

To:	Warden McQueen and Members of Grey County Council
Committee Date:	October 22, 2020
Subject / Report No:	CAOR-CW-16-20
Title:	Housing Options Study – Durham Lands
Prepared by:	Kim Wingrove and Randy Scherzer
Reviewed by:	
Lower Tier(s) Affected:	Municipality of West Grey
Status:	Recommendation adopted by Committee as presented per Resolution CW185-20; Endorsed by County Council November 12, 2020 per Resolution CC87-20;

Recommendation

1. That report **CAOR-CW-16-20 Housing Options Study – Durham Lands** be received for information; and,
2. That based on a staff review of consultants with expertise in this field, staff have retained **SHS consulting** for a total project cost of **\$57,500 plus HST** which includes an architect subconsultant to prepare a concept plan for the potential options, to be funded from the **Redevelopment Reserve Fund**.

Executive Summary

On September 22, 2020 Committee of Management passed **Motion CM30-20** directing staff to retain a consultant to provide an assessment report of housing build options for the recently acquired lands in Durham. The report would investigate various housing options that would complement the future rebuild of Rockwood Terrace, and assess the capital and estimated long-term operating requirements for the various housing options. The project was estimated to cost \$75,000. Based on a staff review of consultants with expertise in this field, staff have retained SHS Consulting for a total project cost of \$57,500 plus HST which includes an architect subconsultant (Salter Pilon) to prepare a concept plan and to assist with the costings of the options.

Background and Discussion

On September 22, 2020, the Committee of Management approved a motion (copied below) that directed staff to retain a consultant to provide an assessment report of housing build options for the recently acquired lands in Durham.

CM30-20 Moved by: Councillor Robinson Seconded by: Councillor Mackey

That staff be directed to retain a consultant to provide an assessment report of housing build options for the Durham property, including initial capital and estimated long-term operating requirements; and

That the consultant costs not exceed \$75,000 and be funded from the Redevelopment Reserve Fund

Carried

The report would investigate various housing options that would complement the future rebuild of Rockwood Terrace. The various housing models could include a campus of care model, non-profit housing model, as well as private housing models based on the overall needs and market conditions within the area. The report will also assess the capital and estimated long-term operating requirements for the various housing models.

Staff engaged a couple of housing consultants with experience with these types of studies as well as housing consultants that have experience in Grey County. Following the discussions with the consultants, staff asked SHS Consulting to prepare a bid for this study based on their extensive experience with these types of studies including recent studies completed for Wellington County (Wellington Terrace in the Town of Fergus operated by Wellington County) and Simcoe County (Simcoe Manor in the Town of Beeton operated by Simcoe County), as well as others in Ontario. SHS Consulting also has experience in Grey County as they completed the most recent Housing Study for the County back in 2015.

The project would be structured in two phases. The first phase of the study would consist of a Market Assessment to determine the need and demand for various seniors housing options in the area. Key Informant interviews and focus groups will be conducted as part of this phase to assess the housing needs for the immediate area in and around the Town of Durham. The phase will also include a literature review which would be reviewed on housing trends and preferences including assisted living, rental housing (market and affordable), garden homes, 'memory care' units, and life lease/equity forms of housing. A supply analysis will also be conducted to investigate the housing options that either exist or are proposed for the area, the nature of the accommodation/supports being offered, pricing and affordability, occupancy rates, waiting lists, etc. A final report would be prepared at the end of Phase 1 to present the findings.

Phase 2 of the project would be the preparation of a business plan for the preferred housing options. This would involve an analysis of the key elements of the proposed development, including an assessment of the potential capital and operating costs. This phase would also assess the potential sources of funds, options for governance, a review of similar developments that have been built elsewhere, identify required planning approvals, etc. A concept plan would also be developed and the bid includes the hiring of an architect subconsultant (Salter Pilon) with expertise with the types of options being explored. It should be noted that while Salter Pilon is providing advice on this work, they are not excluded from bidding on future work associated with either the redevelopment of Rockwood Terrace or for any other associated development of the Durham Lands.

The project from start to finish is estimated to be completed within a 6 month period which includes time required to obtain input and feedback from County Council, West Grey Council and other key stakeholders at various points throughout the process. The project cost was

estimated to be \$75,000. The bid from SHS Consulting is for \$45,000 plus HST plus the addition of an Architect Consultant (\$12,500 plus HST) with expertise with designing the various housing build options being investigated. The architect consultant will provide a concept plan for the preferred housing option and will also assist with the cost estimates for the housing option build. The total project cost with the architect subconsultant is \$57,500 plus HST which will be funded from the Redevelopment Reserve Fund. Based on the staff review and extensive expertise that SHS Consulting has with projects of this nature, Staff have retained SHS Consulting and they commence work on this project before the end of the month.

Legal and Legislated Requirements

None

Financial and Resource Implications

The project ceiling approved the Committee of Management was \$75,000. The bid received from SHS Consulting including the architect subconsultant is \$57,500 plus HST. The project will be funded from the Redevelopment Reserve Fund.

As per the Purchasing Policy, the single sourcing of this work to SHS Consulting has been approved by the Purchasing and Materials Manager in consultations with the Director of Corporate Services.

Relevant Consultation

- Internal (CAO, Planning, Corporate Services)
- External (consultation with the Municipality of West Grey and other key stakeholders will be conducted as part of the project)

Appendices and Attachments

None