

Clause No. 9 in Report No. 11 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on June 26, 2014.

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WOODBIDGE AVENUE SITE PREPARATION ACTIVITY

Committee of the Whole recommends adoption of the following recommendations contained in the report dated May 29, 2014 from the Commissioner of Community and Health Services:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize as owner and consent in its capacity as Service Manager to the transfer of title to 64 Abell Avenue from The Regional Municipality of York to Housing York Inc. and removal from the *Housing Services Act, 2011*, subject to the consent of the Minister of Municipal Affairs and Housing.
2. Council authorize the Commissioner of Community and Health Services to execute all agreements and documents necessary to transfer title to Housing York Inc.
3. Council as the sole shareholder of Housing York Inc. direct Housing York Inc. to accept the transfer of title from the Region and authorize the Commissioner of Community and Health Services in her capacity as an officer of Housing York Inc. to execute all agreements and documents necessary to accept the transfer of title from the Region.
4. Council authorize discharge of the 64 Abell Avenue mortgage effective April 1, 2015, with funds from the Social Housing Development Reserve and authorize the Treasurer to execute all agreements and documents necessary to discharge the mortgage.

2. PURPOSE

This report seeks Council approval to prepare three parcels of land on Woodbridge Avenue and Abell Avenue in the City of Vaughan for redevelopment should provincial, federal or other sources of funding be made available.

This report recommends that the mortgage for the land located at 64 Abell Avenue in the City of Vaughan be removed from the provincially-administered social housing mortgage pool and discharged upon its renewal date of April 1, 2015, in order to facilitate the proposed redevelopment. Capital Spending Authority is required to access funds to discharge the mortgage.

This report also seeks Council approval to transfer title to the lands located at 64 Abell Avenue in the City of Vaughan from York Region to Housing York Inc. (Housing York), to consolidate ownership with the adjacent Housing York-owned parcels.

The Region, as the sole shareholder of Housing York, approves funds and is responsible for the capital development of new housing communities. Housing York will be the owner and operator of these communities.

3. BACKGROUND

The Woodbridge properties have been identified as having potential for redevelopment

In 2012, steps were taken to prepare the Woodbridge sites for potential redevelopment. Council authorized staff to issue a Request for Proposal for consulting services to obtain planning approvals to facilitate the future redevelopment of the existing social housing communities at 275 Woodbridge Avenue and 64 Abell Avenue in the City of Vaughan. Council also authorized staff to negotiate the purchase of the property at 259 Woodbridge Avenue for the purpose of improving the development potential on the Woodbridge Avenue site. The purchase transaction was completed on December 6, 2013.

The acquisition of 259 Woodbridge Avenue, combined with the two existing abutting housing properties currently operated by Housing York, allows for redevelopment of a new affordable housing community with approximately 150 units.

275 Woodbridge Avenue under different title than 64 Abell Avenue

The 275 Woodbridge Avenue seniors' apartment building was built in 1971 as a provincial public housing development. With devolution of the Social Housing Program, the project was transferred from the Province to Housing York.

The 64 Abell Avenue project was built as a non-profit co-operative housing community in the 1980's. In 2005, the Province transferred ownership of the project to York Region, with operations to be managed by Housing York. Ownership was transferred to the Region rather than directly to Housing York in order to avoid title merge and to maintain the separate 64 Abell Avenue mortgage registration.

In preparation for the redevelopment of the site, it will be necessary for all three properties to be under ownership of Housing York in order to facilitate demolition and municipal approvals.

The location of the subject properties is illustrated on *Attachment 1*.

3. ANALYSIS AND OPTIONS

Preparing for redevelopment requires actions for each site

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

259 Woodbridge Avenue

- The existing building does not meet current standards and cannot be cost-effectively remedied.
- A relocation plan has been established to move all three current tenant households as soon as possible.
- The building will be demolished once the tenants are relocated.
- The property is owned by Housing York.

275 Woodbridge Avenue

- Built in 1971 as a seniors' apartment building consisting of 32 one-bedroom units.
- 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.
- Staff have engaged tenants in the development of a relocation plan that will be implemented over the next few years.
- The property is owned by Housing York.

64 Abell Avenue

- Built as a non-profit co-operative housing community in the 1980's. It is a stacked townhouse development consisting of 14 units.
- 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.
- The mortgage matures effective April 1, 2015, with a balance of \$1,441,220.34.

- Once the mortgage is discharged, no other financial security will be registered against the property. The project will continue to operate as social housing on an interim basis.
- 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.
- Staff have engaged tenants in the development of a relocation plan that will be implemented over the next two years.

A relocation plan for existing tenants is in place

The building located at 259 Woodbridge Avenue was originally constructed in 1850 as a single family dwelling and was converted, without approvals, into a triplex. Vaughan staff have confirmed that the property is not designated as contributing to the heritage character of the area.

Due to the condition of the building and its use as a triplex, the City of Vaughan's zoning department and municipal fire department have expressed concerns and recommended tenants be given notice to vacate. Housing York has developed a relocation plan and is working closely with the residents to relocate them as soon as possible. Once the building is vacated, the building will be demolished.

A relocation plan for the tenants at 275 Woodbridge Avenue and 64 Abell Avenue is also in place. During the development process, existing tenants will be relocated. Any vacancies that occur during that time will not be filled. Once the project has been completed, these tenants will be given the option to move into the new building.

5. FINANCIAL IMPLICATIONS

The Region's 2014 10-Year Capital Budget and Business Plan for Housing includes Capital Spending Authority of \$790,000 for the 150-unit Woodbridge development, with an estimated expenditure cash flow of \$43,111,000 between 2014 and 2017.

The Lakeside Residences project is almost complete, and it is anticipated that actual costs will be lower than budgeted, and \$800,000 of 2014 Capital Spending Authority is available to transfer to the Woodbridge project. The \$800,000 from the Lakeside Residences project is funded from the Social Housing Reserve.

In order to proceed with authorizing the buy-out/discharging of the mortgage and proceeding with site readiness activities additional Capital Spending Authority of \$800,000 is required, resulting in 2014 approved Capital Spending Authority of \$1,590,000 for the Woodbridge project.

The approved 10-year plan for this project anticipated funding from Regional reserves, debt repaid through Housing York operating revenues (tenant rent), as well as funding from the federal and provincial governments.

Because the Province has not yet announced the anticipated next iteration of housing programs and funding, the provincial and federal funds have not been yet secured. The proposed approach is to have municipal approvals in place so that the Region could respond to any future and/or provincial capital funding announcements. The project budget and funding sources may be amended during the 2015 budget and business planning process.

Table 1 summarizes the changes to the proposed funding sources for the project to include all current available sources of funding.

Table 1
2014 Capital Spending Authority Changes
(\$000s)

	Approved	Proposed	Change
Woodbridge Re-development (67916)	790	1,590	800
Lakeside Residences Keswick (67921)	22,546	21,746	(800)

6. LOCAL MUNICIPAL IMPACT

The demand for rental housing in York Region continues to increase

With one of the lowest vacancy rates in Ontario, the Region is experiencing a significant demand for affordable rental housing with considerable demand for units in the southern municipalities. Continued demand for subsidized housing supports the need for the project.

The redevelopment of the three properties will benefit the City of Vaughan by increasing the curb appeal of Woodbridge Avenue, intensifying the existing property and adding affordable rental housing to the community.

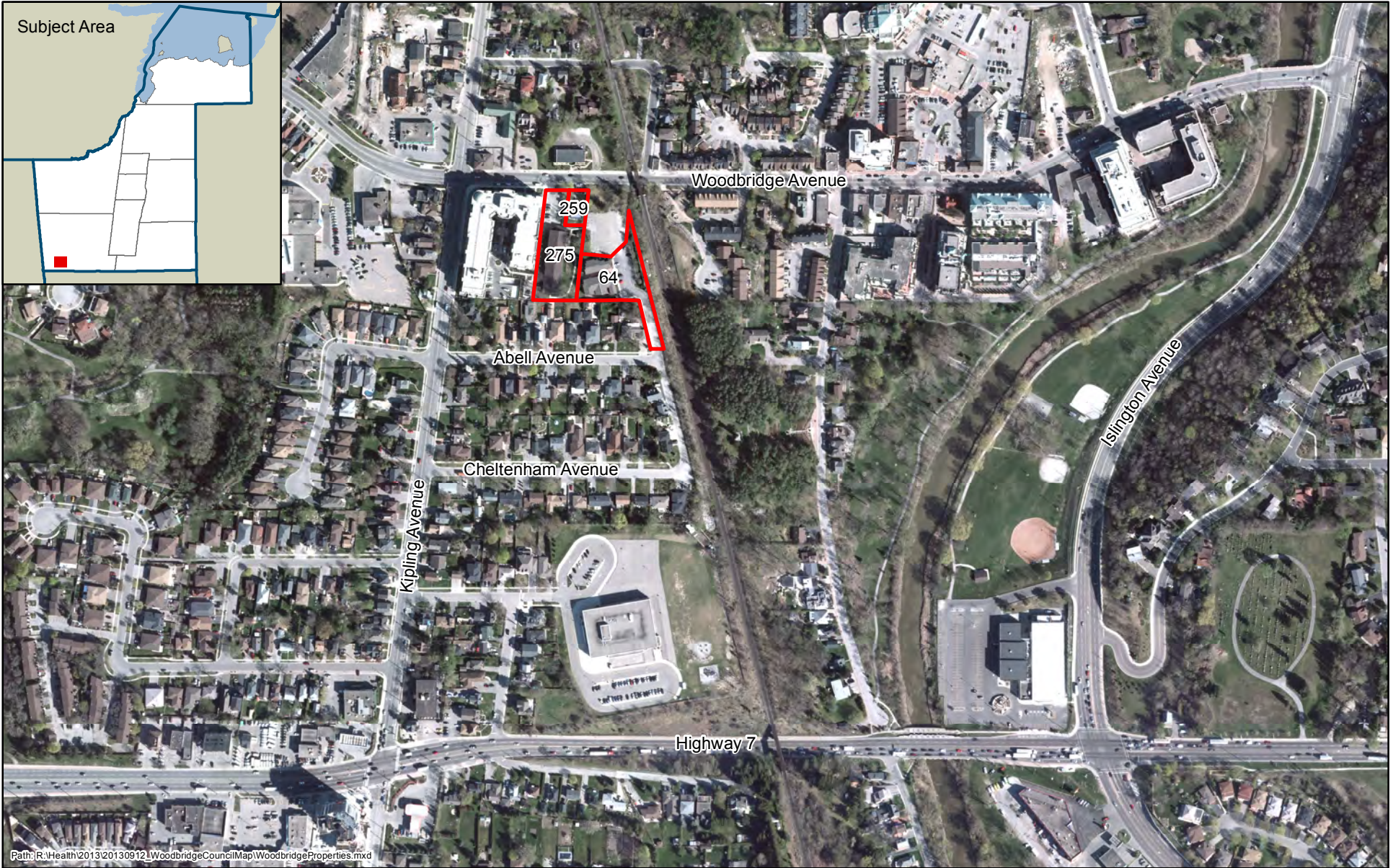
7. CONCLUSION

By consolidating all three properties under one ownership, removing legacy social housing program requirements and implementing a relocation plan for tenants, the Region is in a good position to move forward on the construction of a new Housing York community when funding becomes available.

For more information on this report, please contact Sylvia Patterson, General Manager of Housing and Long-Term Care at ext. 72091.

The Senior Management Group has reviewed this report.

Attachment (1)



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


275 Woodbridge Avenue, 64 Abell Avenue and 259 Woodbridge Avenue

Woodbridge Avenue Site Preparation Activity, June. 12, 2014

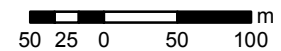
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Legend

 Woodbridge Properties



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