Minute No. 385
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

Item No. 11 Homes for Heroes – Amendment to Council Decision

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee, as amended, and adopted the following:

1. That Item 15 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated November 10, 2021 and adopted by Council on November 25, 2021, be amended as follows:

   A. That Recommendation 2 be amended by deleting "$83,500" and replacing with "$370,000";

   B. That Recommendation 4 be amended by deleting "June 30" and replacing with "December 31";

   C. That Recommendation 7 be amended by deleting "2023" and replacing with "2024".

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,
That the recommendation of the Executive Policy Committee, be adopted.

In amendment,
Moved by Councillor Klein,
Seconded by Councillor Nason,

BE IT RESOLVED that Item 11 of March 7, 2022 report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, be amended as follows:

- Delete Recommendation 1.A. and renumber the remaining recommendations accordingly.

- Add the following new Recommendation 1.C.:

  "1. C. That Recommendation 6 be amended by deleting "servicing and subdivision costs, and"."

With the concurrence of the seconder, Councillor Nason, and with the permission of Council, Councillor Klein withdrew the above motion.

In amendment,
Moved by Councillor Gilroy,
Seconded by Councillor Klein,

WHEREAS Council approved the administrative report titled "Creating Affordable Housing Opportunities in Housing Improvement Zones" on January 28, 2021, wherein affordable housing providers may purchase City-owned land for 50% of the assessed value to develop affordable housing in Housing Improvement Zones;

AND WHEREAS Council approved the sale of one acre of land on Transcona Boulevard to Homes for Heroes for $400,000 on November 25, 2021 for the purpose of creating affordable housing and ending homelessness among Canadian veterans;

AND WHEREAS the $400,000 purchase price was not based on a current market value appraisal but the one-acre site is located on a property which has an assessed value of $167,000;

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

DECISION MAKING HISTORY (continued):

AND WHEREAS the Transcona Boulevard site is not located within a Housing Improvement Zone, but the Homes for Heroes mandate is consistent with the policy objectives sought within the City's Housing Improvement Zones;

AND WHEREAS affordable housing providers that purchase City-owned land within a Housing Improvement Zone are responsible for all costs related to development, including but not limited to servicing costs, subdivision costs, survey costs, remediation costs, cash-in-lieu dedication, service connections, permit and application fees or any other development cost which is necessary to facilitate the creation of affordable housing;

BE IT RESOLVED THAT Item 11 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated March 7, 2022, be amended as follows:

- In Recommendation 1.A delete "$400,000" and replace with "83,500";

The motion for the adoption of the amendment was put.

Councillor Klein called for the yeas and nays which were as follows:

Yea: His Worship Mayor Bowman, Councillors Allard, Browaty, Chambers, Eadie, Gillingham, Gilroy, Klein, Lukes, Mayes, Nason, Orlikow, Rollins, Santos, Schreyer and Sharma. 16

Nay: 0

and the amendment was declared carried.

The motion for the adoption of the item as amended was put.

Councillor Klein called for the yeas and nays which were as follows:

Yea: His Worship Mayor Bowman, Councillors Allard, Browaty, Chambers, Eadie, Gillingham, Gilroy, Klein, Lukes, Mayes, Nason, Orlikow, Rollins, Santos, Schreyer and Sharma. 16

Nay: 0

and the item, as amended, was declared carried.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

DECISION MAKING HISTORY:

David Howard, President and CEO, Homes for Heroes Foundation, submitted a communication dated April 27, 2022 in opposition to the matter.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 20, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, with the following amendment:

- Delete Recommendation 1 and replace it with the following:

  "1. That Item 15 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated November 10, 2021 and adopted by Council on November 25, 2021, be amended as follows:

     A. That Recommendation 2 be amended by deleting "$400,000" and replacing with "$370,000";

     B. That Recommendation 4 be amended by deleting "June 30" and replacing with "December 31";

     C. That Recommendation 7 be amended by deleting "2023" and replacing with "2024".

and submitted the matter to Council.

On March 16, 2022, the Executive Policy Committee laid the matter over for 30 days.

STANDING COMMITTEE RECOMMENDATION:

On March 7, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development passed the following motion:

1. That Item 15 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated November 10, 2021 and adopted by Council on November 25, 2021, be amended as follows:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

A. That Recommendation 6 be rescinded.

B. That Recommendation 7 be amended by deleting "2023" and replacing with "2024"

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

and submitted the matter to the Executive Policy Committee and Council.