



REPORT TO COUNCIL

Council Meeting: July 9, 2024

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: DUANE LAWRENCE, CAO

FILE NO: 2520-20

SUBJECT: ERIF Letters of Support

REPORT NO: 24- 77

ATTACHMENT(S): APPENDIX A - ERIF INTRODUCTION LETTER

RECOMMENDATION(S):

THAT Council authorize the Mayor to provide a letter of support to Economic Restoration Infrastructure Fund in support of their efforts to develop affordable sales and rental housing within the District of Ucluelet.

BACKGROUND:

District staff first met with Economic Restoration Infrastructure Fund (ERIF) in May of 2024. ERIF is a development organization focused on sustainable development and enhancing community resilience. Since the initial meeting ERIF identified several opportunities for a potential affordable housing development in Ucluelet.

At present ERIF has identified 221 Minato Road as a preferred site for their project and are in the process of completing their due diligence on the site and verification of the viability of the project. As was previously identified with the site, there continue to be tsunami flood risk challenges and infrastructure capacity limitations that must be addressed to allow for development.

The site was previously identified as a higher density development with 212 doors. ERIF has indicated in the attached letter a desire for up to 254 doors consisting of one, two and three bedroom apartments, with 60% affordable sales and rentals, 40% market rentals, and 12 residential lots. This proposal is very preliminary and will be subject to the standard approval process including consideration of a rezoning application, development and development variance permits (as required) and, other permit application requirements. No formal application has been received at this time although ERIF has provided staff with a general overview of their anticipated plans.

ANALYSIS OF OPTIONS

In order to make this project viable ERIF has indicated they will be looking to access a number of grant and funding opportunities and is requesting two items from the District. First is a letter of support to be utilized in applying for affordable housing grants and funding streams with an indication from the municipality that Council is in general support the development of affordable

housing. ERIF has identified the Green Municipal Fund for Sustainable Affordable Housing as one of the grants they would pursue.

The second is an indication that the District would be interested in partnering with ERIF in the furtherance of this project. At this stage the District has not received a formal request to partner with ERIF nor any indication of what that potential agreement might look like. While the *Community Charter* prohibits a local government from aiding a business the *Community Charter* does permit some forms of [local government partnering agreements](#) in support of the provision of a service. Until such time as we fully understand what the potential partnering agreement and service to be provided would look like, Staff are recommending Council reserve any decision relating to this matter. The following link provides some examples of [partnerships for housing](#).

Staff would note that providing letters of support does not pre-approve any aspect of the proposed development.

A	Support the provision of letters of support to ERIF	<u>Pros</u>	<ul style="list-style-type: none"> Increases the likelihood of the project accessing Federal and Provincial funding streams that would support the creation of affordable housing.
		<u>Cons</u>	<ul style="list-style-type: none"> Maybe seen by some as the District being too close to a development project.
		<u>Implications</u>	<ul style="list-style-type: none"> Provided Council would provide a similar letter of support to any developer working towards the development of affordable housing in Ucluelet, issuing the letter of support would be acceptable. Regardless of the provision of a letter of support Council must maintain an open position on the development and any decisions regarding future applications. The provision of a letter of support does not preclude Council from approving or rejecting an application from the developer.
B	Request additional information from ERIF prior to authorizing the letter of support	<u>Pros</u>	<ul style="list-style-type: none"> Provides Council with any additional information they require prior to providing any letters of support Ensures Council is comfortable with the request.
		<u>Cons</u>	<ul style="list-style-type: none"> Potentially delays any applications being made by ERIF to Federal and Provincial bodies for funding support.
		<u>Implications</u>	<ul style="list-style-type: none"> Staff time to request clarification materials from ERIF and bring the information back to Council for consideration.
		<u>Suggested Motion</u>	<p>THAT Council direct staff to request additional details from Economic Restoration Infrastructure Fund regarding their letter of support request, specifically a) _____, b) _____, and c) _____; and,</p> <p>THAT Council direct staff to bring back a follow up report for Council's consideration upon receipt of the requested details from Economic Restoration Infrastructure Fund.</p>
C	Do not provide	<u>Pros</u>	<ul style="list-style-type: none"> None identified at this time.
		<u>Cons</u>	<ul style="list-style-type: none"> May decrease ERIF's ability to access funding.

letters of support	<u>Implications</u>	• None identified at this time.
	<u>Suggested Motion</u>	No motion is required.

Respectfully submitted: Duane Lawrence, CAO

Friday 21 June 2024

Mr. Duane Lawrence
Chief Administrative Officer
District of Ucluelet
200 Main Street
Ucluelet, BC, V0R 3A0

Dear Mayor and Council Members,

Subject: Proposed Housing Development at 221 Minato Road

I am writing to introduce ERIF Sustainable Solutions and to share our exciting plans for a new housing project at 221 Minato Road. We recognize the pressing need for diverse and affordable housing options in Ucluelet and are eager to contribute to addressing this challenge.

About ERIF Sustainable Solutions (www.erif.ca)

ERIF Sustainable Solutions specializes in four key sectors of sustainable infrastructure, each aimed at fostering sustainable development and enhancing community resilience:

1. **Green Energy Solutions:** We implement renewable energy systems such as solar, wind, and biomass to reduce reliance on fossil fuels and lower carbon footprints.
2. **Smart Housing:** Our innovative approach to construction uses cutting-edge technology and sustainable practices to deliver high-quality homes that are energy-efficient and affordable.
3. **Green Marine Transport:** We focus on developing electric and hybrid marine transport options to reduce emissions and promote environmentally friendly travel and commerce.
4. **Food Production and Security:** We support communities in establishing local, sustainable food production systems, enhancing food security, and reducing dependence on external sources.

Our Niche is Affordable Housing

ERIF's niche in sustainable housing lies in our ability to combine advanced construction technology with cost-efficiency. We utilize our patent-pending IGV-Nexus smart zone technology, Structural Insulated Panels (SIPs), and quality international building materials. These components are integrated into a systemized building process that significantly reduces construction costs and time.

- **IGV-Nexus:** A patent-pending smart zone that centralizes essential home functions, streamlining the building process and enhancing energy efficiency.
- **SIPs Kit:** These panels provide superior insulation and structural integrity, contributing to both the rapid construction and long-term sustainability of our homes.
- **Building Material Kit:** Sourced globally, these high-quality materials ensure consistent availability and affordability.

Sustainable Housing: Addressing Ucluelet's Urgent Needs

Understanding that Ucluelet is experiencing significant housing challenges, with a growing need for affordable and diverse housing options, we are proposing a project at 221 Minato Road aimed to meet these needs through innovative and cost-effective construction methods.

Proposed Project Overview: 221 Minato Road

We propose to build 254 high-quality, spacious apartments on the site at 221 Minato Road. Our plan includes:

- **Housing Mix:** 60% affordable rentals and affordable sales and 40% market rentals.
- **Building Types:**
 - A mix of 1, 2, and 3-bedroom apartments catering to a variety of community housing needs.
 - **12 residential home lots.**
- **Green Space:** Commitment to preserving and restoring as much green space as possible, enhancing the natural beauty and ecological value of the site.
- **Timeline:** We aim to complete the stage one of 58 apartments before next summer, providing much-needed housing options to Ucluelet residents promptly. The remaining 196 apartments would be completed before summer 2026.

Harmonious Blend of Affordable and Market Housing

This project at 221 Minato Road epitomizes a harmonious blend of affordable and market-rate housing, ensuring that all units, regardless of price or purpose, meet the same high standards of quality and design. Every apartment, whether affordable or market-rate, is crafted with premium materials and cutting-edge construction technology, maintaining a consistent level of excellence throughout.

This approach not only addresses the diverse housing needs of Ucluelet but also fosters a cohesive community where all residents enjoy spacious, comfortable, and sustainable living spaces without any compromise in quality.

Commitment to Community

Our approach is designed not only to meet immediate housing needs but also to ensure long-term sustainability and community well-being. We believe that by working together, we can create a vibrant, inclusive, and resilient Ucluelet.

We would welcome the opportunity to discuss this project further with you and explore how we can support the District of Ucluelet in achieving its housing goals.

Thank you for considering our proposal. We look forward to collaborating on this transformative project.

Yours sincerely,



Jodie Thompson
Chief Operating Officer
ERIF Sustainable Solutions