

Clause No. 18 in Report No. 5 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on November 21, 2013.

**18**  
**UPDATE TO THE RICHMOND HILL HOUSING  
AND COMMUNITY HUB INITIATIVE**

**Committee of the Whole recommends adoption of the following recommendation contained in the report dated October 25, 2013 from the Commissioner of Community and Health Services:**

**1. RECOMMENDATION**

It is recommended that this report be received for information.

**2. PURPOSE**

This report provides an update on the development of the Richmond Hill Housing and Community Hub initiative, including project revisions as a result of the municipal review process.

**3. BACKGROUND**

**In early 2012, Council authorized the development of an affordable housing project with an integrated youth service in the Town of Richmond Hill through a design/build agreement**

In April 2012, through a private report to Council, approval was given to purchase the lands located at 10415 Yonge Street in the Town of Richmond Hill and to enter into a design/build agreement with VanMar Constructors Inc. for the construction of a 222-unit affordable housing building to be owned and operated by Housing York Inc. (Housing York). The building would also contain a youth services hub to provide expanded youth services and shelter space.

York Region had been working with 360 Kids, formerly Pathways for Children, Youth and Families of York Region (Pathways) to secure an appropriate site to develop a Youth Community Hub for several years. The Town of Richmond Hill supported the agency by

conditionally approving a \$1 million grant toward the acquisition of a property for their initiative.

360 Kids will be the operating partner for the youth program space.

### **Planning approval process involved extensive community consultation**

In addition to the statutory consultation process conducted by the Town of Richmond Hill during the Rezoning and Official Plan Amendment process, the Region held community events to ensure that the neighbouring community had up-to-date information regarding the proposed development. In September 2012, an open house was held with invitations going out to the surrounding community. Throughout the fall and winter months numerous meetings were held with community groups and faith organizations as well as providing for information through the York Region website. A larger information meeting was held in April 2013 which gave opportunity for the community as a whole to provide feedback on the proposal.

In April 2013 a Community Liaison Committee was established. The purpose of the committee is to engage neighbours and other community stakeholders in planning the success of the Richmond Hill Housing and Community Hub, both for the community and the people who will live there. The composition of this committee includes residents whose homes are within close proximity to the development, community faith organizations, service agencies and members of the local Chamber of Commerce. It is intended that this committee will meet regularly throughout the development/construction period as well as after construction has been completed to ensure that there is an on-going forum for immediate neighbours, business owners and other stakeholders to offer feedback on local issues.

In consultation with the Town of Richmond Hill, Pathways, and the community, the Richmond Hill Housing and Community Hub design has been modified from the original concept of a 222-unit, 10-storey building to a 9-storey building which includes 202 units (182 one-bedroom units and 20 two-bedroom units) of affordable rental housing, 11 transitional housing units, 14 emergency shelter beds, Home Base Youth Drop-In Centre, Pathways' head offices, and a social enterprise space.

### **The building will offer 60% of its apartments on a rent-geared-to-income basis and 40% non-geared to income**

The project will provide affordable rental housing to a wide range of tenants with various incomes and service needs and will assist in reducing the Region's social housing waiting list.

#### **4. ANALYSIS AND OPTIONS**

##### **Project has achieved all Required Zoning and Official Plan Amendment approvals**

On June 24, 2013, the Town of Richmond Hill adopted Amendment #277 to the Official Plan which permits the proposed development. The Region, as the approval authority for all Official Plan Amendments in York Region, further approved the Official Plan Amendment on July 9, 2013.

The Town of Richmond Hill enacted Zoning By-law Amendment #90-13 on September 9, 2013. No appeals were filed to the Ontario Municipal Board as of the closing date of October 9, 2013. The Site Plan is pending final approval, after which the project will be ready to proceed to construction.

The developer is preparing working drawings and expects to receive an excavation permit by year-end. The project is planned for a 24-month construction period to be completed by December 2015.

##### **Link to key Council-approved plans**

The mixed-use, high-density development located on a regional corridor supports the initiatives articulated in the Region's Strategic Plan and the Regional Official Plan, Community and Health Services Department's Multi-Year Plan, and Vision 2026. These plans encourage the development and continued growth of healthy communities that provide a variety of housing options for the diverse residents of York Region.

#### **5. FINANCIAL IMPLICATIONS**

The approved capital budget for this project was originally estimated at \$63.1 million. During the municipal approval process, a number of project revisions occurred resulting in the scale of the building being modified, reducing the capital budget by \$2.6 million to a project total of \$60.5 million. Table 1 details the amended capital expenditures and sources of funding for the project. The 2014 proposed capital budget will reflect this new estimate.

**Table 1**  
 Amended Capital Budget and Sources of Funding

<b>Expenditures</b>	
Land Purchase (land, land transfer & realty)	\$ 6,885,000
Municipal Fees (parkland and development charges)	2,712,000
Professional Fees (legal, consultants, rezoning)	915,000
Construction	45,346,000
Purchase of Service and Owners Contingency	4,652,000
<b>TOTAL CAPITAL COSTS</b>	<b>\$60,510,000</b>
<b>Funding Sources</b>	
Town of Richmond Hill	\$ 1,000,000
Development Charges	10,286,700
Investing in Ontario	22,800,000
Social Housing Reserve Fund	21,423,300
Social Assistance Reserve	5,000,000
<b>TOTAL FUNDING</b>	<b>\$60,510,000</b>

Municipal Fees and Charges are under review by the Town of Richmond Hill. It is anticipated that fees will be charged only on those units targeted to market renters.

The project is being delivered under the terms of a fixed price design/build agreement and budget revisions have been made in concert with the developer and the Region's third party cost consultants.

**Table 2**  
 Operating Budget with 60% Rent-Geared-To-Income

<b>Revenue</b>	
Rental revenue (apartment units and Pathways' space)	\$1,494,000
Other revenue (laundry, parking)	59,900
<b>TOTAL REVENUE</b>	<b>\$1,553,900</b>
<b>Expenses and Reserve Contributions</b>	
Operating expenses (administration and maintenance, utilities, taxes, vacancy loss)	\$1,316,500
Reserve contributions (replacement and subsidy)	219,000
<b>TOTAL EXPENSES AND RESERVE CONTRIBUTION</b>	<b>\$1,535,500</b>
<b>SURPLUS</b>	<b>\$18,400</b>

## **6. LOCAL MUNICIPAL IMPACT**

The design/build process between VanMar and the Region has proven to be a successful collaboration with respect to expediting a project of this scale and complexity. The creation of 202 units of affordable rental housing will assist in alleviating some of the pressure for stable and affordable rental housing in the Town of Richmond Hill.

## **7. CONCLUSION**

The Richmond Hill Housing and Community Hub is anticipated to start construction by November 2013, with a completion target date in late 2015. The location of this project addresses a long identified need to increase services that support at-risk youth and affordable rental housing in the south-end of York Region.

For more information on this report, please contact Sylvia Patterson, General Manager, Housing and Long Term Care at Ext. 2091.

The Senior Management Group has reviewed this report.