

Municipality Of Chatham-Kent
Community Human Services
Housing Services

To: Mayor and Members of Council
From: Chantal Perry, Intern Director, Housing Services
Date: March 12, 2020
Subject: Request for Proposal # R18-233 Developing Affordable Housing
1967177 Ontario Limited Dolsen Ave

Recommendations

It is recommended that:

- 1(a). The Mayor and Municipal Clerk be authorized to execute a Municipal Contribution Agreement (based on the Ministry of Municipal Affairs and Housing's Investment in Affordable Housing Program Extension Contribution Agreement, and reviewed by the Municipality of Chatham-Kent's Legal Services division), for said funding;
- 1(b). Subject to the execution of the Municipal Contribution Agreement noted above, the project specific Municipal Capital Facilities By-law for Affordable Housing by 1967177 Ontario Limited, 18 Dolsen Ave, Chatham as set out in Appendix 1 of this report be approved.

Background

Housing Services, with the assistance of the Purchasing Officer, issued the Request for Proposal (RFP) # R18-233 on July 11, 2018. At the October 1, 2018 regular meeting, Council approved the recommendations of the Director, Housing Services regarding "[Results of Request for Proposal # R18-233 Developing Affordable Housing](#)." At the November 19, 2018 Council meeting, due to a delay in the rezoning process for the property at 18 Dolsen Ave. Chatham, Council deferred its approval of the Dolsen Ave, Chatham project pending the re-zoning of the property. At the December 17, 2018 regular meeting, Council considered and approved the "[Combined Application for Zoning By-law Amendment and Site Plan Control PL201800130 – 1967177 Ontario Ltd. 18 Dolsen Road, Community of Chatham \(City\)](#)." The resulting Zoning By-Law 165-2018 was passed by Council, however this decision was subsequently appealed to the Local Planning Appeal Tribunal.

Comments

On February 20, 2020 the Municipality of Chatham-Kent was informed the Local Planning Appeal Tribunal upheld the decision of the Municipality to approve a Zoning By-Law Amendment affecting 18 Dolsen Ave, Chatham and dismissed the appeal for reasons outlined in case number [PL190012](#). As a result, the Zoning By-Law No. 165-2018 is deemed to have come into force on the day it was passed, and the Municipality is now in position to proceed with executing the Contribution Agreement with 1967177 Ontario Limited.

Areas of Strategic Focus and Critical Success Factors

The recommendations in this report support the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendations in this report support the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

A Financial Analyst I, Corporate Accounting has reviewed and confirmed the financial implications section for accuracy.

Financial Implications

Chatham-Kent Municipal Council approved utilizing \$1,470,000 from the municipal Affordable Housing Reserve to fund the 1967177 Ontario Limited build at 18 Dolsen Ave, Chatham during the 2019 budget process.

The following chart summarizes the CK **Affordable Housing Reserve** impact (as of February 13, 2020):

CK Affordable Housing Reserve Uncommitted Balance	\$541,524
Committed Funding - Other	\$268,709
Committed Funding - 1967177 Ontario Limited Dolsen Ave, Chatham,	\$1,470,000
Affordable Housing Reserve Balance	\$541,524

Prepared by:

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Intern Director, Housing Services

Reviewed by:

Shelley Wilkins, (Hon) BPA, CMM III
Director, Housing Services

April Rietdyk, RN, BScN, MHS, PHD PUBH
General Manager
Community Human Services

Consulted and confirmed the content of the consultation section of the report by:

Tzu-Ju Chang, CPA, CMA
Financial Analyst I, Corporate Accounting

C Tzu-Chu Chang, Financial Analyst I, Corporate Accounting

Attachment: Municipal Capital Facilities By-law for Affordable Housing by 1967177 Ontario Limited, 18 Dolsen Ave

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