

THE REGIONAL MUNICIPALITY OF YORK

Housing York Inc.
June 12, 2014
Report of the
General Manager

ACQUISITION OF PROPERTY LOCATED AT 64 ABELL AVENUE, CITY OF VAUGHAN

1. RECOMMENDATIONS

It is recommended that:

1. The Board of Directors authorize the acquisition of land and building at 64 Abell Avenue in the City of Vaughan by Housing York Inc. from The Regional Municipality of York, subject to Council approval and the consent of the Minister of Municipal Affairs and Housing.
2. The Board approve a request for the consent of the Minister of Municipal Affairs and Housing to the removal of 275 Woodbridge Ave and 64 Abell from the *Housing Services Act*, 2011.
3. The General Manager be authorized to execute all documents necessary to complete the acquisition, subject to prior review by the Corporation's Solicitor.

2. PURPOSE

This report seeks Board approval to acquire title to the land and building located at 64 Abell Avenue in the City of Vaughan from York Region, subject to Council approval and the consent of the Minister of Municipal Affairs and Housing. The subject lands are intended to be combined with the two abutting housing properties, 259 and 275 Woodbridge Avenue, currently owned and operated by Housing York Inc. (Housing York). Ownership consolidation will simplify the redevelopment process.

The report also seeks Board approval to request the Province remove these properties from the *Housing Services Act*, 2011. Removing the properties from the *Housing Services Act*, 2011 allows Housing York flexibility to determine tenant mix and rents for the proposed redeveloped community.

A companion report is being brought forward to Council recommending the transfer of title, and the redevelopment of the above-noted sites, subject to federal, provincial or other sources of funding becoming available. The Region, as the sole shareholder, approves funds and is responsible for the capital development of new housing communities. Housing York is the owner and operator of these communities.

3. BACKGROUND

Housing York owns a public housing building located at 275 Woodbridge Avenue and operates, on behalf of the Region, an adjacent, 14-unit social housing project, Woodbridge Lane, located at 64 Abell Avenue. Both buildings are subject to a number of social housing requirements prescribed by the *Housing Services Act, 2011*, related to historic funding and financing restrictions. It is common practice to request the removal of these program requirements as part of any social housing redevelopment process to ensure that the new building is not fettered by any legacy program obligations.

The 64 Abell Avenue project was built as a non-profit co-operative housing community in the 1980's. It is a stacked townhouse development consisting of 14 units. Units range from two-bedrooms to four-bedrooms. In 2005, the Province transferred ownership of the project to York Region, with operations to be managed by Housing York. If two adjacent properties are under the same ownership, they merge under one title. Ownership was transferred to the Region rather than Housing York in order to avoid title merge, and to maintain 64 Abell's separate mortgage registration.

275 Woodbridge Avenue was built in 1971 as a seniors' apartment building consisting of 32 one-bedroom units. Both properties have high costs for maintenance, capital repairs, and administration. The building at 275 Woodbridge Avenue has reached the end of its useful life while 64 Abell Avenue faces a number of operational challenges.

The property located at 275 Woodbridge Avenue is currently zoned RM1 Multiple Residential which permits street townhouse dwellings. The property located at 64 Abell Avenue is currently zoned RM2 Multiple Residential which permits apartment dwellings, multiple family dwellings, and block townhouse dwellings. The property located at 259 Woodbridge Avenue is currently zoned R3 Residential which permits only single family detached dwellings. In order for the proposed development to proceed, a zoning bylaw amendment will be required to rezone all three properties to an RA2 Apartment Residential designation.

The Woodbridge properties have been identified as having potential for redevelopment

On September 20, 2012, through the adoption of the private report entitled *Redevelopment Opportunity to Increase the Supply of Affordable Housing*, Council authorized staff to negotiate the purchase of 259 Woodbridge Avenue in the City of Vaughan. The purchase transaction was completed on December 6, 2013.

Attachment 1 depicts the three adjacent properties proposed as the combined site for the redevelopment project:

- 259 Woodbridge Avenue, owned by Housing York
- 275 Woodbridge Avenue, owned by Housing York
- 64 Abell Avenue, owned by the Region and operated by Housing York

This report proposes that Housing York acquire title to 64 Abell Avenue so that all three parcels of land can be combined to support future redevelopment opportunities, should funding be made available.

4. ANALYSIS AND OPTIONS

Preparing the property for redevelopment requires actions for each site

In order to prepare the site for redevelopment, ownership of all three parcels must be consolidated, and existing social housing program requirements removed. A number of steps have already been taken and further plans are in place, as summarized below:

259 Woodbridge Avenue

- The property was purchased by Housing York in December 2013, for future redevelopment opportunities.
- This property is not part of any social housing program.
- The existing building houses three households (family and singles) in three apartments.
- The zoning bylaw does not permit a multiple family dwelling; therefore, the Fire Department and City of Vaughan have recommended that Housing York provide the current tenants with notice to vacate as soon as possible.
- Once vacant, the building will be demolished.

Housing York has developed a relocation plan and is working closely with tenants to have the building vacated as soon as possible.

275 Woodbridge Avenue

- The property is owned by Housing York.
- The federal and provincial debentures that financed construction of this project mature January 1, 2019. The proposed land assembly and redevelopment will not affect the debentures or the related federal/provincial debenture service funding.
- Staff are working with the Ministry of Municipal Affairs and Housing to prepare to remove the public housing obligations from the property immediately prior to redevelopment.

64 Abell Avenue

- The property is currently owned by York Region and proposed to be transferred to Housing York.
- Staff are working with the Ministry of Municipal Affairs and Housing to co-ordinate removal of the mortgage from the provincial social housing mortgage pool and subsequent discharge, effective April 1, 2015.
- Ministerial consent is required to transfer title from York Region to Housing York. Staff are preparing a consent request package, including a request to exempt the transfer from Land Transfer Tax. A subsequent request will be required to remove the social housing obligations from the property immediately prior to redevelopment.

Relocation plans for each site are being developed through engagement with all affected tenants

Staff have held general information meetings and individual meetings with tenants at all three of the affected buildings. All tenants are aware that the property on which their buildings are located is being proposed for redevelopment. Tenants understand they will be required to move. Relocation plans have been developed that are sensitive to existing residents' needs and built on Housing York's previous experience with relocations.

Link to key Council-approved plans

The title transfer of 64 Abell Avenue from York Region to Housing York provides an opportunity to contribute to the Region's *Official Plan* and *Strategic Plan 2011 to 2015* objective to build healthy communities by creating a high quality, safe and accessible affordable rental building.

The redevelopment of the existing Housing York properties supports Housing York's *Strategic Plan* direction to manage properties effectively by intensifying existing properties within the portfolio.

5. FINANCIAL IMPLICATIONS

Existing debentures will not be affected by acquisition of 64 Abell Avenue

The existing 275 Woodbridge Avenue building was originally financed using federal and provincial debentures which mature on January 1, 2019. The acquisition of the property at 64 Abell Avenue by Housing York to consolidate the properties will not affect the debentures or the related federal/provincial debenture service funding.

Both properties will continue to operate under provincial funding programs during tenant relocation

The property at 275 Woodbridge Avenue currently operates under the Provincial Public Housing program while 64 Abell Avenue operates under the Provincial Reform program.

Both properties will continue to operate under these programs until all existing residents have been relocated. Tenant relocation costs will be carried as part of the redevelopment capital budget and will not have an impact on the Housing York operating budget. Vacancy loss will be absorbed in the year-end Public Housing program reconciliation.

6. LOCAL MUNICIPAL IMPACT

The redevelopment of the existing Housing York properties along with 64 Abell Avenue would support the City of Vaughan's Official Plan policies. Designated as a local center under the City's Woodbridge Core Secondary Plan, the plan includes policies that direct modest intensification along Woodbridge Avenue. Residential intensification will assist in supporting the plan's vision for a vibrant, mixed-use community.

The redevelopment of the combined parcels would benefit the City of Vaughan by adding much-needed affordable housing to the community.

7. CONCLUSION

The transfer of ownership of 64 Abell Avenue in Woodbridge from York Region to Housing York will facilitate the proposed redevelopment of 259 Woodbridge Avenue, 275 Woodbridge Avenue and 64 Abell Avenue. The redevelopment will increase the number of units by providing a modern, accessible, and energy-efficient living environment through the redevelopment.

For more information on this report, please contact Sylvia Patterson, Assistant General Manager, Housing York Inc. at Ext. 72091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Sylvia Patterson
Assistant General Manager

Adelina Urbanski
General Manager

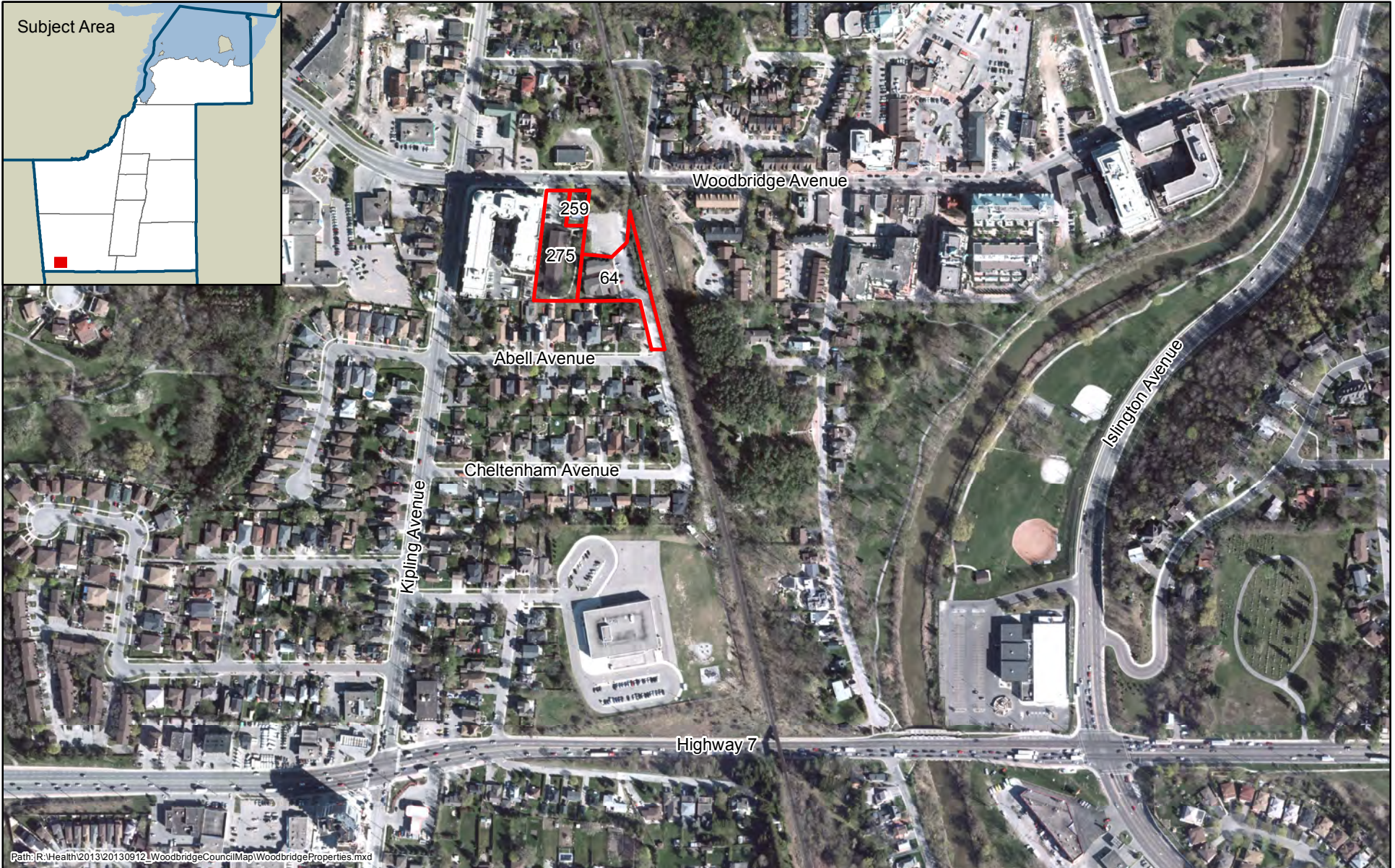
May 29, 2014

Attachment (1)

ns

#5421768

Report Wizard v.2013.09.25




Path: R:\Health\2013\20130912_WoodbridgeCouncilMap\WoodbridgeProperties.mxd

64 Abell Avenue, 275 Woodbridge Avenue and 259 Woodbridge Avenue
 Acquisition of Property Located at 64 Abell Avenue, City of Vaughan, June. 12, 2014

Produced by:
 Geographic Information Services
 Office of the Chief Administrative Officer
 © Copyright, The Regional Municipality of York, Sept. 2013
 © Copyright, First Base Solutions Inc. 2012 Orthophotography
 * Includes © Queen's Printer for Ontario 2003-2013



Legend

 Woodbridge Properties

