



## RESORT VILLAGE OF CANDLE LAKE – REPORT TO COUNCIL

**FROM: Brent Lutz -CAO**

**PREPARED BY: Brent Lutz - CAO**

**DATE: November 18, 2024**

**SUBJECT: 55 Plus Housing Initiative Memorandum of Understanding**

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### **RECOMMENDATION:**

That Council consider a motion to authorize the execution of the non-binding Memorandum of Understanding (MOU) with the Zaks/Claystone as Proponent, outlining the specific steps required to advance toward a formal Land Sale Agreement to be executed by March 31, 2025 subject to any extension mutually agreed between the parties.

### **ISSUE:**

The Proponent and the Resort Village of Candle Lake Council will need to undertake negotiations for conditions under which the parties will enter into a Sale Agreement.

### **BACKGROUND:**

The Resort Village of Candle Lake Council became aware of a need in the community for more housing options for seniors through informal community discussion resulting in the Resort Village of Candle Lake Council undertaking a Housing Needs and Demand Assessment in February 2023 to quantify the housing demand through a community survey which identified a very strong demand for new housing designed for seniors aged 55 and older within the community.

From the onset of the housing initiative nearly two years ago, Council's intent was to ensure the process was as transparent as possible. The Resort Village of Candle Lake Housing Steering Committee issued an Expression of Interest in December 2023 to home builders and developers from central Saskatchewan to determine the level of interest in developing a seniors housing project in Candle Lake which yielded three interested home builders who were pre-screened and pre-qualified to enter into a formal Request for Proposals competition. A Request for Proposals was issued in March 2024 to the three qualified builders who were selected from the Expression of Interest which yielded one proposal from Zaks/Claystone (Proponent) which fulfilled the majority of the requirements outlined in the Request for Proposal, subject to negotiation of specified design and development elements.

### **ANALYSIS**

Alan Wallace of Wallace Insights has recommended and drafted a non-binding Memorandum of Understand, MOU for approval by the parties. A nonbinding MOU will enable the parties to be identified and make public certain details of the proposal and each parties intention to proceed with negotiations. He has also drafted a resolution approving the execution of the MOU for council to consider at the November Council meeting, which if approved would allow for the negotiation process to proceed and ensure that the process is as transparent as possible. Terms to be negotiated for the agreement include conditions, design specifications, development timelines and assurance of compliance with municipal planning and zoning requirements will not become public until the parties have agreed at which time Council would need to consider a resolution to approve the terms of any Land Sale Agreement.

### **ATTACHMENT**

1. Draft Resolution.

**WHEREAS**, the Resort Village of Candle Lake Council became aware of a need in the community for more housing options for seniors through informal community discussion resulting in the Resort Village of Candle Lake Council undertaking a Housing Needs and Demand Assessment in February 2023 to quantify the housing demand through a community survey which identified a very strong demand for new housing designed for seniors aged 55 and older within the community;

And;

**WHEREAS**, the Resort Village of Candle Lake Housing Steering Committee issued an Expression of Interest in December 2023 to home builders and developers from central Saskatchewan to determine the level of interest in developing a seniors housing project in Candle Lake which yielded three interested homebuilders who were pre-screened and pre-qualified to enter into a formal Request for Proposals competition;

And;

**WHEREAS**, a Request for Proposals was issued in March 2024 to the three qualified builders who were selected from the Expression of Interest which yielded one proposal from Zaks/Claystone (Proponent) which fulfilled the majority of the requirements outlined in the Request for Proposal, subject to negotiation of specified design and development elements;

And;

**WHEREAS**, the Proponent and the Resort Village of Candle Lake Council wish to undertake the necessary actions to negotiate a Sale Agreement, including agreement on final terms, conditions, design specifications, development timelines and ensuring compliance with municipal planning and zoning requirements;

**THEREFORE, BE IT RESOLVED** that the Resort Village of Candle Lake Council authorize the execution of a Memorandum of Understanding (MOU) with the proponent Zaks/Claystone, outlining the specific steps required to advance toward a formal Land Sale Agreement to be executed by March 31, 2025 subject to any extension mutually agreed between the parties.