



	REPORT No.: 2021-20
MEETING DATE: MAY 20, 2021	DATE PREPARED: APRIL 30, 2021
SUBJECT: FIRST REPORT - WADSWORTH DRIVE (NIPIGON) AND RUSKIN CRESCENT DIRECT-OWNED HOUSING PROPERTIES OPTIONS	

RECOMMENDATION

With respect to Report No. 2021-20, (Corporate Services and Integrated Social Services Divisions), we, The District of Thunder Bay Social Services Administration Board, approve the receipt of the First Report – Wadsworth Drive and Ruskin Crescent Direct-Owned Housing Properties Options;

AND THAT the Board direct Administration to prepare a report with an action plan to explore options for each property to be presented at the July 15, 2021 Board meeting.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with a report outlining options for the two direct-owned housing properties destroyed by fire in January 2021.

BACKGROUND

Property Damage/ Destruction

170 Wadsworth Drive

On January 4, 2021, fire destroyed the TBDSSAB direct-owned 4-bedroom, single family home at 170 Wadsworth Drive in Nipigon. Based on the damage suffered during the fire, TBDSSAB's insurance adjuster determined the housing unit should be demolished. The demolition was performed the week of April 5, 2021. This property is zoned for low density residential. The property is 60 feet wide and 120 feet deep.

726 Ruskin Crescent

On January 11, 2021, fire also destroyed the TBDSSAB direct-owned 2-bedroom, single family home at 726 Ruskin Crescent in Thunder Bay. Based on the damage suffered during the fire, TBDSSAB's insurance adjuster determined the housing unit should be demolished. After the utility disconnects were performed and permits completed, the home was leveled on April 9, 2021.

As TBDSSAB is deemed to be a 'Public Authority' by the City of Thunder Bay zoning bylaws, it can determine how to use its own land. For the property at 726 Ruskin Crescent, the property is irregular with the front of the property being 49.0 feet wide, the back being 49.11 feet wide, the west perimeter 130.12 feet long and the east perimeter being 126.92 feet long.

COMMENTS

Program Considerations

The following program considerations are reviewed for each property:

170 Wadsworth Drive

The current rent-geared-to-income (RGI) housing demand in Nipigon is limited, with a total of five applicant households on the current RGI housing waitlist. This is comprised of four applicants seeking single-bedroom accommodation and one family applicant.

Administration began to target future housing demand and demographic information in 2015, to provide information that would guide investment and development planning. This Housing Targets Report was last presented to the Board at the March 21, 2019 meeting (Report No.: 2019-16). The report is generated every three years. In this report, it is noted that there is a projected increase in the demand for RGI single-bedroom units of 23 units by 2029, while there is a projected decrease in the demand for 2- and 3-bedroom homes.

726 Ruskin Crescent

In the City of Thunder Bay, a total of 693 household applicants are on the RGI housing waitlist. This is comprised of 578 applicants seeking single-bedroom accommodations, 57 applicants seeking 2-bedroom accommodations and the remaining 58 applicants seeking family-sized accommodations.

In reviewing the Housing Targets Report information for the City of Thunder Bay, it is noted that there is a projected increase in demand for single-bedroom units of 244 units by 2029. The demand for 2-bedroom units is projected to decrease by 85 units, with 3-bedroom units declining by 206 units and 4+-bedroom units declining by 57 units.

Options for each Property

In both cases, options for each property would be considered based on:

1. Replace Destroyed property:
 - a. Wadsworth Drive – The destroyed property was a 4-bedroom, family unit located within a residential setting. The neighbourhood is a family style street, with both TBDSSAB units and private home owner mix of exclusively single detached homes.

- b. Ruskin Crescent – The destroyed property was a 2-bedroom, family unit located on a quiet crescent. The neighbourhood is a family-style crescent, with exclusively single detached homes of both TBDSSAB units and private home owners. TBDSSAB has plans for a fully accessible 2-bedroom single family dwelling, which could be used to rebuild the Ruskin Crescent property, thereby adding a fully accessible family home to the portfolio.
2. Redevelop Property. Both properties could be redeveloped into multi-unit buildings, e.g. Duplex or 4-plex buildings, if there was identified community need in the respective areas.
3. Sell Vacant land. In both cases, this would realize proceeds that could be held in the Capital Redevelopment Reserve Fund .

Considerations of the best fit for the respective neighbourhoods should also be made when determining the desired outcome for these properties.

From the latest Housing Targets Report, it was determined that an increase in RGI single units, or a repurposing of seniors' units to non-seniors' single units is still the appropriate direction for the next ten years. According to the targeting formula, a change of units from senior to single will eliminate some of the future need for singles units. Additionally, the relatively modest and declining demand for larger family-style homes provides the opportunity to divest some of these resources and reinvest in establishing single units. This would seem to be the preferred course of action for these two properties.

Further Information Required

To fully evaluate options for each property, the following information is still required:

- cost limits under TBDSSAB's insurance policy for replacement of the properties; and
- a buy-out price for each property under TBDSSAB's insurance policy if the properties are not replaced.

FINANCIAL IMPLICATIONS




The financial implications will be presented in the subsequent Board Report based on the recommended option for each property.

CONCLUSION

It is concluded that options for the direct-owned housing properties should be based on program needs balanced with the financial considerations of each development option.

REFERENCE MATERIALS ATTACHED

None.

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