

COMMITTEE OF THE WHOLE WORKING SESSION – SEPTEMBER 23, 2008

PROPOSED HOUSING BUILDING ON THE VAUGHAN CIVIC CENTRE CAMPUS

Recommendation

The Commissioner of Community Services recommends:

- 1) That the presentation on the design of the proposed housing building and the information contained in this report be received for information.

Economic Impact

None as a result of this report.

Communications Plan

The Region of York will be apprised of any resolution passed by Council on this item.

Purpose

The Region of York Housing Services Department staff to make a presentation to Council on the design of the proposed housing building on the Vaughan Civic Centre Campus.

Background - Analysis and Options

In August 2003, the Region of York was advised by the City of Vaughan of a development opportunity whereby both parties would work jointly on a proposal to provide new affordable housing on the Vaughan Civic Centre Lands.

The City of Vaughan Council and the Board of Directors of the City of Vaughan Non Profit Housing Corporation provided their consent to pursue the development of a new housing building on the current Vaughan Civic Centre Campus site, as a component of the New City Hall project.

Since that time, the City of Vaughan and Region of York staff has continued to meet and develop the proposed housing building on the City of Vaughan Civic Centre Campus. This proposed housing building has been included in the City of Vaughan's master plan for the Vaughan Civic Centre Campus development. In the master plan, the proposed building is located 200 meters to the south of the new City Hall, on a parcel nearly two acres in size (see Attachment #1).

In April 2005, the Region approved a pre development study to explore options for developing up to 90 affordable rental apartments on the Vaughan Civic Centre Campus. The building would focus 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).

In March 2007, the Region secured funds from the Province in the amount of \$19 million dollars. The secured funds came from the following sources:

Equity contribution from the Social Housing Reserve	\$7.3 million dollars
Contribution from the Federal Government (affordable Housing Program)	\$2.3 million dollars.
Debenture Repaid by Provincial Funding	\$3.7 million dollars

Debentures funded by tenants
(from new proposed building)

\$6.4 million dollars.

In June 2007, a Memorandum of Understanding (MOU) outlining the roles and responsibilities between the Region and of City was completed. The MOU provides the City with an opportunity to review and provide input into the architectural and site planning program during the project design phase and pursuant to Vaughan's site plan control bylaw. The design and architectural expression of the Project is also subject to Vaughan's urban design guidelines and the Vaughan Civic Centre Campus architectural control guidelines.

The building design will integrate high quality architecture consisting of durable, compatible, and attractive building materials. Consideration will be given to overall site planning issues such as view lines, separation distances, servicing, parking, streetscape and landscape design, open space relationships and pedestrian connectivity within the site and surrounding area (e.g. Maple GO Station, the commercial core, the park and residential areas) as required by the municipal approvals process.

In July 2007, the architectural firm of Allen Sherriff Inc. was engaged by the Region to design the project.

The City of Vaughan staff continues to work with staff from the Region of York to ensure development of the proposed low rise building is in keeping with the development and construction schedule of the overall campus site.

Relationship to Vaughan Vision 2020

In consideration of the strategic priorities related to Vaughan Vision 2020, this report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness - To deliver high quality services and to promote health and wellness through design and program.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated.

Regional Implications

The Region of York has applied for site planning approval for the proposed building. Currently the Region of York and City staff is working on the finalizing of a ground lease.

Conclusion

The presentation by the Region of York Housing Services Department staff will provide Council with an opportunity to review the Region of York's proposed site plan and provide comments to staff.

Attachments

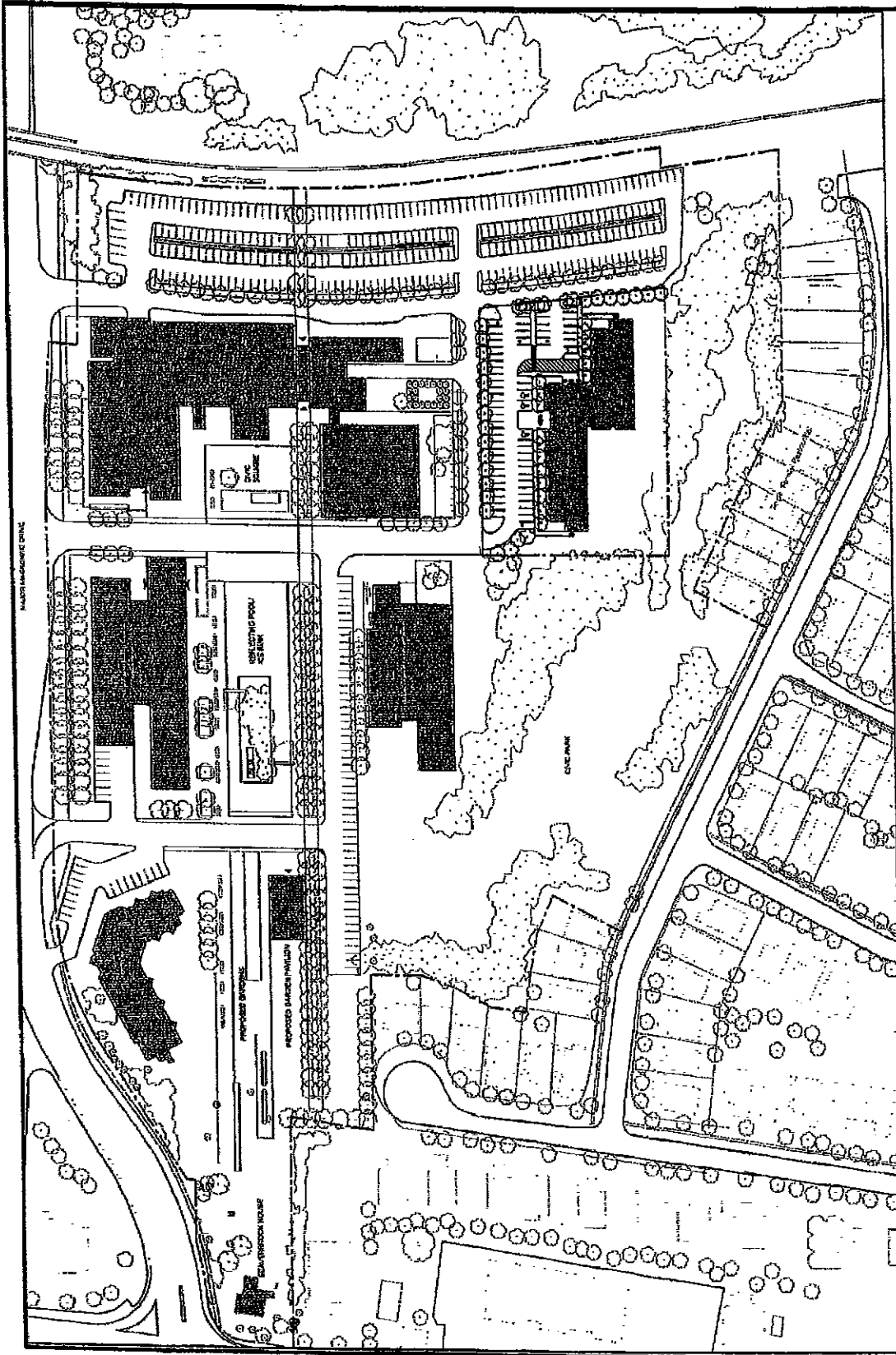
1. Vaughan Civic Centre - Housing

Report prepared by:

Lynne A. Bonneville, Administrative Manager Ext. 8296

Respectfully submitted,

Marlon Kallideen
Commissioner of Community Services



Major Mackenzie Drive Vaughan, Ontario

scale: 1:1000

Housing

Vaughan Civic Centre -