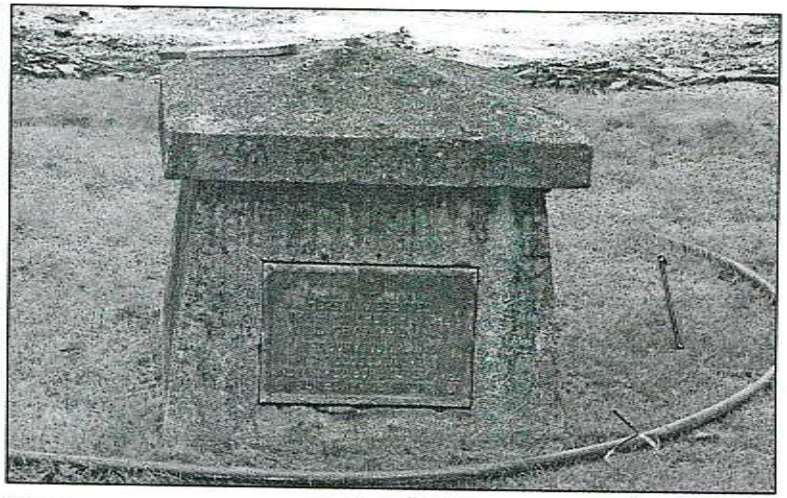
"We have been working very hard to resolve this matter as soon as possible," said Kirkwood Building Committee Chair Mike Schmidt. "As everyone knows, delays cost money, and our committee is trying to keep these apartments affordable for the seniors of our community."

The Kirkwood apartments were built on the site of the former Stanley Street Presbyterian Church. The church opened in 1843 and closed in 1914 when the congregation joined with Knox United Church. The building was demolished in 1915 and the cemetery was closed in 1924.



Above: A tarp covers the place where skeletal remains were found at the Kirkwood construction site on Stanley Street in Ayr. What appear to be coffin handles can be seen on an orange support sticking out of the ground to the right of the tarp. Below left: A photo of the Stanley Street Presbyterian Church, which was demolished in 1915. Below right: The cairn on the property that commemorates the former Stanley Street Presbyterian Church and burying ground.





AYR, ONTARIO, WEDNESDAY, SEPTEMBER 25th, 2019 $45 Per Annum — $1.00 each

Six sets of human remains found so far at Kirkwood construction site

By Irene Schmidt-Adeney

The discovery of human remains at the Kirkwood construction site continues to affect construction of the building, and could add tens of thousands of dollars to the cost after the Ministry of Government and Consumer Affairs sent in a team of archaeologists to excavate the site.

Following the discovery of the first remains by construction workers, two more skeletons have been exhumed by the archeologists, and they say that at least three more remain in the ground under the original parking lot.

"So far, the bill is approximately $19,000 and that was after just one grave was discovered," said Chair of the Building Committee Mike Schmidt. "How far the government is going to take the issue remains to be seen. Our concern is that Kirkwood does not have the financial resources to pay for a prolonged investigation."

Limited construction is underway, but needs to be 10 metres from the site of the burials.

"The goal is to start pouring concrete foundations as soon as possible to stabilize the existing foundation, which is adjacent to the new expansion," said Schmidt.

Archival documents have been found that approved the site for new construction.

In 1924, an Order-In-Council from the provincial government approved the closure of the Stanley Street Presbyterian Church cemetery following a petition by Knox United Church, that owned the site. The petition pointed out that some remains were not removed to the Ayr Cemetery.

Schmidt said a copy of the document was given to the Ministry last week, but so far it has done nothing to stop the excavation of the remains.

The petition declared "that such lands shall no longer be deemed a cemetery, and that such lands may be sold, leased or otherwise disposed of and dealt with by your Petitioners as if they had not been cemetery lands, pursuant to the provisions of Section 33 of The Cemetery Act, being Chapter 261 of The Revised Statutes of Ontario, and amending Acts."

The current conflict appears to have arisen because the current Funeral, Burial and Cremation Services Act (2002) has different regulations than the Cemetery Act in effect in 1924.

Research by the Ayr News indicates that the remains could be the relations of the late Archibald Cuthbertson.

At the time of the 1924 petition, Cuthbertson objected to the cost of moving the remains of his family from the Stanley Street Presbyterian Church burial ground to the Ayr Cemetery, which was $150 per gravesite. He provided the names of 16 relatives whose graves were marked with a tombstone at the Stanley Street site and Cuthbertson said there could be 24 more graves that have no tombstone.

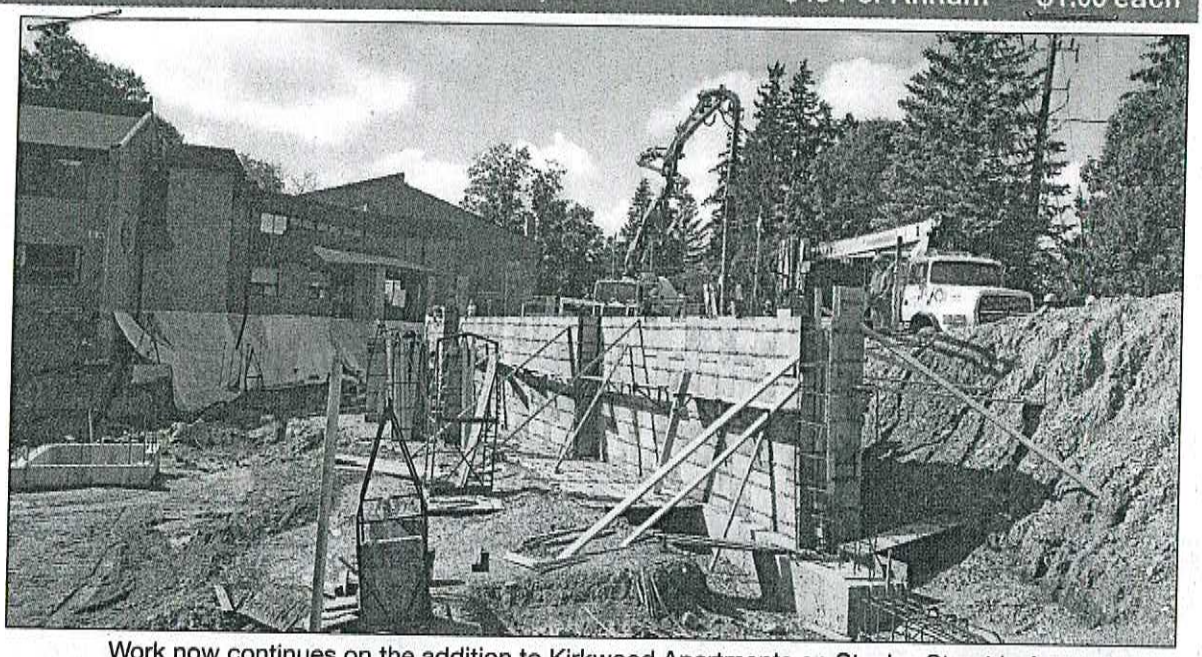
The Cuthbertsons were a large family who lived in Ayr in the 1800s.

ARCHEOLOGICAL TEAM IN AYR - About a half dozen archeologists came to the Kirkwood construction site in Ayr last week to look for human remains. Until 1924, the site was the location of the Stanley Street Presbyterian Church and burial ground. At right: An archeologist sifts through the dirt at the Kirkwood construction site looking for bones. Below: A tarp covers a portion of the construction site where more human remains have been found. Archeologists discovered that three sets of remains are currently under the original parking lot at the front of the building.





ONTARIO, WEDNESDAY, OCTOBER 16th, 2019 $45 Per Annum — $1.00 each



Work now continues on the addition to Kirkwood Apartments on Stanley Street in Ayr.

Archaeological dig costs Kirkwood $15,300

By Irene Schmidt-Adeney

The Kirkwood Apartments Building Committee has applied for financial relief to pay a $15,300 bill that resulted from an archaeological excavation after human remains were found at the site of current expansion project.

"We are seeking financial relief from Director of Burials for the cost," said chair Mike Schmidt.

The Director of Burials is a division of the Ministry of Government and Consumer Affairs that sent in a team of archaeologists to excavate the site last month after construction workers found human remains contained in the remnants of the casket located at the front of the property near Stanley Street.

The amount of the bill is less than the original estimate of $19,000.

The property was the site of the former Stanley Street Presbyterian Church and burial ground that were opened in 1843. The building was demolished in 1915 and the burial ground was officially closed by the government in 1924. At that time, the government was aware that the remains of at least 16 relatives of the Cuthbertson family were left buried at the site.

Official documents were presented to the Ministry by Schmidt but it didn't stop the archaeological excavation.

"There will be more bills unless we can get the Registrar to order them to not dig the three remaining graves that we know about and any others," said Schmidt. "They should remain in their location under the parking lot as they have been for almost 150 years."

Construction ground to a halt for several weeks because of the archaeological excavation and there had been concerns that the existing foundation of the building could be compromised by heavy rains.

"After the slowdown due to human remains being found in the vicinity of the job site, work has now begun again in hopes of getting the three-storey structure closed in before winter wind and snow arrive," said building committee member George Schmidt. "It is hoped that even with the delays, the costs will remain on budget as building progresses."

He said that the remaining burial sites under the existing parking lot closest to the front entrance will not have to be excavated until next summer, if at all.

"The first foundation wall is up, as well as the base for the elevator shaft, and work has been completed on the drainage pipe running the width of the foundation. Footings closest to the existing building are complete and this will allow the foundation walls closest to the building to go up next, then those to the south and east will follow. The balance of the helical piles are installed, which allows those footings to be poured," said Schmidt.

The waiting list for a one-bedroom unit is now in excess of 100 people.

"There is a definite need for the work on the addition to proceed as quickly as possible," said Schmidt.

Kirkwood is one of the few rental apartment buildings in Ayr and the only one that offers a below-market rental rate. It was built in 1980 and has been operated by the Ayr and District Citizens Committee, a group of volunteers. There are presently 32 units that offer affordable housing for seniors in Ayr's downtown core. The expansion will add another 21 units. The total cost of the expansion is currently estimated at $6.6-million.

Nov 6 . 2019



MPP KARAHALIOS MEETS COMMITTEE AT KIRKWOOD TO DISCUSS FINANCIAL RELIEF – Following the discovery of human remains at the Kirkwood expansion construction site, the building committee was assessed approximately $15,000 by the province after an archeological team was dispatched. The remains were buried at the site that was formerly the Stanley Street Presbyterian burial ground. The building committee has applied for financial relief from this assessment and Karahalios will support the relief application. Shown above are members of the Kirkwood Expansion Building Committee, from left, chair Michael Schmidt, Christine Cochrane, MPP Belinda Karahalios, Bruce Shorney, and Rod Rolleman. *Photo by George Schmidt*

DEC 4, 2019

Ayr & District Citizens Association will appeal property tax on Kirkwood apartments

By Irene Schmidt-Adeney

North Dumfries Council has been asked by the Ayr & District Citizens Association not to appeal an exemption from paying property taxes on Kirkwood Apartments, if the exemption is approved by MPAC (Municipal Property Assessment Corporation). Council did not approve the request and received the presentation as information.

Michael Schmidt, chair of the Kirkwood Expansion Committee, made the request when he appeared before North Dumfries Council on Monday, November 25th.

"Ayr & District Citizens Association has been counselled by both Housing Cambridge and Menno Homes in Kitchener to apply for reconsideration of municipal taxes," said Schmidt.

Housing Cambridge and Menno Homes have already been exempted from paying property tax by MPAC.

"Our construction budget is extremely tight given the unforeseen expenses relating to the two major issues. At this point, our contingency on the project is nearing zero and we pray that we can keep it there," said Schmidt.

The expansion of Kirkwood apartments has faced two significant financial challenges since the construction project began this spring, totalling approximately $400,000.

Helical pylons required for the foundation that were estimated to cost $30,000 for a depth of 30-feet, ballooned to a cost of $410,000 after 70-foot pylons were required when poor soil conditions were encountered.

> *"At this point, our contingency on the project is nearing zero and we pray that we can keep it there."*
> Michael Schmidt
> Kirkwood Expansion Chair

After human remains were found on the property, but not in the construction zone, archaeologists were sent in to exhume some of the remains and to supervise the site at a cost of $15,000.

"We have applied to the Ministry of Government and Consumer Services for Undue Financial Hardship," said Schmidt.

Schmidt said that the archaeologists may continue to dig, uncover, and exhume more remains. It is well documented that the property was formerly the Stanley Street Presbyterian Church and burial ground. In 1924 after the church was closed, the government approved the sale of the property with the knowledge that the property contained human remains.

"We are also pursuing the government to clarify their regulations and the requirement to investigate and exhume known remains, well below the depth that we will be excavating as the project continues," said Schmidt.

"Once construction is complete and mortgage payments are required on the $3.2-million borrowed, cash flow will be extremely tight. Our committee firmly believes in our commitment to provide affordable housing for those in need in our community. As rents approach $1,400 per month for one-bedroom units in Cambridge and Kitchener, we are more determined to keep our units close to $800 per month."

The Ayr and District Citizens Association is constructing a 21-unit addition to Kirkwood apartment that currently has 32 units. Located in downtown Ayr, Kirkwood is the one of the few rental apartment buildings in Ayr and the only one that offers a below-market rental rate. It was built in 1980 and is operated by the Ayr and District Citizens Committee, a group of volunteers. When the mortgage was paid off, it was decided to expand the 32-unit building by 21 units.

The current occupancy date for the expansion is September 2020.

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Human remains are returned to Ayr for burial

By Irene Schmidt-Adeney

Three sets of human remains that were removed from the Kirkwood property by archaeologists have been returned to the village to be re-interred at the Ayr Cemetery.

Last September the remains of one man who was buried along with a child and a woman were removed from their resting place of almost 150 years after they were discovered at the edge of the Kirkwood property by a construction worker, exposed when excessive rain washed away the surrounding dirt.

Archaeological reports provided with the remains provide some insight into the individuals who were interred at the Stanley Street Presbyterian Church burial ground and left behind when the burial ground was closed in 1924.

The child was said to have died at between three and five months. The child was not identified as male or female, but had been buried with a man who was identified as between 53 and 93 years of age. He was 173 centimetres (5-feet seven-inches) tall, weighed 68.7 kilograms (129 pounds), had osteoarthritis and was potentially a diabetic.

The female buried nearby was identified as between 53 and 93 years of age. She was 162 centimetres tall (5-feet three-inches) tall, weighed 58.3 kilograms (pounds) and had a large amount of hair. She also had osteoarthritis, mostly in her back and had lost her teeth.

None of the remains showed any sign of trauma and it is believed they were buried for approximately 150 years or around 1870.

After the remains were found, the Ministry of Government and Consumer Services shut down construction and ordered that the remains were removed. Archeologists said that they saw three sets of human remains under the parking lot.

The ministry continues to be in discussions with the Kirkwood Building Committee as to actions that could be taken with respect the additional remains, said Building Committee Chair Michael Schmidt.

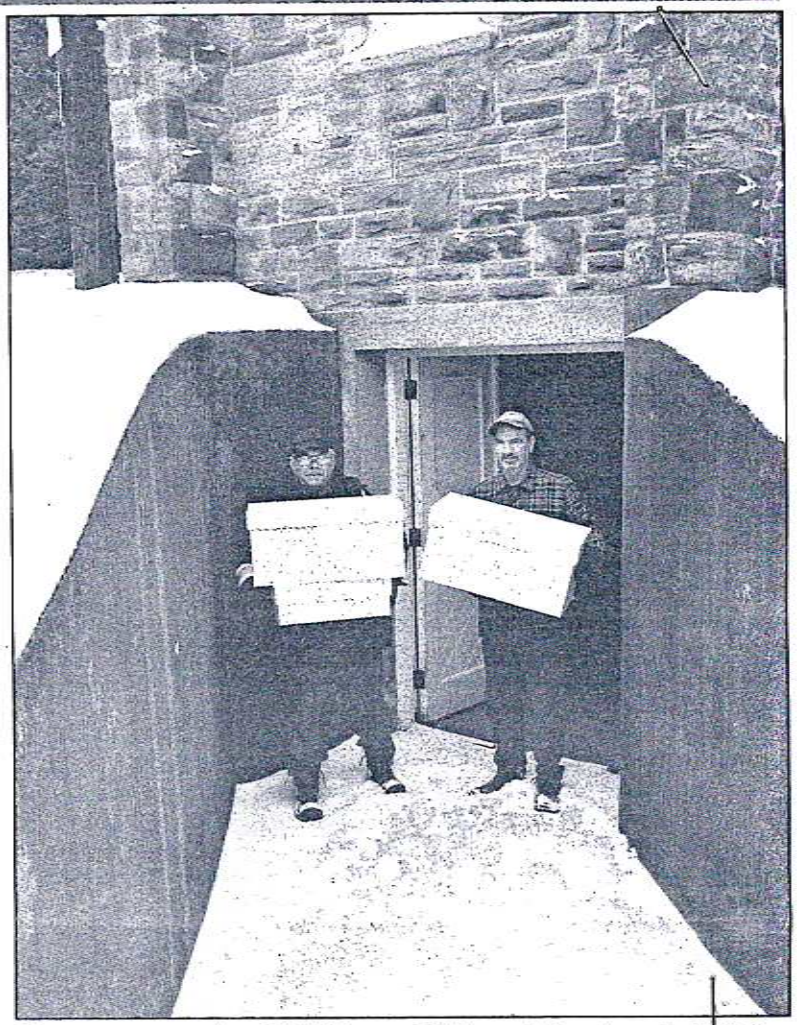
The property was the site of the former Stanley Street Presbyterian Church and burial ground that were opened in 1843. The building was demolished in 1915 and the burial ground was officially closed by the government in 1924. At that time, the government was aware that the remains of at least 16 relatives of the Cuthbertson family were left buried in marked graves at the site. Archibald Cuthbertson refused to pay to have them moved and said at the time there could be another 24 unmarked graves.

Despite Cuthbertson's claim, a petition from the government declared "that such lands shall no longer be deemed a cemetery, and that such lands may be sold, leased or otherwise disposed of and dealt with by your Petitioners as if they had not been cemetery lands, pursuant to the provisions of Section 33 of The Cemetery Act, being Chapter 261 of The Revised Statutes of Ontario, and amending Acts."

The current conflict appears to have arisen because the current Funeral, Burial and Cremation Services Act (2002) has different regulations than the Cemetery Act in effect in 1923.

So far, the bill from the Ministry to remove the remains is $19,000, which the Kirkwood committee is refusing to pay.

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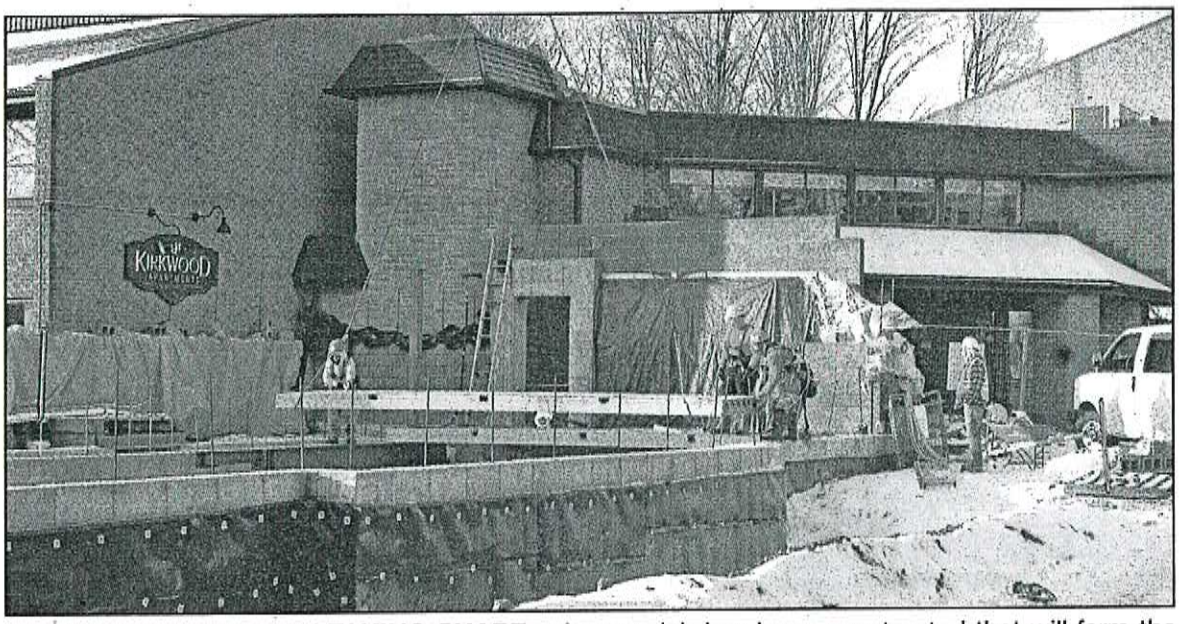


Cemetery caretaker Bill Little and Kirkwood Apartments Building Committee Chair Michael Schmidt carry the human remains into the Ayr Cemetery Chapel vault last Thursday afternoon.

Kirkwood Apartments is the one of the few rental apartment buildings in Ayr and the only one that offers a below-market rental rate. It was built in 1980 and has been operated by the Ayr and District Citizens Committee, a group of volunteers.

There are presently 21 units that offer affordable housing for seniors in Ayr's downtown core. The expansion will add another 32 units. The total cost of the expansion is currently estimated at $6.6-million.

Jan 8, 2020



KIRKWOOD EXPANSION TAKING SHAPE – A core slab has been constructed that will form the first floor of the Kirkwood apartment expansion in downtown Ayr. The concrete blocks that will become walls will carry the second storey core slab. Continued mild temperatures will mean that supplemental heat sources won't be required to lay the concrete blocks, but if temperatures drop to around -10C, temporary shelters and heat will be required. The new apartments are expected to open this September.