

## **COMMITTEE OF THE WHOLE – MONDAY JUNE 7, 2004**

### **ADMINISTRATIVE AND PROPERTY MANAGEMENT OF MAPLE MANOR AND SENIORS HOUSING ON CIVIC CENTRE LANDS**

#### **Recommendation**

The Board of Directors of the City of Vaughan Non Profit Housing Corporation in consultation with the Commissioner of Community Services, the Director of Legal Services and the Administrative Manager recommends:

- 1) That Council, as Shareholder of the City of Vaughan Non Profit Housing Corporation on behalf of the Board of Directors submit a request to the Region of York, Housing and Residential Services Department to continue to provide management services for Maple Manor until the new housing project is in place; and
- 2) That Council, as Shareholder of the City of Vaughan Non Profit Housing Corporation directs staff to file a formal application with the Region of York for funding of a new seniors housing initiative on the Civic Centre site as the Region of York is the Service Manager responsible for delivering the current federal/provincial housing program.

#### **Purpose**

The purpose of this report is to request that Council, in its role as Shareholder ask the Region of York, Housing and Residential Services Department to continue to provide management services for Maple Manor until the new housing project is in place and to authorize the Region of York, on the Board of Directors behalf to formally proceed with a application for funding of a new seniors housing initiative on the Civic Centre site.

#### **Background - Analysis and Options**

Since June 1<sup>st</sup>, 1999, Region of York has provided administrative and property management services to Maple Manor situated beside the Civic Centre, at 2185 Major Mackenzie Drive. This agreement was previously renewed with the Region of York from June 1<sup>st</sup>, 2002 to May 31<sup>st</sup>, 2003 and remains in force today through a carry-over provision, but either party may terminate this agreement by giving sixty (60) days prior written notice to the other party.

Recently, Sylvia Patterson, Director of Housing and Residential Services, Region of York contacted Marlon Kallideen, Commissioner of Community Services concerning the Maple Manor contract. Ms. Patterson explained that the Region of York would like to give notice of 120 days to the City of Vaughan Non Profit Housing Corporation in order to terminate the contract, which would allow the Non Profit time to work toward some options. This information was be provided to the Board of Directors for their consideration.

On Wednesday September 10, 2003, staff along with Mayor Michael Di Biase, Dino Bottero and Michael Newman of the Board of Directors of the City of Vaughan Non Profit Housing met with Bill Fisch, Chair of the Region and his staff to discuss the current property management arrangements. On July 14, 2003, a letter was received from Region of York Housing York Inc. staff advising the City of Vaughan that the Region has been reviewing their new role and receiving legal advise as to how it affects their ability to continue to offer management services to the City of Vaughan Non Profit Housing Corporation. The Region of York stated that it is not appropriate for the Region to be both service manager for the social housing program and a provider of management services to a housing provider. After much discussion, it was agreed that the Region of York would continue to provide administrative and property management services.

On Monday September 27, 2003, Council directed that staff formally pursue the development of a new seniors housing initiative on the current Civic Centre site, as a component of the new City Hall project. The Legal Department was requested to assist the review of the mortgage provisions and secondly a working committee was to be established with representatives from the Board of Directors, Community Services, Legal and Finance staff to devise a legal and financial strategy in order to support the proposed new seniors development. In addition, funds were requested in the Commissioner of Community Services budget to provide the necessary staff resources to commence this work.

A meeting has been scheduled for Tuesday June 8<sup>th</sup>, 2004 at 1:15 p.m. at the City of Vaughan with Regional Chair Bill Fisch, Joann Simmons, Commissioner of Community Services and Housing and Sylvia Patterson, Director of Housing and Residential Services Division, Doug Mason, Manager of Housing Operations to discuss this matter.

### **Conclusion**

Staff has been requested by the Board of Directors of the City of Vaughan Non Profit Housing Corporation to prepare a letter to be sent to the Council as Shareholder of the City of Vaughan Non Profit Housing Corporation to submit a request to the Region of York, Housing and Residential Services Department to continue to provide management services for Maple Manor until the new housing project is in place. Council, as Shareholder of the City of Vaughan Non Profit Housing Corporation directs staff to file a formal application with the Region of York for funding of a new seniors housing initiative on the Civic Centre site, as a component of the new City Hall project as the Region of York as the service manager responsible for delivering the current federal/provincial housing program.

### **Attachments**

1. Letter to the Shareholder of the City of Vaughan Non Profit Housing Corporation

### **Report prepared by:**

Lynne A. Bonneville  
Administrative Manager  
Community Services, Ext. 8296

Respectfully submitted,

Dino Bottero  
President of the Board of Directors of  
The City of Vaughan Non Profit Housing Corporation



102-2185 Major Mackenzie Drive  
Vaughan, Ontario L6A 1P5  
Tel: 905 / 832-1720  
Fax: 905 / 832-8535

June 7, 2004

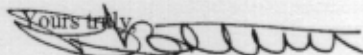
Shareholder (The Corporation of the City of Vaughan)  
Of the City of Vaughan Non Profit Housing Corporation  
2141 Major Mackenzie Drive, Vaughan, Ontario  
L6A 1T1

Re: Management and Administrative Services  
City of Vaughan Non Profit Housing Corporation

The Board of Directors of the City of Vaughan Non Profit Housing Corporation have been notified by Lynne A. Bonneville, Administrative Manager, that there has been a discussion concerning the withdrawal of the Region of York's property management and administration services for Maple Manor.

The Board would like to request that the City of Vaughan Council in its role as Shareholder request that the Region of York continue to provide the property management and administrative services for Maple Manor until the new housing project is in place.

In addition, the Board would also like to request that City of Vaughan Council, in its role as the Shareholder of the City of Vaughan Non Profit Housing Corporation, directs staff to file a formal application with the Region of York for funding of a new seniors housing initiative on the Civic Centre site, as a component of the new City Hall project as the Region of York is the service manager responsible for delivering the current federal/provincial housing program.

Yours truly,  


Dino Bottero  
President Of the Board of Directors of the City of  
Vaughan Non Profit Housing Corporation

- c. Mayor and Members of Council  
Michael DeAngelis, City Manager  
Marlon Kallideen, Commissioner of Community Services  
Lynne A. Bonneville, Administrative Manager