



	REPORT No.: 2019-33
MEETING DATE: JULY 18, 2019	DATE PREPARED: JUNE 26, 2019
SUBJECT: BERTRAND COURT AND MCLIVOR COURT REGENERATION STRATEGY UPDATE	

RECOMMENDATION

THAT with respect to Report No. 2019-33, (Housing Services Division), we, The District of Thunder Bay Social Services Administration Board (the Board), accepts and approves the development direction for the Bertrand Court and Mclvor Court properties;

AND THAT the Board directs Administration to prepare a report with recommended direction for the Bertrand Court property to be presented at the September 2019 Board meeting.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with an update on the Bertrand Court and Mclvor Court regeneration strategies and identify future actions.

BACKGROUND

In September of 2012, the Board approved a contract with Stantec Consulting Ltd. to undertake an update of the Building Condition Assessments (BCA) for TBDSSAB properties and for properties owned and operated by non-profit housing providers.

At the June 26, 2014 Board meeting, the Board was presented with a first report (Report No. 2014-37) outlining the proposed capital investment required to maintain the current TBDSSAB housing portfolio over the next 30 years. Also included in this report was the commitment to individually review the future viability of each property to determine the cost effectiveness of maintaining each property and if certain properties could be better utilized through further investment, redevelopment or devolution.

At the February 26, 2015 Board meeting, the Board was presented with information (Report No. 2015-18) outlining possible options to pursue relative to the continued capital investment and maintenance of each property in the portfolio. Properties were ranked using the Facility Condition Index (FCI) rating tool and recommendations were made to reduce ongoing investment in properties where the FCI rating was higher than an acceptable level. With this recommendation approved, a review of options available for these specific properties was undertaken.

At the September 23, 2015 Board meeting, the Board was presented with options (Report No. 2015-63) regarding future plans for the TBDSSAB property portfolio. The Board approved a resolution (Resolution No. 15/100) to pursue the possible sale of properties with high FCI ratings and operational costs and to use proceeds for reinvestment into existing or new housing units. There was also approval to sell certain family-style units within the portfolio to generate funds for reinvestment into high demand housing units. Specific properties were identified for review.

At the February 7, 2016 Board meeting, the Board was presented with a formal plan (Report No. 2016-16) for the dispossession of certain TBDSSAB properties identifying multiple phases including obtaining Ministerial Consent, valuing and marketing the properties and investing in new and/or renovated housing. From this report, the Board authorized Administration to seek the required Ministerial Consent for the removal of these properties from TBDSSAB's portfolio.

In May of 2016 an application seeking Ministerial Consent for the dispossession or redevelopment of TBDSSAB properties was prepared. The process involved providing a business case for review and addressing factors such as community need, efficiencies in operations, rationale for future direction and possible mitigation strategies should challenges arise.

One of the issues included in the Ministerial Consent application was a request to either dispose or regenerate the Bertrand Court property (514, 520, 532, 540 N. Court Street, Thunder Bay) pending a determination of the option that would prove most beneficial to TBDSSAB. The Ministry recommended that this property be removed from the consent process, to simplify the approval by the Ministry. All the other properties identified would remain. With legislative changes that came into effect January 1, 2017, TBDSSAB as the Service Manager may now approve the sale of its social housing properties without the Ministry's involvement, if it deems it is beneficial to do so.

At the February 23, 2017 Board meeting, Administration presented a report (Report No. 2017-07) that recommended a consultant be engaged to determine the current market value of the Bertrand Court property and the 'best use' of the property. Housing Services Corporation (HSC) was the successful proponent for this project and studied the property.

HSC prepared a report on the Highest and Best Use of the Bertrand Court property. Results of this review indicate that the Highest and Best Use for the Bertrand Court property is for TBDSSAB to retain ownership and to embark upon an incremental regeneration of this site.

COMMENTS

At the June 28, 2018 Board meeting, the Board received the Draft Highest and Best Use Study – Bertrand Court Results and approved a resolution (Resolution No. 18/67) directing Administration to prepare a report with recommended direction for the property to be presented at the October 2018 Board meeting. At this meeting, the Board received an update stating that Administration determined it would be in the best interest of TBDSSAB to establish a vendor of record for architectural design and planning consultation to help guide decisions and implementation for new and regeneration capital projects. As a result, an Expression of Interest was published on February 11, 2019 with the successful bidders selected on March 18, 2019.

Meetings have taken place with two of the architects approved from the open process and Administration is pursuing further work with one of the firms - Brook McIlroy Inc. Historic site plans have been shared and the work to prepare a proposed plan for building size and structure is underway. A full report on this will come to the Board at the September Board meeting.

Additionally, the Board was presented with a report at the February 23, 2017 Board meeting (Report No. 2017-08) outlining a plan to develop existing vacant space at 1100 Lincoln Street (McIvor Court) in Thunder Bay to create 6 new accessible housing units. This plan was submitted through the CMHC Co-Investment Fund in 2018 but was not successful in obtaining funding. There is potential to undertake this work in 2019/20 utilizing the new Ontario Priorities Housing Initiative (OPHI) capital funding. This plan and a recommendation will be provided to the Board as part of the Ontario Priorities Housing Initiative Investment Plan at the July Board meeting.

At the April 18, 2019 Board Meeting, the Board approved a position paper titled Mixed Income Housing: A Critical Assessment Towards Housing Policy Development. This paper outlined the benefits of looking at new housing development through a mixed income lens, and incorporating this policy in all new or regenerated properties. As a result, the concept of a mixed income tenant population will be incorporated in the plans for any future TBDSSAB housing projects.

FINANCIAL IMPLICATIONS



There are no direct financial implications at this time.

CONCLUSION

It is concluded this report provides the Board with updated information and timing with respect to TBDSSAB’s strategy regarding the Bertrand Court and McIvor Court properties in Thunder Bay and further commits to present the Board with a recommended plan for the Bertrand Court property at the September Board meeting.

REFERENCE MATERIALS ATTACHED

None

PREPARED BY:	Ken Ranta, Director, Housing Services Division The District of Thunder Bay Social Services Administration Board
APPROVED / SIGNATURE:	 Ken Ranta, Director, Housing Services Division The District of Thunder Bay Social Services Administration Board
SUBMITTED / SIGNATURE:	 William (Bill) Bradica, Chief Administrative Officer The District of Thunder Bay Social Services Administration Board