

January 5, 2017

Mr. Troy Fleming, Acting City Manager
City of Fort Saskatchewan
10005-102 Street
Fort Saskatchewan, AB T8L 2C5

Dear Mr. Fleming:

The City of Fort Saskatchewan at their March 8th, 2016 Council meeting, approved the request from Heartland Housing Foundation (HHF) for land to accommodate the building of a seniors/affordable housing apartment complex. The land provided for this was Lot 8, Block 22, Plan 6180NY. HHF Board Chair has since advised that the land adjacent to this parcel, described as Lot R1, Block 22, Plan 3610RS may be available. Heartland Housing Foundation is requesting that this parcel of land also be provided to Heartland Housing Foundation. Having the extra land would provide more flexibility in design of the building and increase some opportunities for green space and parking.

HHF is currently writing the RFP for Architectural and Prime Project Management Services. This is important to complete so we can go forward to seek funding, as there have been indications that there could be grants from the provincial government announced in the spring as well as possible funding from CMHC. In preliminary discussions with CMHC and lending institutions, the issue of title for the land has been raised. We are asking that the City of Fort Saskatchewan be prepared to give HHF title to the land. This would permit HHF to use the land as collateral for borrowing purposes. HHF is prepared to establish an agreement with the City of Fort Saskatchewan to the effect that should HHF not build, the City of Fort Saskatchewan would have first right to repurchase the property.

HHF understands that the zoning may need to be changed from its current zoning to allow for the proposed complex which would be over 70 suites. This action would be requested once an architect has been secured for the project.

We recognize the need for this type of housing in the City of Fort Saskatchewan, and will provide you with regular updates on the progress of this project. HHF appreciates the support that the City has provided to date and the working relationships that we have developed.

We look forward to your response. Please contact us for any clarification that is required.

Yours sincerely,



Lynn Olenek, MSA

Executive Director, Heartland Housing Foundation

cc: Stew Hennig, Board Chair Heartland Housing Foundation
Janel Smith-Duguid, Director, Planning & Development