



Request for Decision

Regular Council Meeting

July 4, 2023

Report prepared by: Shanna Pierson, Executive Assistant

Wheatland Housing Management Body – Joint Announcement Letter

Recommendation from Administration

THAT Council accept the Wheatland Housing Management Body joint announcement letter as information.

Chief Administrative Officer’s Comments

During the Council meeting on June 20th, the Council requested to discuss the joint communication from the WHMB. Subsequently, on June 26th, the Board of the Wheatland Housing Management Body (WHMB) approved their own communication regarding the proposed lodge.

Report

Division County-wide

Administration has attached the letter that was approved on June 26th by the WHMB Board for Council’s information.

Council has passed a resolution in favour of the proposed lodge project, provided several conditions are met, one of which is a joint communication plan. It may be beneficial for the Council to explore whether the Wheatland Housing Management Body (WHMB) is amenable to a joint communication plan, or the conditions of the resolution that was passed by Wheatland County Council. This should be done by a formal letter from Council, passed by resolution.

Relevant Policies, Practices, and Legislation

N/A

Alignment with the Strategic Plan

N/A

Response Options

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

Implications of Recommendation

General

N/A

Organizational

N/A

Financial

N/A

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

Follow-up based on Council decision/direction.

Report Approval Details

Document Title:	Wheatland Housing Management Body - Joint Announcement Letter.docx
Attachments:	- WHMB correspondence - Re Joint Announcement.pdf - Resolution No. CM-2023-04-62.pdf
Final Approval Date:	Jun 27, 2023

This report and all of its attachments were approved and signed as outlined below:



Brian Henderson



Wheatland Housing Management Board and the Wheatland and Area Hospice Society partnership are proud to announce the continued advancement of the plan to build a congregate living space for seniors and a rural hospice in Wheatland County. A recording of the updated planned projects presented by WHMB team is available on our websites at www.wheatlandhousing.org or www.wheatlandhospice.ca

We are grateful for letters of support from all our municipalities; Standard, Hussar, Rockyford, Wheatland County and Town of Strathmore in our application to Alberta Housing Partnership Program. Through our collaboration and cooperation, we will move towards providing safe and affordable housing for seniors as well as compassionate, competent palliative care for our community.

With this unified voice we move forward to the schematic design phase of the project. Anticipated next steps are acceptance of our Alberta Housing Partnership Program funding request as well as the Canada Mortgage & Housing Corporation (CMHC) application, refinement of budgets, as well as recurring support from all Councils and community partners.

We are committed to working together to ensure that this project is a success. Our partnership will bring together the expertise and resources needed to make this project a reality. This housing project will have a positive impact on the lives of all people in our community and provide seniors and their families with a sense of security in their future within the community.

We look forward to moving forward collaboratively with our community partners, all levels of government, donors, stakeholders, and our experts to make this project a reality.

For more information about this project please contact the following individuals:

Wheatland Housing Management Body (Chair Glenn Koester)

Wheatland and Area Hospice (Chair: Dr. Joni McNeely)

RESOLUTION NO. CM-2023-04-62

WHEREAS Wheatland County's Strategic Plan has identified that Council will evaluate the social, economic, and environmental fabric of County communities and will address any findings in a collaborative and engaging manner, incorporating strategies and outcomes in policy to improve and enhance the quality of life for ratepayers;

AND WHEREAS Wheatland Lodge provides needed accommodations for seniors in our community;

AND WHEREAS Wheatland Housing Management Body (WHMB) is proposing the development of a 120-unit Wheatland Lodge for a total cost of development of \$52,739,184;

AND WHEREAS WHMB will be applying for the Province Partnership Program Grant for the amount of \$7,140,000;

AND WHEREAS WHMB is requesting a one-time capital requisition from the following municipalities:

- Wheatland County for the amount of \$3,985,914
- Town of Strathmore for the amount of \$1,966,625 in a mixture of monetary and non-monetary contributions,
- Village of Rockyford for the amount of \$30,224
- Village of Standard for the amount of \$45,463
- Village of Hussar for the amount of \$16,571

AND WHEREAS Council understands that the WHMB operating requisition will not increase due to the strengthened revenue stream model, which removes operational requisitions for the new lodge as presented on February 21, 2023;

AND WHEREAS the WHMB Board and Wheatland County Council will work towards a communication plan that conveys a mutual joint position on the project;

THEREFORE, be it resolved that:

Council commits to the development of a new 120-unit Wheatland Lodge contingent on:

- the capital requisition not exceeding \$3,985,914, to be implemented during the construction phase of the project,
- the donation of non-monetary contributions taking into consideration any environmental mediation required, factored into the market valuation of the lands for the project,
- the operating requisition not increasing due to the strengthened revenue stream model, which removes operational requisitions for the new lodge,
- WHMB lobbying the Province for support and resources for the proposed development,
- WHMB receiving the Province Partnership Program Grant in the amount of \$7,140,000,
- the proposed development receiving full regional support in the amounts provided for the one-time capital requisition,
- the establishment of a communication strategy between the WHMB Board and Wheatland County Council that conveys a mutual joint position on the project;

AND THAT Council authorizes the Reeve to sign the attached letters to Canada Housing and Mortgage Corporation and the Government of Alberta regarding the development of the 120-unit Wheatland Lodge, with the approved attached resolution for clarity and transparency of Council's position.