

Clause No. 20 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.

20
ACQUISITION OF LAND
259 WOODBRIDGE AVENUE, CITY OF VAUGHAN

Committee of the Whole recommends adoption of the following recommendations contained in the report dated October 30, 2013 from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the acquisition of the following land, in the City of Vaughan, required for the future redevelopment and intensification of the two existing Housing York Inc. properties abutting the site:

No.	Owner	Municipal Address	Legal Description	Interest Required
1	Francesco Barone	259 Woodbridge Avenue, City of Vaughan	Part of the West ½ of Lot 7, Concession 7, City of Vaughan, as in R488284	Fee Simple

2. Title to the property be directed to Housing York Inc. at closing
3. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

2. PURPOSE

This report seeks Council approval to acquire the property located at 259 Woodbridge Avenue, in the City of Vaughan for Housing York Inc. The subject land is intended to be combined with the two existing abutting housing properties, currently operated by Housing York Inc., for the future redevelopment of a new affordable housing complex.

3. BACKGROUND

Council authorized negotiations to purchase 259 Woodbridge Avenue to increase the supply of affordable housing

On September 12, 2012, through the adoption of the private report, “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 subject land abuts two existing social housing communities located at 275 Woodbridge Avenue and 64 Abell Avenue. In addition, the three adjacent properties to the east of 259 Woodbridge Avenue are owned by a private Ontario Limited company and have been cleared of the residential homes previously situated on the properties. The purpose of the acquisition is to optimize the redevelopment potential of the two existing housing communities currently operated by Housing York Inc.

The official plan designation for the property allows for low rise mixed use. The zoning is residential/medium density. An application for both an official plan amendment and rezoning are required prior to redeveloping the property.

Preliminary studies recommend the highest and best use for the redevelopment of the two existing housing properties would require the acquisition of 259 Woodbridge Avenue. This would facilitate the construction of a 150 unit, six storey residential building.

Environmental and Heritage Due Diligence studies have been completed

The subject property falls within the Woodbridge Heritage Conservation District Plan. A heritage assessment has been completed and confirms the property does not contribute to the heritage character of the area. Environmental Site Assessments were also completed for the subject property and concluded the environmental status is within acceptable limits for residential redevelopment.

4. ANALYSIS AND OPTIONS

Negotiations have been successfully completed for this property

Staff has completed negotiations to acquire this property required for the future housing redevelopment. The agreement provides that title will be transferred to Housing York Inc. upon closing.

Housing York Inc. will assume the existing tenancies

The building at 259 Woodbridge Avenue houses three rental units. Upon closing, Housing York Inc. will assume the landlord responsibilities for the existing tenancies. As plans for redevelopment of the existing properties are further developed, staff will work with the existing tenants to ensure their housing needs are appropriately addressed. The following summary sets out the details of the property:

Property No. 1 (*Attachment 1*)

This property is located 250 metres east of Kipling Avenue, on the south side of Woodbridge Avenue, in the City of Vaughan. The subject property currently has three separate tenants.

OWNER:	Francesco Barone
TOTAL AREA OF PROPERTY:	6,450 square feet (600 m ²)
LANDS TO BE ACQUIRED:	Fee simple part of the West ½ of Lot 7 Concession 7, City of Vaughan, as in R488284
SPECIAL FEATURES:	Rectangular residential property including a house

Link to key Council-approved plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area – Improve Social and Health Supports

Contribute to Regional economic vitality by helping low and moderate income residents with access to basic needs

The acquisition of these lands will assist the Region in meeting its key strategic objectives to build healthy communities by creating a high quality, safe and accessible new affordable rental building.

5. FINANCIAL IMPLICATIONS

The 2013 approved Capital Budget and Capital Spending Authority for this project within the Housing program, includes sufficient funds to acquire the property at 259 Woodbridge Avenue.

6. LOCAL MUNICIPAL IMPACT

The future redevelopment of the combined land parcels would benefit the City of Vaughan by adding much needed affordable housing to the community. The aesthetics and design of a new residential building would contribute to the City of Vaughan's vision for Woodbridge Avenue, as a dynamic, mixed use community.

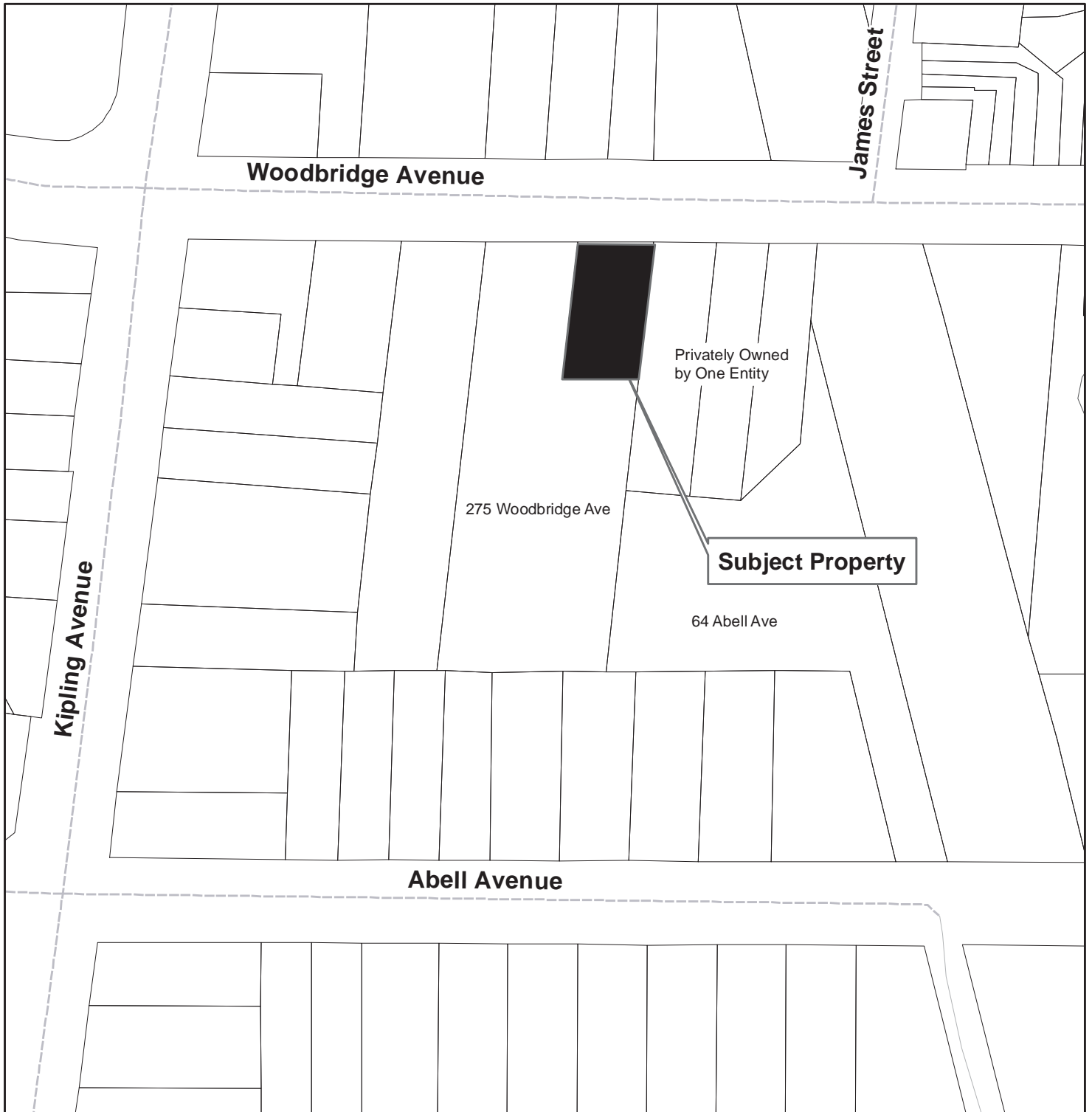
7. CONCLUSION

Staff has concluded the negotiations for the acquisition of certain lands required for the redevelopment and intensification of the abutting two existing Housing York Inc. facilities. The acquisition of the necessary lands will facilitate timely completion of the project. Accordingly, staff recommends that Council approve the acquisition of the lands detailed in this report.

For more information on this report, please contact René Masad, Director Property Services at Ext. 1684.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)



LOCATION PLAN

Acquisition of Land
259 Woodbridge Avenue
City of Vaughan



LEGEND

 Subject Property



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Property Services
Corporate Services Department
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