

Request for Decision

Home For Good Program Update

Presented To:	City Council
Presented:	Tuesday, Feb 18, 2020
Report Date	Wednesday, Feb 05, 2020
Type:	Managers' Reports

Resolution

THAT the City of Greater Sudbury directs staff to repeal By-Law 2018-86 authorizing the transfer of 291 Lourdes Street, Sudbury described as PINs 73583-0183(LT) and 73584-0882(LT) to Canadian Mental Health Association - Sudbury/Manitoulin (CMHA) by way of a Grant, as well as terminate the Home For Good Phase 2 Capital Contribution Agreement between the City of Greater Sudbury and CMHA, as outlined in the report entitled "Home For Good Program Update", from the General Manager of Community Development presented at the City Council Meeting on February 18, 2020.

Relationship to the Strategic Plan / Health Impact Assessment

This report supports Council's Strategic Plan in the area of Housing as it aligns with the Population Health Priority of Housing, Holistic Health and Age-Friendly Strategy.

Report Summary

This report provides an update regarding the Home For Good Program requesting that staff be directed to repeal By-Law 2018-86 authorizing the transfer of 291 Lourdes Street, Sudbury based on the request made by Canadian Mental Health Association - Sudbury/Manitoulin to terminate the Home For Good Phase 2 Capital Contribution Agreement.

Financial Implications

This report has no financial implications.

Signed By

Report Prepared By

Cindi Briscoe
Manager, Housing Services
Digitally Signed Feb 5, 20

Division Review

Cindi Briscoe
Manager, Housing Services
Digitally Signed Feb 5, 20

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Feb 5, 20

Recommended by the Department

Steve Jacques
General Manager of Community
Development
Digitally Signed Feb 5, 20

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Feb 5, 20

Purpose

The purpose of this report is to repeal By-Law 2018-86 and to terminate the Canadian Mental Health Association – Sudbury/Manitoulin (CMHA) Home For Good Phase 2 Capital Contribution Agreement.

Background

At the May 7, 2018 Planning Committee meeting Resolution PL2018-85 was passed authorizing the transfer of 291 Lourdes Street to Canadian Mental Health Association – Sudbury/Manitoulin as a form of grant/contribution towards the Home For Good Phase 2 funding received in 2017 from the Ministry of Municipal Affairs and Housing (The Ministry) (Appendix A – By-law 2018-86).

CMHA intended on constructing a five (5) storey, thirty-eight (38) unit affordable housing rental complex on the site.

Due to issues related to capacity, CMHA has advised Housing Services that they are unable to move forward with the Phase 2 capital project (Appendix B – CMHA letter). CMHA has also requested reimbursement of expenses related to preparing the property for construction. The Home for Good guidelines do not allow for repayment of these expenses. Therefore, these expenses are ineligible for compensation and there are no financial implications for the City.

The 291 Lourdes Street site meets all the criteria within the Affordable Housing Community Improvement Plan to build affordable housing. Housing Services recommends that Council consider this site for future affordable housing development and add the site to the Affordable Housing Land Bank.

Next Steps

Housing Services will work with Legal Services to ensure all documentation related to the repealed By-Law and termination of Phase 2 Capital Contribution Agreement are completed.

Resources Cited

City Council Meeting, August 13, 2019 - CMHA Home For Good Phase 1 Funding Request

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=27202.pdf>

Planning Committee Meeting, May 7, 2018 - Lourdes Street, Sudbury - Declaration of Surplus Vacant Land

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report>

[&itemid=9&id=1223](#)

Community Services Meeting, March 19, 2018 - Single Source - Home for Good

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=6&id=1260>

City Council Meeting, October 17, 2017 - Ministry of Housing - Home for Good (HFG) Funding

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=19&id=1135>

Community Services Meeting, July 10, 2017 - Ministry of Housing Home for Good Funding Expression of Interest

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=4&id=1203>

By-law 2018-86

**A By-law of the City of Greater Sudbury to Authorize the Transfer of
291 Lourdes Street, Sudbury Described as PINs 73583-0183(LT) and 73584-0882(LT) to
Canadian Mental Health Association Sudbury / Manitoulin by Way of a Grant**

Whereas the City of Greater Sudbury has authority to sell or transfer lands municipally known as 291 Lourdes Street, Sudbury and legally described as PINs 73583-0183(LT), Lots 5 and 6, Part of Lots 3 and 4, Plan 13SB, Part of closed Elizabeth Street and Part of closed Lourdes Street, Plan 13SB, as in Instrument S85930 Excepting Parts 2 and 3, Plan 53R-13449, Township of McKim and PIN 73584-0882(LT), Part of Lot 5, Concession 3, Township of MicKim, as in Instrument S85930, all in the City of Greater Sudbury in accordance with the *Municipal Act, 2001*, S.O. 2001, c.25. as amended;

And Whereas the Canadian Mental Health Association Sudbury / Manitoulin has requested that City transfer the said land to it by way of grant, to be used to construct and operate a 38 unit affordable housing apartment complex;

And Whereas the Canadian Mental Health Association Sudbury/Manitoulin is a registered charity;

And Whereas pursuant to Section 107 of the *Municipal Act, 2001*, S.O. 2001, c. 25 the Council may pass By-laws for grants to certain bodies for purposes in the interest of the City, including grants of land;

And Whereas Council of the City of Greater Sudbury deems a transfer of 291 Lourdes Street, Sudbury to the Canadian Mental Health Association Sudbury / Manitoulin by way of grant, for use a 38 unit affordable housing apartment complex, to be in the public interest;

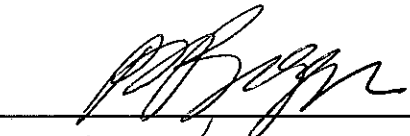
Now therefore the Council of the City of Greater Sudbury hereby enacts as follows:

1. The Director of Assets and Fleet Services is authorized to negotiate and execute, on behalf of the City of Greater Sudbury, an agreement with Canadian Mental Health Association Sudbury / Manitoulin to transfer by way of grant, the property municipally known as 291 Lourdes Street, Sudbury and legally described as PINs 73583-0183(LT), Lots 5 and 6, Part of Lots 3 and 4, Plan 13SB, Part of closed Elizabeth Street and Part of closed Lourdes Street, Plan 13SB, as in Instrument S85930 Excepting Parts 2 and 3, Plan 53R-13449, Township of McKim and PIN 73584-0882(LT), Part of Lot 5, Concession 3, Township of MicKim, as in Instrument S85930, all in the City of Greater Sudbury, for conversion to and use as a 38 unit affordable housing

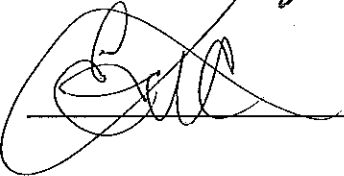
development, and any amendments or extensions of such agreement. The Director of Assets and Fleet Services is hereby further authorized to execute all required documents to complete this transaction and the City Solicitor is authorized to electronically register the Transfer of the said property.

2. This By-law shall come into full force and effect upon passage.

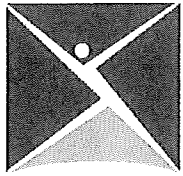
Read and Passed in Open Council this 8th day of May, 2018



Mayor



Clerk



**Canadian Mental
Health Association**
Sudbury/Manitoulin
*Mental Health &
Addiction Services*

**Association canadienne
pour la santé mentale**
Sudbury/Manitoulin
*Services de santé mentale
& de toxicomanie*

August 26, 2019

Cindi Briscoe
Manager, Housing Services Division
199 Larch Street
Sudbury, ON P3A 5P3

Dear Cindi,

RE: Home for Good – Phase 2 (Lourdes)

As you are aware the CMHA and the City have been in conversation regarding the Home for Good Funding phase 1 and 2 these past few months.

As follow-up to these discussions CMHA –S/M will not be able to move forward with phase 2- the construction of the 38 unit affordable housing complex.

Currently we have an agreement with the City for this project. The transfer of property from the City to CMHA has not been completed as we are still working on meeting conditions of sale. We have incurred some expenses in preparing the property for construction and will invoice any outstanding items to the City. Is there anything else the City needs from CMHA?

This is very disappointing to us as we realize the need for housing in our community.

We hope the Ministry of Municipal Affairs and Housing will allow the City to move forward with this build.

Sincerely,

Marion Quigley, CEO
CMHA – Sudbury/Manitoulin

Cc Steve Vrbanac