

Clause 16 in Report No. 11 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on June 28, 2018.

16
Acquisition of Land
Affordable Housing Development
5676 Main Street
Town of Whitchurch-Stouffville

Committee of the Whole recommends adoption of the following recommendations contained in the report dated June 7, 2018 from the Commissioner of Corporate Services:

1. Council authorize the acquisition of the following property for an affordable housing development in the Town of Whitchurch-Stouffville.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Charles Richards & Sons Limited	5676 Main Street, Town of Whitchurch-Stouffville.	Part of Lot 1 Concession 8, as in A24214A Whitchurch-Stouffville	Fee Simple

2. The Commissioner of Corporate Services be authorized to execute all necessary documents to complete the transaction.
3. Council approve the acceleration of funds from 2026 to 2019, to support an increase of funding in 2018 Capital Spending Authority, for the Affordable Housing Development Priority project, and approve a draw of funds from the Land Banking Reserve.

Report dated June 7, 2018 from the Commissioner of Corporate Services now follows:

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1. Recommendations

It is recommended that:

1. Council authorize the acquisition of the following property for an affordable housing development in the Town of Whitchurch-Stouffville.

No.	Owner	Municipal Address	Legal Description	Interest Required
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2. The Commissioner of Corporate Services be authorized to execute all necessary documents to complete the transaction.
3. Council approve the acceleration of funds from 2026 to 2019, to support an increase of funding in 2018 Capital Spending Authority, for the Affordable Housing Development Priority project, and approve a draw of funds from the Land Banking Reserve.

2. Purpose

This report seeks Council approval to acquire the property located at 5676 Main Street in the Town of Whitchurch-Stouffville as shown on the map in Attachment 1, for an affordable housing development by Housing York Inc.

This report seeks approval for \$5,000,000 in additional Capital Spending Authority and the Land Banking Reserve Fund.

Private Attachment 1 to this report will be considered in private session because it pertains to the acquisition of land by the Region.

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3. Background

The Region's locational assessment model was used to determine which local municipalities should be a priority for a Housing York Inc. affordable housing development

In [October 2016](#) Council approved the Social Housing Investment Framework which contained a locational analysis model to evaluate locational suitability and priority as it relates to the development of affordable housing in the Region. As a result of the application of the criteria set out in the model, Aurora, East Gwillimbury and Whitchurch-Stouffville have all been identified as priority municipalities for affordable housing investment.

A search has identified a 3.7 acre site in the Town of Whitchurch-Stouffville

A real estate broker has been engaged to assist the Region in exploring options for a future affordable housing site. The search targeted the three priority municipalities, and focused on lands that would be suitable for residential development.

The subject site at 5676 Main Street in the Town of Whitchurch-Stouffville was identified as having potential for affordable housing and is in proximity to a variety of amenities including shops, restaurants, library and schools. The site is located on the north side of Main Street between Palmwood Gate/Mostar Street to the east and Sandale Road/Sandiford Drive to the west. The property is currently used for the operation of a family-owned farm equipment business.

4. Analysis and Implications

The subject site is well suited for an affordable housing development in York Region

The subject site is currently zoned to allow for medium density development. Two independent appraisals have indicated the highest and best use of the property to be mid-to high-rise residential with commercial components, which further supports the development potential of this site.

Preliminary investigations have been completed by staff including constructability, bylaws, set-backs, zoning, and have concluded the site to be

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well-suited for the construction of several Housing York Inc. development scenarios.

The site is sufficient in size to accommodate development of affordable housing in two phases

The search for an affordable housing site targeted approximately two to three acres. At 3.7 acres, the subject site is larger and provides the opportunity to develop the site in two phases.

Acquisition of a site in 2018 is necessary to ensure planning and development timelines can meet potential funding requirements

Acquisition of a site in 2018 is necessary to ensure planning and development timelines for the capital funding across the Housing York portfolio are not jeopardized. Provincial funding programs require the recipient to be in a position of readiness to accept funding.

Negotiations have been completed for a full buyout of the subject land

The Region has successfully negotiated the purchase price. In accordance with the Region's Corporate Land Acquisition Policy, the compensation was negotiated based on two independent appraisals.

Environmental and geotechnical due diligence will be completed prior to the Region taking ownership of the Lands

The agreement is conditional upon the Region's standard geotechnical and environmental due diligence requirements which are to be completed to Regional staff satisfaction prior to acquisition. Any concerns will be addressed in consultation with Legal Services prior to taking possession of the land to minimize any potential risks to the Region.

5. Financial Considerations

The 2018 budget included Capital Spending Authority to support acquisition of land for the Affordable Housing Development Priority project. Additional funding is required in 2018 to facilitate acquisition of land at 5676 Main Street.

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To support the purchase of the subject property, this report seeks to accelerate funding from 2026 to 2019, and to reallocate this funding from the Land Acquisition project to the Affordable Housing Development Priority project, and to increase 2018 Capital Spending Authority.

The acceleration of funds to 2019 through a draw from the Land Banking Reserve is also required. Under the Region's bylaw 2013-98, the use of the Land Banking Reserve is to purchase land for future needs that has been identified as part of the Capital Plan.

6. Local Municipal Impact

The proposed project is in keeping with the Community of Stouffville Secondary Plan which is to "provide within the context of the community for a choice with respect to secure, adequate and affordable housing".

7. Conclusion

The acquisition of 5676 Main Street in the Town of Whitchurch-Stouffville will provide opportunity for a future new affordable housing development. This works toward achieving the mandate to increase the supply of affordable rental housing across the Region as outlined in [*Housing Solutions: A place for everyone York Region's 10-Year Housing Plan.*](#)

An agreement has been successfully negotiated with the seller to acquire fee simple interest in the subject property within the budget parameters outlined in this report, subject to the approval of Regional Council.

Accordingly, it is recommended that Council approve the acquisition of the subject property being subject to Region staff being satisfied with the results of the pre-acquisition due diligence requirements.

For more information on this report, please contact Michael Shatil, Director, Property Services Branch at 1-877-464-9675 ext. 71684.

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The Senior Management Group has reviewed this report.

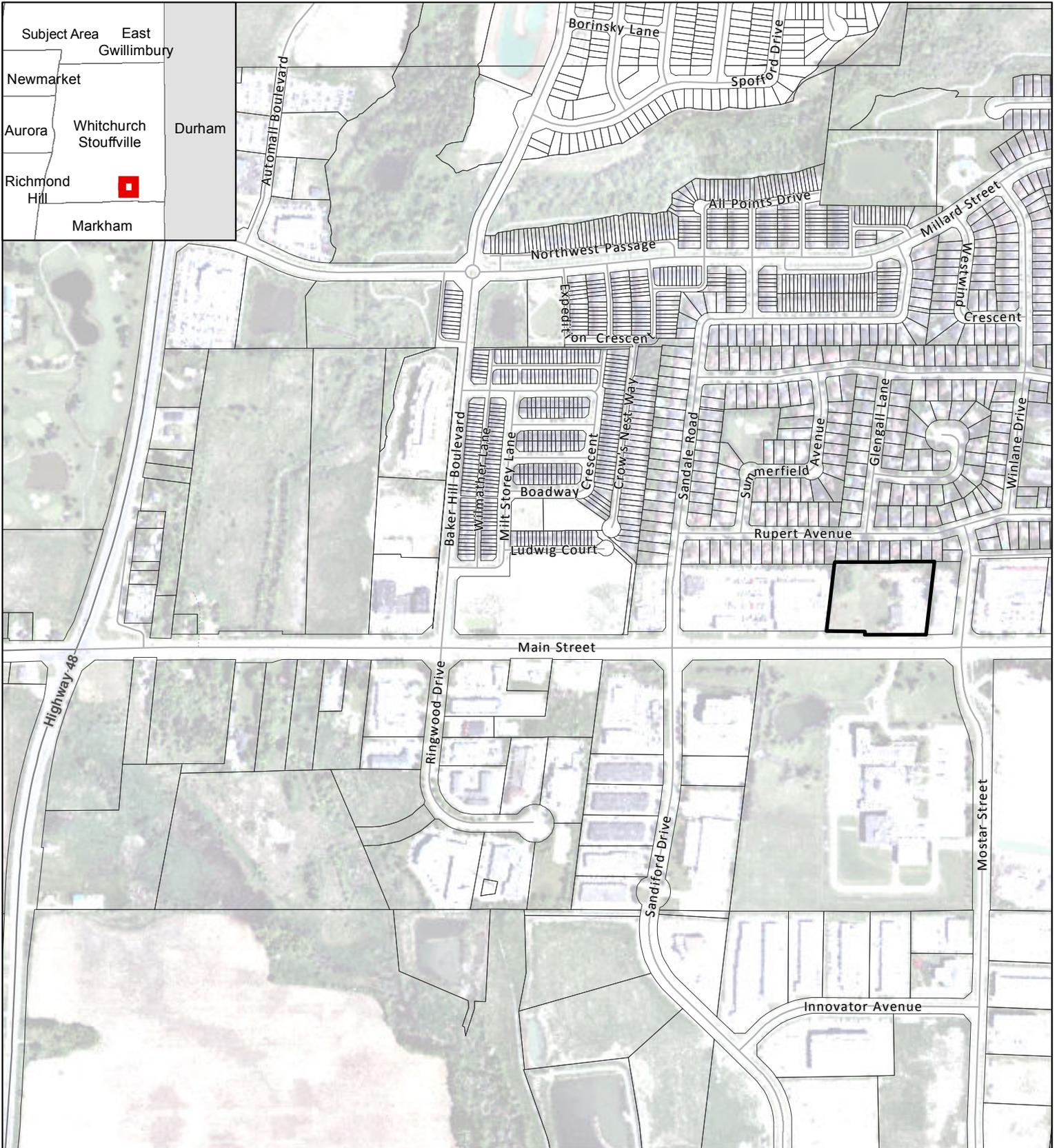
June 7, 2018

Attachments (1)

Private Attachments (1)

#8547006

Accessible formats or communication supports are available upon request



Location Plan
 Acquisition of Land
 Affordable Housing Development
 5676 Main Street
 Town of Whitchurch-Stouffville
 June 21, 2018

- Legend**
-  Subject Property
 -  Parcel
 -  Road

