



RESORT VILLAGE OF CANDLE LAKE – REPORT TO COUNCIL

FROM: Brent Lutz, Chief Administrative Officer
DATE: October 10, 2024
SUBJECT: 55 Plus Housing Proposal in Camera Report

BACKGROUND:

The RVCL received a proposal for construction of a 55 plus rental housing project from Claystone Development and Zaks Building Group. The 55 Plus Housing Steering Committee reviewed the submission and forwarded it to Council along with a report of their review. Wallace Insights provided an accompanying report outlining the RFP process, the submission and the committees review process.

ANALYSIS

1. Council directed the CAO to meet with the proponent to discuss some of the questions and concerns raised by the steering committee. A full report of the meeting was provided to council in camera at the Committee of the Whole Meeting on September 13, 2024. Most of the criteria in the RFP can be addressed within a negotiated sale agreement.
2. Council conducted a site meeting to tour the proponents' projects in Hague on October 2, 2024, at 2 pm. At the meeting were representatives from Claystone and Zaks.
3. Council requested the proponent to provide examples of their marketing materials. An email from Claystone was provided to Council with links to their digital marketing materials.
4. A 3D colored rendering of the exterior of the building was requested to assist in the evaluation of the project. Claystone has prepared renderings which have been attached to this report.
5. The original members of the 55+ Steering Committee have been invited to attend an in camera session with Council at 7:30 pm on October 24, 2024.
6. The CAO will prepare an agenda for this portion of the meeting including:
 - a. This report outlining the actions taken since reviewing the steering committees report and the submission from Claystone and Zaks.
 - b. A copy of the report of the meeting the CAO had with Claystone on September 13, 2024 addressing the concerns raised by the steering committee.
 - c. Copies of the 3D renderings prepared by Zaks and Claystone.
 - d. Opportunity for the committee to comment on the submission, the reports and the 3D renderings.
 - e. Opportunity to Council acknowledge and thank the committee members for the work they have done.
 - f. Extend an invitation for the opportunity for the Committee to be involved in any future public announcement should Council successfully negotiate terms with the proponent.

ATTACHMENTS

3 D renderings provided by Zaks and Claystone.

Submitted by,

Brent Lutz

Chief Administrative Officer Resort Village of Candle Lake



