



County of Lambton Cathcart Boulevard Future Affordable Housing Project

February 2026



Housing Need

- 2,490 net new affordable housing units are required to meet the needs of the community
- 982 households are currently on the centralized waiting list for housing
 - 944 households (96.1%) on the waitlist are for Sarnia.
 - 769 households (78.3%) on the waitlist are for 1-bedroom units.



718 Cathcart Blvd Purchase

- In October 2023, County Council authorized staff to negotiate the purchase of the property located at 718 and 722 Cathcart Blvd, in Sarnia
- In May 2024, County Council authorized staff to proceed with the negotiated purchase of the properties and also authorized staff to proceed with all required pre-development works to develop a shovel-ready site for a future **affordable** housing development project.
- The County of Lambton took possession of these properties on April 24, 2025.



Cathcart Use

- Council's approved use = Affordable Housing
- Flourish recommended use = Affordable and Supportive Housing
 - Note: Council has not authorized this site for use as supportive housing

Affordable Housing – housing with rents below market rates

Supportive housing – affordable housing with wrap arounds supports that could include life skills, personal care, medical, addictions/mental health, etc.

❖ This site is NOT recommended for a shelter



Jubilee Gardens

Immediately adjacent to the proposed project is Jubilee Gardens.

Jubilee Gardens is:

- Owned and operated by the County of Lambton
- Offers Rent Geared-to-Income housing to households





Project Concept

Proposed Building

- 4 Storey Building
- 94 one-bedroom units including 16 barrier free units
- Lounge, laundry, scooter room, maintenance room
- 68 Parking Spaces

Total Site

- 2 buildings – 2 Storey + 4 Storey Building
- 135 one-bedroom units including 21 barrier free units
- 81 Parking Spaces



Project Concept





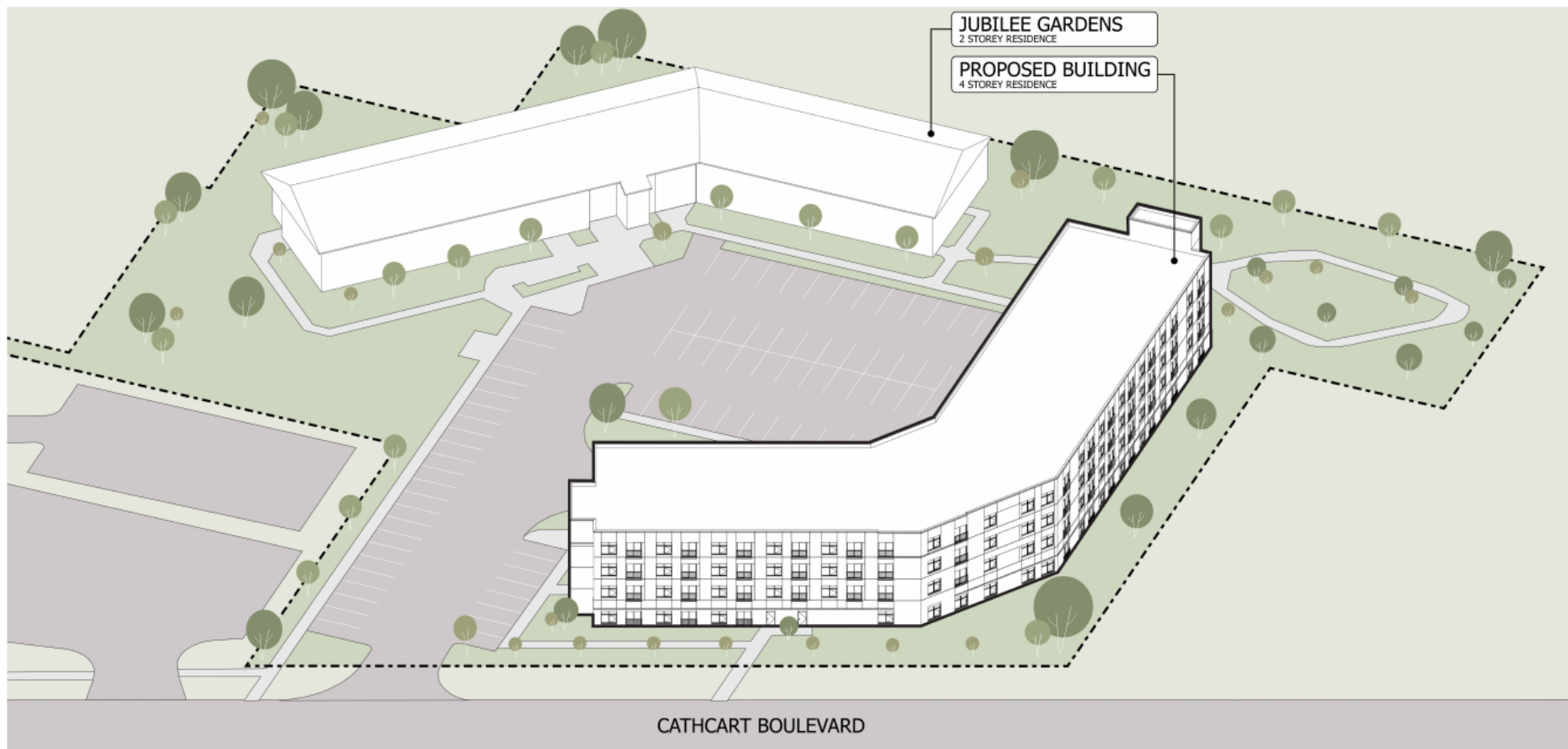
Project Concept



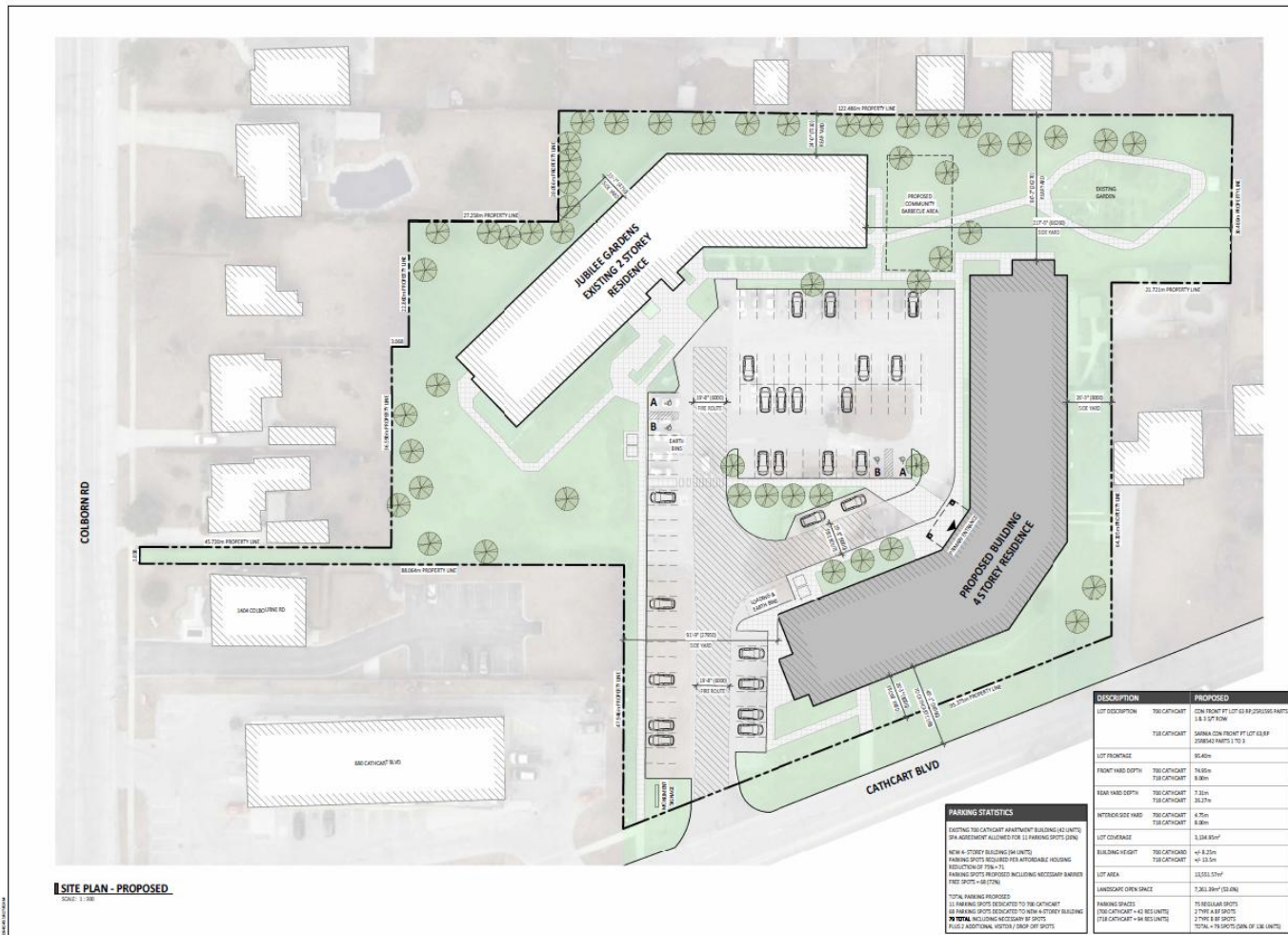
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ARCH + ENG



Project Concept



Project Concept





Next Steps

- Council Approval
 - Approval to proceed with Construction

- Pre-Development
 - Rezoning submission to the City of Sarnia
 - Finalize Design
 - Site Plan



Contact

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