

Adopted by Council at its meeting held September 9, 2013 [M340-2013]

AA

Windsor, Ontario, September 9, 2013

REPORT NO. 180 of the
**SOCIAL DEVELOPMENT,
HEALTH & CULTURE STANDING COMMITTEE**
of its meeting held August 7, 2013

Present:

Councillor Ed Sleiman, Chair
Councillor Jo-Anne Gignac
Councillor Alan Halberstadt
Councillor Fulvio Valentinis
Councillor Percy Hatfield

That the following recommendation of the Social Development, Health and Culture Standing Committee **BE APPROVED** as follows:

Moved by Councillor Hatfield, seconded by Councillor Valentinis,
THAT Council **CONSENT** to the demolition of Windsor Essex Community Housing Corporation property at 329 Fort Street in Amherstburg, Ontario.
Carried.

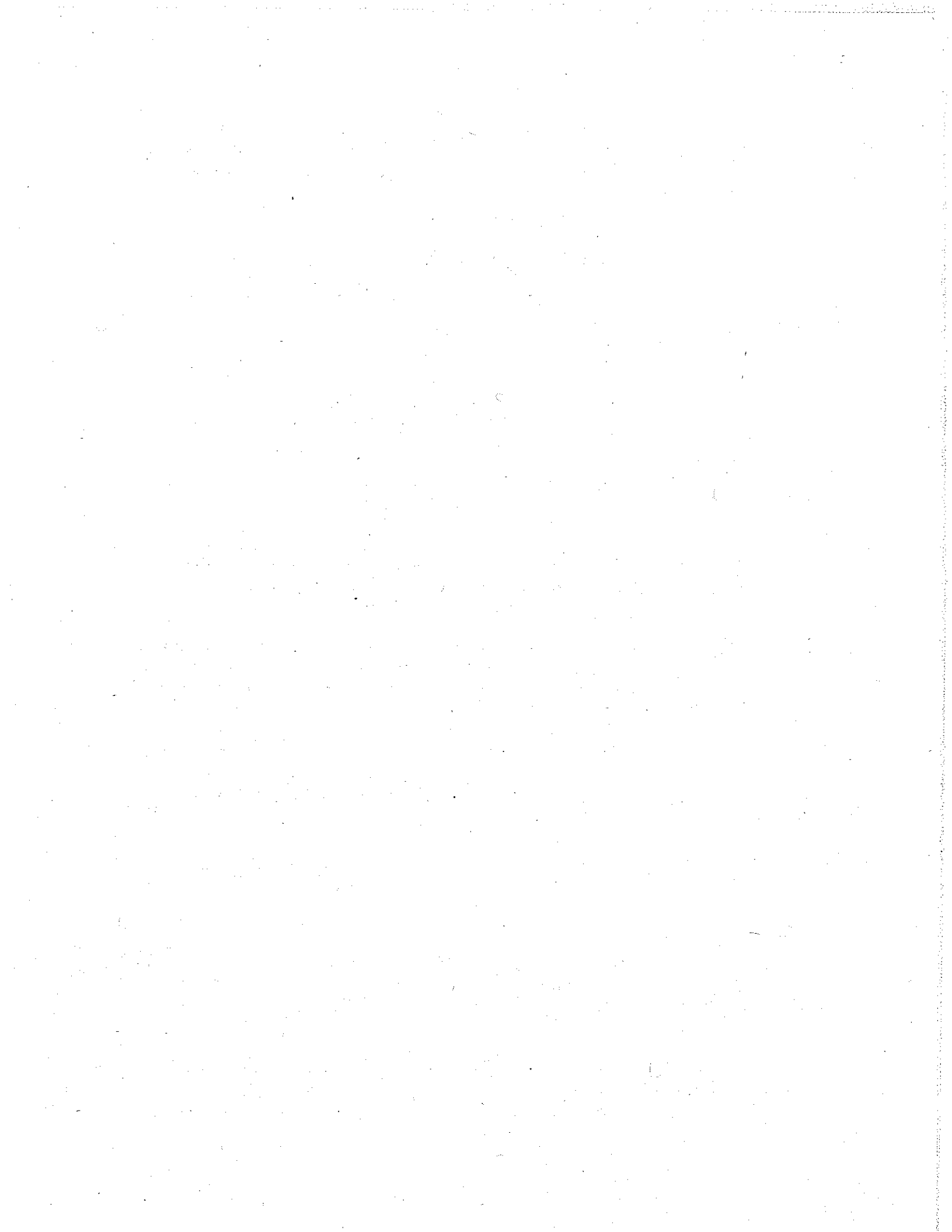
Clerk's Note: The report of the Executive Director Housing and Children's Services dated June 28, 2013 entitled "*Request for Demolition – Windsor Essex Community Housing Corporation Property – 329 Fort Street, Amherstburg, Ontario*" is attached as background information.

LIVELINK 16440, SB2013


CHAIRPERSON


DEPUTY CITY CLERK

NOTIFICATION :				
Name	Address	Email Address	Telephone	FAX
Jim Steele, Chief Executive Officer, Windsor Essex Community Housing Corporation	945 McDougall St. Windsor ON N9A 1L9	jsteele@wehc.com and jbelanger@wehc.com	519-254-1681	519-254-2774
Brian Gregg, Chief Administrative Officer	360 Fairview Ave. W. Essex ON N8M 1Y6	bgregg@countyofessex.on.ca	519-776-6441 Ext. 325	519-776-4455



THE CORPORATION OF THE CITY OF WINDSOR
Social Development, Health and Culture Standing Committee-
Administrative Report



MISSION STATEMENT:

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT #: 16440 SB2013	Report Date: June 28, 2013
Author's Name: Ann Hudacek	Date to Standing Committee: August 7, 2013
Author's Phone: 519 255-5200 ext. 6277	Classification #:
Author's E-mail: ahudacek@city.windsor.on.ca	

To: Social Development, Health and Culture Standing Committee

**Subject: Request for Demolition – Windsor Essex Community Housing Corporation
Property – 329 Fort Street, Amherstburg, Ontario**

1. RECOMMENDATION: City Wide: ___ Ward(s): _____

THAT Council CONSENT to the demolition of Windsor Essex Community Housing Corporation property at 329 Fort Street in Amherstburg, Ontario.

EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

The purpose of this report is to seek Council approval to demolish a single family detached home owned by the Windsor Essex Community Housing Corporation (CHC) located at 329 Fort Street, Amherstburg, Ontario. The City of Windsor has a dual role with respect to the request: the City is the Service Manager for housing programs in Windsor/Essex and is also the sole shareholder of CHC governed by the Shareholder Agreement and Accountability Rules that include such matters as reporting requirements, budgeting and funding, the maintenance of housing projects among other things.

The Housing Services Act, 2011 states:

Real property transferred under a transfer order

161. (1) This section applies with respect to real property that was transferred under a transfer order made under Part IV of the former Act.

Consent required for certain transactions or activities

(2) A person may mortgage or develop the real property only with the written consent of the service manager in whose service area the real property is located.

In addition, the current shareholder agreement between the City of Windsor and Windsor Essex Community Housing Corporation under Section 6.4 "Other matters requiring shareholder approval" states:

Corporate Issues. Without the prior approval of the Shareholder, CHC shall not:

(iii) Proceed with redevelopment projects, or material changes in the number or distribution of rent-geared-to-income units, including changes to targeting plans.

Ministerial consent is not required from the Ministry of Municipal Affairs and Housing in this case.

3. DISCUSSION:

The home located at 329 Fort St. is one of 25 single residential homes located on Fort Street and Main Street in Amherstburg built in 1951 and owned by CHC. CHC submitted a formal request to the Service Manager to demolish the home.

This home is part of the CHC Public Housing portfolio whereby the Provincial Debenture financing for this particular property was paid off in 2006. Included in the request submitted to Housing Services, CHC indicates the home is uninhabitable due to structural safety concerns with respect to the basement foundation walls. CHC has completed various reports to estimate the cost to correct the structural defects as well as other significant repairs required to the home and has estimated the total repairs for the property to be \$82,500. CHC has reported estimates for the cost of demolition at \$12,000. The home is approximately 62 years old with an MPAC value of \$99,000.

CHC is exploring options for the property which includes the construction of a 4 plex if and when funding is available for such an initiative. CHC has had preliminary discussions with the Town of Amherstburg in this regard. In the intervening time period however CHC is of the opinion that the best course of action at this time is to demolish the home.

The Housing Services Act requires that a minimum number of subsidized units must be maintained in the Service Area. As a result, if a subsidized social housing unit is demolished, the unit must be replaced to maintain a minimum number of subsidized units in the Service Area. However, a newly constructed unit is not required to comply with this requirement. If demolition of the home is approved, the Housing Services Act provides for replacing a subsidized unit by amending the Target Plan in the existing social housing stock. As this is one unit and given the current mix of Rent-Geared-to Income and market units within the existing service level replacing this unit within the current service level will not be an issue.

4. RISK ANALYSIS:

It is difficult to assess the degree of financial risk as defined in the Risk Level Definitions in the City Council Reporting Policy. The City as Service Manager funds the Windsor Essex Community Housing Corporation. The cost of demolition of this property will be a onetime cost incurred by Windsor Essex Community Housing Corporation and the potential cost of future options for the property will be considered if CHC funds the project through their capital budget or if funding for development becomes available through Federal and or Provincial initiatives. It is thought that, based on the engineer's report of the home being uninhabitable in its current state that demolition of the unit is our only option at this time.

5. FINANCIAL MATTERS:

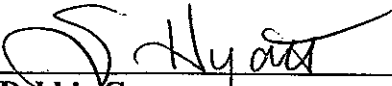
Windsor Essex Community Housing Corporation has not requested any funding for this project and plans to absorb the costs of the demolition of this property within the funding envelope approved by Council for the 2013 fiscal year their 2013 capital budget. The cost of demolition will not impact the current City budget.

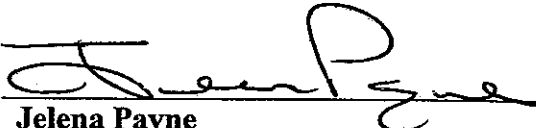
6. CONSULTATIONS:

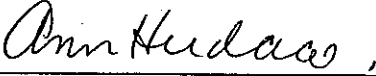
- Windsor Essex Community Housing Corporation, Hans Kogel, P. Eng, Director, Asset Management.
- Town of Amherstburg, Rebecca Belanger, MCIP, RPP Planner.

7. CONCLUSION:

Based on the information provided by Windsor Essex Community Housing Corporation, it is reasonable to conclude that the best course of action is to demolish the home at this time.

for 
Debbie Cercone
Executive Director Housing and
Children's Services


Jelena Payne
Community Development and Health
Commissioner


Ann Hudacek
Administration & Policy Coordinator


Helga Reidel
Chief Administrative Officer

AH:kk

APPENDICES:

DEPARTMENTS/OTHERS CONSULTED:

Name: Cheryl Glassford, Legal Counsel, Legal
Phone #: 519-255-6100 ext. 1774

Name: Linda Higgins, Manager Inter-governmental Subsidies and Financial Admin.
Phone #: 519-255-5200 ext. 5222

NOTIFICATION :

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