

Lease Agreement – Alberta Social Housing Corporation (Ward 1)**Report Purpose**

To seek approval to enter into a long-term Lease Agreement between Strathcona County and the Alberta Social Housing Corporation.

Recommendation

THAT Administration enter into a long-term Lease Agreement with the Alberta Social Housing Corporation for the development of a supportive living senior citizens lodge facility on the lands Plan 1821180, Block 2, Lot 1.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 6 - Provide facilities and services that are available and accessible to residents

Report

The Alberta Social Housing Corporation is currently completing the replacement of the Clover Bar Lodge. In an effort to support this development the County has agreed to enter into a lease arrangement for the development of the lodge facilities on municipal lands.

The general principles of the lease agreement include:

1. Nominal Rent \$1.00
2. A term of sixty (60) years with an option to renew for two further periods of ten years each;
3. Right to terminate if the facility is not substantially completed within thirty-six (36) months of the commencement of construction;
4. Any transfer, assignment or sublease, license during the term is subject to County approval;
5. Dispute resolution mechanisms;
6. Tenant responsibilities; and
7. Surrender of the Land upon expiry of the term.

Council and Committee History

May 9, 2017	THAT Bylaw 27-2017, a bylaw that proposes to rezone approximately 6.306 hectares (15.577 acres) of land in Lot B, Plan 2258 NY from AD–Agriculture: Future Development District to PS–Public Services District, PU–Public Utilities District and PR–Recreation District within the Centennial ASP area, be given first reading.
May 9, 2017	THAT Bylaw 28-2017, a bylaw that provides a framework for subsequent subdivision and development of Lot 10MR, Block 1, Plan 062 1882; Lot 1, Plan 952 1891; Lots A and B, Plan 2258NY and Lot A, Plan 6676KS by describing land uses, population density, sequencing of development and the general location of transportation routes and public utilities, be given first reading.
May 9, 2017	THAT item 9.2, 2017 Capital Budget Amendment – Servicing to Accommodate Community Housing, and the third readings for Bylaws 27-2017 and 28-2017 be postponed a Special Meeting to be held on Friday, May 12, 2017 in Community Centre at 1:30 p.m.
May 12, 2017	THAT Bylaw 27-2017, a bylaw that proposes to rezone approximately 6.306 hectares (15.577 acres) of land in Lot B, Plan 2258 NY from AD–Agriculture: Future Development District to PS–Public Services District,

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- May 12, 2017 THAT an amendment to the 2017 Capital Budget to add a Land Servicing Project to provide the servicing of a 15-acre parcel within Lot B, Plan 2258 NY in SE 10-53-23-W4 to be funded in the amount of \$5,020,000 from the General Land reserve (1.3803), be approved.

Other Impacts

Policy: Land Management Policy SER-012-011

Legislative/Legal: The form of agreement is being reviewed and drafted by the County and Alberta Social Housing Corporation solicitors. The Lease Agreement will provide the necessary legal documentation for an arms-length relationship to occur between the County and the Alberta Social Housing Corporation.

Interdepartmental: Legislative and Legal Services

Master Plan/Framework: n/a

Enclosures

- 1 Urban Location Map
- 2 Location Map
- 3 Air Photo