

## **Priorities Committee Meeting\_Oct23\_2018**

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### **REPORT FOR INFORMATION**

#### **Clover Bar Lodge Redevelopment Planning Process**

##### **Report Purpose**

To provide Priorities Committee with the process that will be used to identify potential uses and investment options for the Clover Bar Lodge facility once it has been surplus by the Heartland Housing Foundation.

##### **Strategic Plan Priority Areas**

**Economy:** The Clover Bar Lodge and its land has economic value for the County through potentially redeveloping the site to support community needs or to dispose of as surplus property.

**Governance:** The identification of redevelopment options and benefits for the Clover Bar Lodge facility allows Council to make informed decisions for the benefit of the community.

**Social:** There are various potential options in how the facility and its land could be used to support the social needs of the community.

**Culture:** n/a

**Environment:** Due to its age, the lodge may contain asbestos encapsulated within the piping insulation and drywall compounds used in the original construction. Further investigation is required to confirm if asbestos or other environmental hazardous materials are present prior to any redevelopment.

##### **Other Impacts**

**Policy:** n/a

**Legislative/Legal:** The land and building are currently owned by Part 9 Company, Pioneer Housing Foundation, incorporated under Part 9 "Provisions Applying to Companies with Objects other than the Acquisition of Gain" of the *Companies Act*, RSA 2000, c.C-21. The County owns Pioneer Housing Foundation, and the current directors are Councillors Anderson and Berghofer. The objects set out in the Company's Memorandum of Association can be summarized as providing housing and facility projects and assistance, and services to seniors and families. Heartland Housing Foundation is a management body established under section 5 of the Alberta Housing Act, RSA 2000, c. A-25.

**Interdepartmental:** Family and Community Services, Legislative and Legal Services, Planning and Development, Communications and Facility Services will be involved in developing future use options for the land and building.

##### **Summary**

Once residents at Clover Bar Lodge have moved to the new replacement lodge, Clover Bar Lodge will become surplus to the Heartland Housing Foundation, the management body that operates and administers the accommodation. The Clover Bar Lodge facility and land are owned by Pioneer Housing Foundation, a Part 9 Company, which in turn is owned by the County. The Memorandum of Association of the Company states that the income and property of the Company must be applied towards the promotion of the objects, essentially support to seniors and families for housing projects, facilities, assistance and services.

With the Clover Bar Lodge facility becoming surplus, it is necessary to develop an understanding of what future uses or options are available for this facility and land.

However, there are significant challenges in repurposing the existing building because of its design and age. For example, the current building design will impact or limit future uses unless the facility is renovated to meet current building and fire codes.

Buildings of this age often were constructed with asbestos containing drywall compounds, floor adhesives or mechanical pipe insulation. Although not a significant concern in the current encapsulated state, removing asbestos could become a major cost item during any renovations or demolition of the facility.

The current zoning, parking, shared property amenities and site access could become challenges depending on the use of the facility. All of these factors will need further investigation to understand the total impact for the property. In addition, the potential limitation of the use of the site from a legal perspective, given current ownership and the objects in the Company's memorandum of Association, must be considered.

A Clover Bar Lodge site planning process will need to be completed to identify potential uses for the property. Once potential uses have been identified internally, a funding request will come back before council for the 2020 budget year for the purpose of developing a detailed study of the most probable uses and the services required to support them in order to complete the land use planning requirements for the site. Further environmental assessment will be required once the building has been vacated and the facility responsibility transferred back to Pioneer Housing Foundation. This transfer is anticipated to occur in 2020 or 2021.

Based on the results of the planning process, options for the use and redevelopment of the property will be brought to Council for discussion and ultimately to Pioneer Housing Foundation for decision.

### **Communication Plan**

Communication with the stakeholders will be prepared as the planning for the site develops.