

By-law Number 62-2023
of the Regional Municipality of Durham

Being a by-law to waive a condition to permit the sale of property located at the municipal address known as 1094 Cedar Street.

Whereas at it's Regional Council meeting dated November 25th, 2015, Regional Council adopted Report 2015-J-54 which was the 2016 Regional Social Housing and Financing Study.

And Whereas as part of Report 2015-J-54, Recommendation E was passed which stated:

E) That in order to ensure that the three "stranded" semi-detached units of the Durham Regional Local Housing Corporation (DRLHC) remain in the affordable housing sector, but due to the high level of capital expenditures required and inefficiencies related to the Regional ownership where the adjacent or co-joined unit is privately owned, the following actions be undertaken:

i) The properties municipally known as 1094, 1098 and 1116 Cedar Street in the City of Oshawa (Subject Properties) at end of current tenancy be declared as surplus to Regional requirements in accordance to Regional By-law #52-95;

ii) Regional Council authorize that the balance of the requirements of Regional By-law #52-95 regarding the process of sale of the Subject Properties be waived;

iii) Regional staff be authorized to submit a formal Request for Ministerial Consent and provide any required information to the Ministry of Municipal Affairs and Housing for the three Subject Properties;

iv) Regional staff work with non-profit agencies to make the Subject Properties available for purchase at fair market value through an affordable home ownership program under the IAH-2014 Extension Affordable Home Ownership Program; and

v) The proceeds of the sale of the Subject Properties be applied to DRLHC projects to address various capital repair issues;

And Whereas in accordance to Recommendation E) (iii) in report 2015-J-54, Ministerial Consent has been received.

And Whereas in accordance to Recommendation E) (iv) in report 2015-J-54, Regional staff inquired with the three non-profit organizations participating in the Home Ownership component of the Investment in Affordable Housing Program who had been offered the opportunity to purchase the property located at 1094 Cedar Street for affordable home ownership purposes, but none had expressed interest to date.

Now therefore, the Council of The Regional Municipality of Durham hereby enacts as follows:

1. That the condition under Recommendation E) (iv) in report 2015-J-54 be waived by Regional Council for the property located at the municipal address of 1094 Cedar Street.
2. That Regional Council authorize the completion of a sale and direct transfer of 1094 Cedar Street to an interested purchaser known as Rokibul Hasan Bhuiyan.

3. That Regional staff take all steps as may be required and sign any subsequent documentation as may be required to complete the sale of 1094 Cedar Street at fair market value to the interested purchaser identified in Paragraph 2.

This By-law Read and Passed on the 25th day of October, 2023.

J. Henry, Regional Chair and CEO

A. Harras, Regional Clerk