



County of Lambton Affordable and Supportive Housing Strategic Development Plan

August 11, 2025



Housing Need

- 2,490 net new affordable housing units are required to meet the needs of the community
- 1,008 households are currently on the centralized waiting list for housing
 - 973 households (96.5%) on the waitlist are for Sarnia.
- 294 individuals are on the By-Name List
 - 207 households (70.4%) are experiencing chronic homelessness



Housing and Homelessness Plan

- June 2020 County Council approved the Housing and Homelessness Plan 5-Year Review which included the following goal:

Goal 2 – Increase access to affordable housing and supports that meet people’s needs to achieve housing stability.

This Plan included a comprehensive community engagement strategy that was undertaken through 2019.

- March 21, 2023, the Housing, Homelessness, and Addiction Summit was held. Over 170 participants attended the summit and identified the ‘**Development of affordable and supportive housing**’ as a top priority



Housing Plan

- July 2023 Lambton County Council endorsed the following motion:

Bradley/White:

That County Council publicly endorse making affordable housing and shelter the number one priority of County Council.

- October 2023 Flourish was engaged to assist in developing a strategic plan for affordable and supportive housing.



Housing Plan

- February 2024 the strategic development plan ("Housing Plan") for affordable and supportive housing was endorsed by County Council:

Bradley/Dennis:

That Staff be directed to:

- (1) pursue the projects listed in the Supportive and Affordable Housing Strategic Development Plan ("Plan"),***
- (2) seek upper-level financial support therefore, and***
- (3) seek further instructions and authorizations from County Council on a project by project basis, with the goal of completing one of the projects outlined in the Plan preferably within 18 months, to the extent reasonably possible.***



Housing Plan

The Housing Plan included the following project recommendations:

Location	Use	Number of Units	Total Cost	County Contribution
Victoria St. Parking Lot	Affordable and Supportive	267	\$75.7M	\$19.0M
*Project A	Affordable and Supportive	70	\$20.3M	\$3.5M
**Project B	Affordable and Supportive	107	\$31.8M	\$2.5M
Kathleen Ave	Affordable	28	\$9.1M	\$3.1M
Ontario St.	Affordable	18	\$6.3M	\$2.7M
Total		490	\$143.2M	\$30.8M

*George Street

**718 Cathcart Blvd



Housing Plan

- March 2024 County Council approved the issuance of a Request for Proposal for a Supportive Housing Agency partnership to advance the recommendations contained in the Housing Plan.
- April 2024 County Council approval of 50-unit affordable housing development on Kathleen Ave.
- May 2024 members of County of Lambton senior management presented to City of Sarnia Council regarding Homelessness Response and Future Plans for Affordable & Supportive Housing.



Housing Plan

- May 2024 County Council approved the acquisition of the Cathcart Blvd property identified as Project B in the Housing Plan.
- June 2024 the City and County jointly hosted a public virtual Housing and Homelessness Townhall session. This session addressed questions and concerns regarding housing and homelessness in the community.
- June 2024 Indwell Community Homes (“Indwell”) was the successful Supportive Housing Agency under the March 2024 Request for Proposal and a partnership was formed with the goal to plan, construct and operate between 150 and 300 supportive housing units in Lambton.



Housing Plan

- September 2024 Housing and Homelessness Community Forum was held at the Dante Club. The County presented its plans, and the public was provided the opportunity to express their concerns and suggest solutions.
- February 2025 County Council considered the vacant land beside the George Street EMS station as potential donation to Indwell for their development of supportive housing in Lambton.
- May 2025 County Council approved the donation of the George Street property to Indwell for their development of supportive housing, in line with the County's Indwell partnership and the Housing Plan.



Housing Plan

- May 2025 County Council reaffirmed its commitment to affordable housing and further added supportive housing by endorsing the following motion:

McRoberts/Cook:

That County Council publicly endorse making affordable and supportive housing and shelter the number one priority of County Council.

- June 2025 County Council received an update from Indwell on the partnership.



Housing Plan

- June 2025 the County's Housing Plan update to address affordable and supportive housing was endorsed by County Council and included the following project recommendations.

Location	Use	Number of Units	Total Cost	County Contribution	Debenture
Kathleen Ave	Affordable	50	\$17.4M	\$1.0M	\$7.6M
718 Cathcart Blvd	Affordable and Supportive	107	\$32.9M	\$6.4M	\$11.8M
*Project A	Affordable and Supportive	50	\$17.0M	\$2.3M	\$6.0M
Ontario St.	Affordable	18	\$6.3M	\$4.0M	\$0.8M
Total		225	\$73.6M	\$13.7M	\$26.3M

*George Street



Housing Plan Continued

■ Comparison between February 2024 Housing Plan vs. June 2025 Housing Plan Update

	2024			2025		
Location	Use	Number of Units	Total Cost	Use	Number of Units	Total Cost
Victoria St. Parking Lot	Affordable and Supportive	267	\$75.7M			
Kathleen Ave	Affordable	28	\$9.1M	Affordable	50	\$17.4M
718 Cathcart Blvd	Affordable and Supportive	107	\$31.8M	Affordable and Supportive	107	\$32.9M
George Street	Affordable and Supportive	70	\$20.3M	Affordable and Supportive	50	\$17.0M
Ontario St.	Affordable	18	\$6.3M	Affordable	18	\$6.3M
Total		490	\$143.2M		225	\$73.6M



Housing Plan - Summary

Comprehensive Housing Plan developed and actioned with approval of County Council after broad community input.

Housing Plan:

- 2 new County housing projects currently under construction
- Acquisition of lands for future development
- Addition of supportive/affordable housing units to current building assets
- Grant funding to 3rd party community partners for affordable and supportive housing
- Donation of lands to 3rd party(ies) for affordable/supportive housing



Housing Plan – Indwell Donation

- George St. lands donated to Indwell on May 7th for affordable and supportive housing, after those lands were identified in May 2023, and included in Housing Plan in February 2024, for those purposes
- Indwell is landowner and proponent of proposed affordable and supportive housing development



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Be Part of the Solution



Understanding Homelessness

What are the causes and costs of homelessness?

[Learn More](#)



Being Part of the Solution

How can I be part of the solution to homelessness?

[Take Action](#)



Lambton County's Approach

How is Lambton County being part of the solution?

[See Local Solutions](#)





Resources

May 20, 2020 Committee P.M.

[Housing and Homelessness Plan 5 Year Review Report](#)

[Appendix A – Housing and Homelessness Plan 2020-2024](#)

[Appendix B – Housing and Homelessness Best and Promising Practice Review](#)

[Appendix C - Housing and Homelessness Needs](#)

June 21, 2023 Committee P.M.

[Housing, Homelessness and Addictions Summit](#)

[Housing, Homelessness and Addictions Summit Report](#)



Resources

October 18, 2023 Committee P.M.

[Affordable Housing Site Review Report](#)

February 7, 2024 Council

[Supportive and Affordable Housing Strategic Development Plan](#)

[At Home in the County of Lambton Report 2024](#)

[Presentation to Council – Flourish](#)

March 6, 2024

[Supportive Housing Partnership Report](#)

[May 6, 2024 City of Sarnia Presentation](#)



Resources

June 5, 2024 Council

[Supportive Housing Partnership Update](#)

June 4, 2025 Council

[Affordable and Supportive Housing Initiatives Update Presentation](#)

[Indwell Community Homes Update](#)

[Indwell “Opening Doors Together” Interim Report](#)

[Supportive and Affordable Housing Strategic Plan Development Update](#)

[At Home in the County of Lambton Report Update](#)