

COMMITTEE OF THE WHOLE - WORKING SESSION - FEBRUARY 13, 2007

PROPOSED SENIORS HOUSING INITIATIVE ON THE VAUGHAN CIVIC CENTRE CAMPUS

Recommendation

The Commissioner of Community Services, in consultation with the Commissioner of Finance and Corporate Services and the Director of Legal Services recommends:

That Council provide direction.

Economic Impact

There is no economic impact as a result of this report.

Purpose

The purpose of this report is to provide Council with information and obtain direction based on the options outlined in this report.

Background

Detailed below is a chronology of events that provides Council with information.

From 1981 to 1999, City staff was responsible for the management of Maple Manor under the auspices of the City of Vaughan Non Profit Housing Corporation (CVNPHC).

Since June 1st, 1999, the Region of York Housing Corporation was responsible for Maple Manor through a management agreement. This management agreement was renewed on June 1st, 2002 to May 31st, 2003.

On April 14, 2003, Vaughan Council passed a resolution selecting the City's current Civic Centre site, as 2141 Major Mackenzie Drive in Maple, as the location for Vaughan's new Civic Centre.

On May 12, 2003, Council directed that the City of Vaughan undertake a competition to select the designs for the new City Hall building and a master plan for the entire Civic Centre site, including the municipal park to the south.

On July 14th, 2003, the Regional staff advised that they thought it not appropriate for them to be both the service manager for the social housing program and a provider of management services to a housing provider. They gave notice of termination of property management services to the City of Vaughan Non Profit Housing Corporation (CVNPHC) effective September 30, 2003.

On July 23, 2003, a public meeting was held to obtain input on the design of the Civic Centre campus and the new City Hall Building.

Further to the August 2, 2003 meeting of the CVNPHC on September 10, 2003, the Board of Directors and City staff met with the Regional Chair and staff to discuss the possibility of both parties working jointly on a proposal regarding the provision of new seniors housing on the Civic Centre lands. It was determined that a report be written on behalf of the CVNPHC to City of Vaughan Council to secure the approvals necessary to proceed with this initiative. The Region of York agreed to continue management services.

On Monday September 22, 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 a working committee was established with representatives from the Board of Directors of the City of Vaughan Non Profit Housing Corporation, Community Services, Legal and Finance staff to devise a legal and financial strategy 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.

On October 27, 2003 a public meeting was held to introduce the public to the four Architectural Teams that had been chosen. The public were updated on the progress of the competition and provided input into the design of the Civic Centre Site and the New City Hall, directly to the competing architects, prior to the preparation of their designs. Notices of this meeting were delivered to the residents of the Maple Manor.

On May 31st, 2004, the CVNPHC were advised that Regional staff would be giving notice of termination of management services and that termination would be effective in 120 days allowing time for the Non Profit to work toward options. The CVNPHC directed staff to send a letter to the Shareholder (City of Vaughan Council) requesting that they 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. The CVNPHC also requested that staff file a formal application with the Region of York for funding of a new seniors housing initiative on the Civic Centre site and that staff to schedule a meeting with the Regional Chair and staff to discuss both issues.

On June 8, 2004, a meeting was held with some members of Council, the CVNPHC, City staff, the Regional Chair and staff. Regional staff stated that they would like to conclude the contract for management services of Maple Manor as soon as possible realizing that the Board would need to determine management by external property management firms or management by the City staff. Regional staff also advised that the current management fee provided was not sufficient to cover the costs incurred by the Regional staff to provide management services.

On Monday June 14, 2004, Council resolved as Shareholder of the City of Vaughan Non Profit Housing Corporation for staff 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 also directed 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.

On June 29, 2004, the CVNPHC confirmed the direction given by City of Vaughan Council on September 27, 2003 to City staff and in turn directed staff to contact the Commissioner of Legal and Administrative Services and the Commissioner of Finance and Corporate Services to appoint a staff member to be a member of this Working Committee with the first meeting to be held at the City of Vaughan on June 29th, 2004 commencing at 4:30 p.m.

On September 14, 2004, the CVNPHC directed staff to set up a future meeting with the Shareholder (City of Vaughan Council) to discuss the future role of the City of Vaughan Non Profit Housing Corporation. Staff was also directed to begin preparation of a Request for Proposal for Management Services to be discussed at the next meeting of the Board.

On November 5, 2004, residents of Maple Manor were advised that the Region of York staff would be removing its property management services from Maple Manor and that staff had issued a RFP for Property Management Services for Maple Manor.

On December 7, 2004, the CVNPHC was provided with results of the Proposal No. RFP04-214, Property Management Services for Maple Manor, which closed on November 29, 2004. The CVNPHC resolved that the RFP of DMS Property Management be accepted pending a legal review of the management/operational services agreement with DMS Property Management Ltd to ensure that issues raised by the Board of Directors were included.

On February 14, 2005, Council gave staff direction to continue in discussions with the Regional staff in relocating Maple Manor and that a consultant be retained to work with staff on the business case.

On March 31st, 2005, the CVNPHC were informed that the residents of Maple Manor had received a Notice of Hearing on the City's of Vaughan's request to rezone the City Centre lands and that a Public Hearing had been scheduled for April 18, 2005. The CVNPHC encouraged residents to attend the meeting and requested that all future notices with respect to the redevelopment of Civic Centre lands and relocation of Maple Manor be sent to tenants of Maple Manor. The CVNPHC was informed that Maple Manor has been included under the City of Vaughan's master plan for the Vaughan Civic Centre Campus development as a proposed seniors affordable housing project to the south of the City Hall building.

On April 21, 2005, Regional Council approved the report entitled City of Vaughan Housing Development Opportunity, Vaughan Civic Centre, which authorized staff to undertake a pre-development study for developing up to 90 affordable housing units on the City of Vaughan Civic Centre Campus. The Regional Commissioner of Community Services and Housing was also authorized to apply to the Province of Ontario for funding under the Federal/Provincial Community Rental Housing Program (CRHP) for this project.

On May 26, 2005, a meeting was held with City and Regional staff to discuss the proposed affordable housing project on the Vaughan Civic Centre Campus and the relocation of Maple Manor. Regional staff stated that a pre-development study has been approved to look at potential costs and design options for a four-storey apartment building of up to 90 units focusing on seniors, but may, accommodate singles who are under the age of 60 and persons with disabilities. The terms of reference for this study would highlight the Vaughan Civic Campus architectural program and the requirements of the Accessibility for Ontarians with Disabilities Act (AODA). They also advised that a comprehensive business case would need to be prepared for presentation to the Region of York as Service Manager and once approved by Regional staff, the business case would be sent to the Ministry of Municipal Affairs and Housing for its approval. City staff requested from Regional staff a listing of requirements for the business case in addition to providing a listing of qualified housing consultants. It has been agreed upon that if the proposed affording housing project is given approval by both Regional and City of Vaughan Council, the existing tenants would be given the first option in renting in the new building.

On July 15, 2005, the CVNPHC was provided a project update. The CVNPHC resolved their support in principle concerning the new proposed affordable housing project at the Vaughan Civic Centre and the relocation of Maple Manor. In addition, the CVNPHC directed staff to invite Regional staff to a meeting to provide clarification of the roles and responsibilities each would undertake in this project.

On August 5, 2005, the General Manager met with the CVNPHC to discuss the business case. Regional staff recommended a list of consultants and offered to assist with the terms of reference for the business case. In addition, they also provided a listing of the Board of Director's roles and responsibilities that would be required up to the time of the CVNPHC's dissolution. Staff was directed to contact these consultants and request detailed cost estimates for the development of the business case.

In the fall of 2005, Tim Welch Consulting was retained by the CVNPHC to prepare the business case for the redevelopment of Maple Manor and a resident relocation plan. The business case

would outline the required approvals process from the various levels of government in terms of legal agreements, provide financial viability of the Non Profit, and provide the outline for a relocation plan for the tenants of Maple Manor to the new proposed building. The Tenant Relocation Plan was undertaken to provide the formal and ongoing method of communication with the residents within the next three-year time frame during the redevelopment process.

On January 21, 2006, the Board was provided a draft report on the redevelopment of Maple Manor for their review.

On Tuesday April 4, 2006, the CVNPHC approved the business case for the redevelopment of Maple Manor and the Resident Relocation Plan. The CVNPHC requested that the Region review the documents and then forward the business case to the Ministry of Municipal Affairs and Housing for its approval. In addition, the CVNPHC requested that as part of the redevelopment process the Non Profit be permitted to use its capital reserve funds and any cash reserves in order to offset tenant relocation and demolition costs for Maple Manor. On April 5, 2005, the business case was sent to the Region for their review.

On May 3, 2006, Regional staff advised that they had completed their preliminary review of the business case and indicated that they required a copy of the letters patent for the CVNPHC and a formal motion from a City of Vaughan Council confirming that the City will assume responsibility for discharging of the outstanding mortgage for Maple Manor prior to the Region moving ahead with their commitments. Regional staff advised that once this documentation had been provided, the business case and all supporting documentation would be forwarded to the Ministry of Municipal Affairs and Housing (MMAH) requesting Ministerial Consent for the redevelopment plan and consideration for forgiving the outstanding mortgage.

On July 20 2006, the Region circulated a draft Memorandum of Understanding document to City staff for review which outlined various aspects concerning the City of Vaughan's intent to provide the lands on the Vaughan Civic Centre for the development of a seniors apartment building. Staff has not received direction to enter into negotiations concerning this document and thus it requiring direction to proceed on this matter.

On September 21, 2006, Regional Council approved reports on the "Demolition of Maple Manor, City of Vaughan Non Profit Housing Corporation" and "City of Vaughan – Housing Development Opportunity, Vaughan Civic Centre Campus – Update". The first report pertains to the CVNPHC business case for the redevelopment of Maple Manor and outlined that authorization was required through Ministerial Consent from Ministry of Municipal Affairs and Housing for the discharge of the mortgage for Maple Manor and that Canada Mortgage and Housing Corporation was also required to agree to terminate the operating agreement between CMHC and CVNPHC. The second report requested that the Region enter into a Memorandum of Understanding between the City of Vaughan in order to set out the terms and conditions for a long term lease of a building site to accommodate up to 85 affordable rental housing apartments within the Vaughan Civic Centre Campus. In addition, the report requested approval to procure the services of an architect to proceed with the design and development of this project and establish an interim funding mechanism for the project.

Based on ongoing discussions with the Board of Directors of the CVNPHC and City staff, the Regional staff in order to obtain their necessary approvals took a report to Regional Council on September 21, 2006.

On October 17, 2006, staff reported to the Board of Directors with an update concerning the redevelopment of Maple Manor on the proposed seniors building on the Civic Centre lands.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously sent by Council.

Conclusion

A separate confidential report regarding the property issues is provided.

Attachments

None

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Respectfully submitted,

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