

THE REGIONAL MUNICIPALITY OF YORK

Housing York Inc.
November 7, 2013
Report of the General Manager

ACQUISITION OF 259 WOODBRIDGE AVENUE, CITY OF VAUGHAN

1. RECOMMENDATIONS

It is recommended that:

1. The Board of Directors authorize the acquisition of the land and building at 259 Woodbridge Avenue in the City of Vaughan required for the redevelopment and intensification of the two existing housing properties at 64 Abell Avenue and 275 Woodbridge Avenue, subject to Council approval.
2. 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 the land and house located at 259 Woodbridge Avenue in the City of Vaughan provided that Council approval is first obtained. The subject lands are intended to be combined with the two abutting housing communities currently operated by Housing York Inc. (Housing York) for the future redevelopment of a new affordable housing building.

3. BACKGROUND

Council authorized negotiations to purchase 259 Woodbridge Avenue to increase the supply of affordable housing and the Board endorsed the approach to redevelop the existing Housing York communities

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 private companion Housing York Board report authorized the approach to redevelop and intensify the two Housing York communities. The subject lands at 259 Woodbridge Avenue borders two existing social housing communities located at 275 Woodbridge Avenue and 64 Abell Avenue (see *Attachment 1*). The purpose of the acquisition is to

optimize the redevelopment potential of the two existing housing communities currently operated by Housing York.

275 Woodbridge Avenue was built in 1971 as a seniors' apartment building consisting of 32 one-bedroom units. 64 Abell Avenue is a stacked townhouse consisting of 14 units. Units range from two-bedroom to four-bedrooms. 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 faces a number of operational challenges.

Preliminary studies recommend that the highest and best use for the redevelopment of the two existing housing properties would require the acquisition of 259 Woodbridge Avenue. All three existing structures would be demolished. This would facilitate the construction of a 150 unit, six-storey residential building. The proposed new building could triple the number of affordable housing units that currently exist on the three sites. Staff will report back to the Board once more detailed plans for the redevelopment concept are completed.

4. ANALYSIS AND OPTIONS

Negotiations have been successfully completed for 259 Woodbridge and pending approval, the property will be transferred to Housing York upon closing

Over the last few months, Realty Services has worked closely with the owner and the owner's legal counsel to achieve a fair market value for the land and structure at 259 Woodbridge Avenue. The confidential details of the offer are included in the companion report to the Committee of the Whole, Community and Health Services, November 7, 2013. The offer provides that title to 259 Woodbridge Avenue will be transferred to Housing York upon closing.

Heritage and environmental studies have been completed

A heritage consultant was hired to assess the historical attributes of 259 Woodbridge Avenue as records suggest that the property was built in 1850. In addition, all three properties, 259 and 275 Woodbridge Avenue, and 64 Abell Avenue fall within the Woodbridge Heritage Conservation District. The Heritage Conservation District policies could require the preservation of any historical attributes in a redevelopment.

The consultant's findings indicate that as a result of extensive renovations to both the building's interior and exterior, little or no heritage value exists with the current structure.

Environmental site assessments were also completed for the property. Investigations conclude that the environmental status of the property is within acceptable limits for residential redevelopment.

Housing York will assume the existing tenancies

The property at 259 Woodbridge Avenue is a three-storey single family dwelling. In the 1980s, the property was converted into a triplex. There are currently three households living within the structure. It is intended that upon closing, Housing York will assume the landlord responsibilities for the existing tenancies. Staff will work closely with the existing tenants to ensure that their housing is safe and that their housing needs are appropriately addressed. This could include relocating the tenants within the portfolio or providing a portable subsidy to assist with housing affordability in the private market.

Link to key Council-approved plans

The purchase of 259 Woodbridge 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

The Region's 2013 approved Capital Budget and Capital Spending Authority for this project includes sufficient funds to purchase 259 Woodbridge Avenue. The Region's 10-year capital plan for housing includes an additional allocation of \$41.6 million in future years, subject to council approval, for the proposed redevelopment.

6. LOCAL MUNICIPAL IMPACT

The redevelopment of the existing Housing York properties along with 259 Woodbridge 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, mix 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 purchase of 259 Woodbridge Avenue in the City of Vaughan will provide the opportunity to optimize the redevelopment potential of two housing properties currently operated by Housing York. The redevelopment will enhance the lives of the current tenants living in the properties by providing a modern, accessible, and energy efficient living environment.

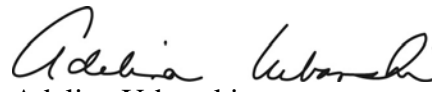
For more information on this report, please contact Sylvia Patterson, Assistant General Manager, Housing York Inc. at Ext.2091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Sylvia Patterson
General Manager

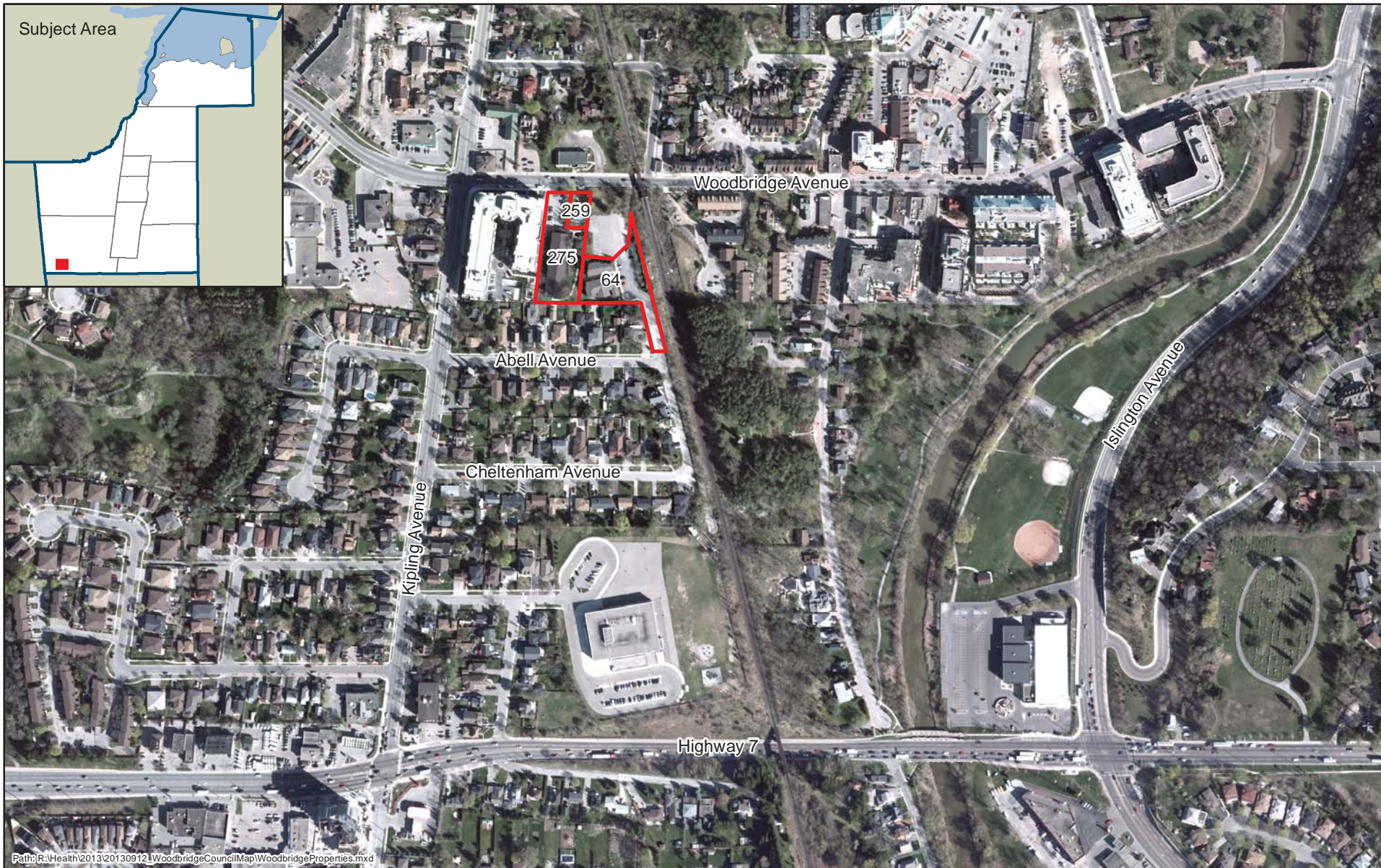

Adelina Urbanski
General Manager

October 25, 2013

Attachment - 1

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275 Woodbridge Avenue, 64 Abell Avenue and 259 Woodbridge Avenue

Acquisition of 259 Woodbridge Avenue, City of Vaughan, Nov. 14, 2013)

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York Region

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Legend

Woodbridge Properties



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