



# Development Committee Terms of Reference

## Purpose:

The Development Committee is responsible to the CCOC Board of Directors for recommendations regarding the acquisition and development of new properties and the redevelopment of existing CCOC properties. As well, the Development Committee provides advice regarding government policies that might impact the quality of life and development of affordable housing.

## Composition:

As per general policy on Standing Committees and Board Composition. One member of the Development Committee will act as a liaison with the Cahdco Board of Directors.

## Meetings:

As per general policy on Standing Committees and Board Composition.

## Duties:

- To provide policy advice and strategic direction to the Development department on the acquisition, development & redevelopment of potential CCOC properties.  
Including:
  - Ensure staff pursue development (both new construction and acquisition), when and where appropriate, consistent with the CCOC Mission.
  - Redevelop existing CCOC sites that do not operate in a financially viable manner and are not able to provide quality housing.
  - Ensure and Maintain CCOC Policies relating to development, such as Design Guidelines, procurement, financing and the disposition of property.
- To advise and make recommendations to the Board on policies, major initiatives, and strategic priorities for the Development department and the Corporation including:
  - Create and maintain a CCOC Development Strategy.
  - Monitor municipal, provincial and federal policies and programs to ensure that they are in line with the CCOC Mission and support the development of affordable housing and good urban planning.
- Appoint a member of the Development Committee to be the liaison to the Cahdco board

### Use for Development Policy

- To actively pursue development in the central area.
- To pursue development in other areas when appropriate.
- To actively pursue redevelopment of existing CCOC properties when and where appropriate.
- To ensure that attention is given, in the assessment of potential sites, to the availability of services.
- To review development and redevelopment with respect to future operating costs and rentability.
- To ensure there are sufficient safeguards in offers to purchase so the Board of Directors can approve the development and redevelopment and that funding will be available.
- To have regard to the interests and concerns of the surrounding as well as the larger community when assessing development sites and redevelopment opportunities.
- To monitor on-going construction and assess projects when they are completed.
- To develop and review policies and guidelines relating to the design and construction of projects.
- To examine development and redevelopment options outside of government funding programs.
- To examine alternative investment and financing strategies.
- To advise, in consultation with other Committees, on issues relating to special maintenance and rentability of buildings.
- To advise on urban planning issues and their impact on existing and potential CCOC properties.
- To examine and advise on design, site plan, safety and security, sustainable development and building technology issues.
- To participate in the CAHDCO Advisory Committee.
- To promote, in the community, CCOC's expertise in providing affordable, livable, attractive housing.
- To review, in consultation with relevant committees, the housing type requirements for the Corporation.