



	REPORT No.: 2021-24
MEETING DATE: JUNE 17, 2021	DATE PREPARED: JUNE 3, 2021
SUBJECT: BERTRAND COURT REGENERATION STRATEGY UPDATE	

RECOMMENDATION

THAT with respect to Report No. 2021-24 (Corporate Services/Integrated Social Services) we, The District of Thunder Bay Social Services Administration Board, approve Administration to proceed as identified in Closed Session.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with an update on the Bertrand Court regeneration strategy.

BACKGROUND

At the February 23, 2017 Board Meeting, Administration presented 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.

At the July 18, 2019, Board Meeting, the Board received Report No. 2019-33 and approved the development direction for Bertrand Court, recommending that an architect be engaged to prepare a plan for the regeneration opportunities for this property.

At the November 21, 2019 Board Meeting, the Board received Report No. 2019-54 proposing the construction of a 4-story, wood-framed, 43-unit apartment building within the existing footprint of the Bertrand Court II site. The Board accepted the proposed development direction of the Bertrand Court property, and directed Administration to develop a final budget, funding and finance options, a construction plan for the regeneration of the Bertrand Court property and provide reports to the Board as appropriate.

At the October 15, 2020, Board Meeting, the Board received Report No. 2020-48 outlining the three-phase vision of the Bertrand Court properties and approved Administration to proceed with Phase 1, construction of a new 4-story, wood framed, 43-unit apartment building within the existing footprint of Bertrand Court II to be funded through Reserve Fund financing, external funding opportunities and external debt.

COMMENTS

Administration has worked internally and with the external consultant to develop the scope and design of Phase 1 of the Bertrand Court redevelopment. On May 25, 2021, Administration received a Class 'C' estimate from the consultant. The Class 'C' estimate is considered a preliminary design costing where the general concept of the project has been, for the most part, developed but additional changes or additions are still being made.

The Class 'C' estimate is for the construction of a new 4-story, wood framed 43-unit apartment building.

Administration recommends continuing to work with the consultants to finalize the project design and specifications and be ready to tender at the Board's discretion.

Administration would also continue working with the Canada Mortgage and Housing Corporation (CMHC) on its funding application process. Administration is targeting the beginning of 2022 to have financing options solidified, and to be ready for tender if market conditions are favourable.

It may be advantageous to consider advancing the planning for the 2nd and 3rd phase of the redevelopment. Funding opportunities may be maximized if plans are more fully developed with "shovel-ready" plans for the entire Bertrand Court site.

It is noted that the federal Budget 2021 includes provisions to add additional funding under the Rapid Housing Initiative and to move up a portion of the National Co-investment Fund to the 2021-22 and 2022-23 fiscal years.

"An additional \$1.5 billion for the Rapid Housing Initiative to address the urgent housing needs of vulnerable Canadians by providing them with adequate affordable housing in short order.

*\$750 million in funding under the National Housing Co-Investment Fund, which is proposed to be advanced to 2021-22 and 2022-23. This will accelerate the creation of 3,400 new units, and the repair of 13,700 units."*¹

Administration will review the details on these federal initiatives when they are released to determine if there is an opportunity to move forward with planning for the 2nd and 3rd phases this year. In that case direction will be sought from the Board.

¹ <https://www.canada.ca/en/department-finance/news/2021/04/budget-2021-housing.html>

FINANCIAL IMPLICATIONS




The Class 'C' estimate related to Phase 1 of the Bertrand Court redevelopment is provided in Closed Session to protect the integrity of any procurement processes.

CONCLUSION

It is concluded that TBDSSAB has received a Class 'C' estimate for the construction costs of a new 4-story, wood framed 43-unit apartment building, and that the design specifications and funding options should continue, to advance the redevelopment of the Bertrand Court site.

REFERENCE MATERIALS ATTACHED

None.

PREPARED BY:	Crystal Simeoni, Manager, Housing Programs Keri Greaves, CPA, CMA, Manager, Finance Barry Caland, Manager, Infrastructure & Asset Management The District of Thunder Bay Social Services Administration Board
APPROVED / SIGNATURE:	  Ken Ranta, Director, Integrated Social Services Division Georgina Daniels, FCPA, FCA, Director, Corporate 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