

THE REGIONAL MUNICIPALITY OF YORK

Housing York Inc.
March 11, 2009
Report of the
General Manager

DEMOLITION OF SURPLUS BUILDING 18838 HIGHWAY 11, TOWN OF EAST GWILLIMBURY

1. RECOMMENDATIONS

It is recommended that:

1. The Corporation be authorized to demolish and remove a surplus building, formerly known as Lakeview Place, located at 18838 Highway 11, in the Town of East Gwillimbury.
2. The General Manager be authorized to fund the expense for this work from the Retained Earnings of the Corporation if it cannot be accommodated within the approved 2009 Budget.
3. The Corporation authorize The Regional Municipality of York to act as its agent in the development of long term capital and operating plans for the property as a whole, in conjunction with Blue Door Shelters, including the authority to make applications for funding from the provincial and federal governments for such purposes.

2. PURPOSE

This report requests the Board's approval for Housing York Inc. to demolish an existing building on the property as the building has reached the end of its useful life.

3. BACKGROUND

Housing York Inc. acquired the site at 18838 Highway 11 to facilitate construction of the Leeder Place Family Shelter

In August 2006, ownership of the property at 18838 Yonge Street (now designated as Highway 11) in the Town of East Gwillimbury (*see Attachment 1*) was transferred to Housing York Inc. from Transitional and Supportive Housing Services of York Region. This transfer was put in place to facilitate construction by the Region of the Leeder Place Family Shelter on the site.

As well, it responded to a need to stabilize the operations of the Region's major emergency shelter provider and ensured long term asset management expertise for the property.

Blue Door Shelters operate programs for vulnerable residents through a lease and operating agreement with Housing York Inc.

The site, currently owned by Housing York Inc. and operated by Blue Door Shelters (formerly Transitional and Supportive Housing Services of York Region) through a lease and operating agreement, has a number of buildings that house vulnerable residents:

- Porter Place Emergency Shelter for Men has 29 beds and is consistently operating at or over capacity.
- Leeder Place Family Shelter has 20 beds and operates out of a 100 year old farmhouse. A new Leeder Place building is currently under construction to meet the needs of the program.
- The building under discussion was formerly known as Lakeview Place which previously provided 19 beds for men experiencing mental health and/or developmental challenges through the Province's Home for Special Care and the Region's Domiciliary Hostel programs.

Extensive repairs are required for Lakeview and are estimated to cost \$150,000—\$200,000

The Corporation commissioned a Building Condition Audit which concluded that while all three buildings were structurally sound, there was evidence of poor maintenance and the need for a number of immediate repairs. Such repairs in the case of Lakeview (see *Attachment 2*) include replacing exterior cladding, installing attic insulation, installing new windows, doors, and stairs, ventilation upgrades, and roof replacement. These required repairs are estimated to cost \$150,000—\$200,000.

As well, this 40 plus year-old building does not meet current building code standards with respect to energy efficiency and accessibility for clients with disabilities. The costs for appropriate retrofits to meet these standards would be prohibitive.

4. ANALYSIS AND OPTIONS

Blue Door Shelters is now focusing on emergency housing and has cancelled the Home for Special Care program at Lakeview

In early 2008, Transitional and Supportive Housing Services of York Region undertook, with the support of the Region, a thorough business planning exercise that resulted in a number of changes to the organization:

1. Re-organization of the agency to operate more efficiently.
2. Narrowing of its focus to the provision of emergency housing for homeless individuals and families.
3. Re-branding the agency as “Blue Door Shelters”.

Based on its decision to focus services on emergency housing, the Board of Blue Door Shelters made the very difficult decision to close the Home for Special Care program at Lakeview Place and seek alternative placements for the residents. As of September 2008, the tenants were re-located to other accommodations and Housing York Inc. took steps to secure the property pending a decision on its future.

Based on the change in program direction of Blue Door Shelters and the cost to renovate and maintain the Lakeview building, this report recommends the facility be demolished. This will avoid further utility costs, may reduce realty taxes and alleviate the security risk of having a vacant building on site.

Cost for this work is estimated to be in a range of \$35,000—\$60,000

An informal estimate for the demolition and removal of the building has been quoted at \$35,000; however, the final cost will be contingent on the results of a hazardous substances survey which has just been completed. It is anticipated that due to the age of the building there are almost certainly asbestos-containing materials present such as vinyl asbestos tile. The regulations surrounding the safe handling and disposal of such materials will add some cost to the project but this additional amount can only be known once a firm price is given by a qualified contractor.

The Region will engage a consultant to work with Blue Door Shelters and Housing York Inc. to develop long term strategies for the site

Specialized expertise should be retained to evaluate the program requirements and develop a long-term capital and operating plan for the property as a whole. It will be useful to develop a strategy for the site that meets the emergency shelter service needs of York Region and considers its potential to provide longer term transitional housing. A consultant will be engaged by the Region to work with Housing York Inc. and Blue Door Shelters to develop options for the long term on this site for consideration by the Board later in the year.

5. FINANCIAL IMPLICATIONS

Housing York Inc. anticipates the cost of this work, estimated to be in the range of \$35,000—\$60,000, can be accommodated within the approved 2009 Budget. If the demolition cost is higher than expected, due to unforeseen site conditions, there may be a need to draw from the Retained Earnings account of the Corporation.

6. LOCAL MUNICIPAL IMPACT

There is an ongoing need for emergency shelter and transitional housing options in York Region. This Housing York Inc. owned site in the Town of East Gwillimbury creates an opportunity to comprehensively plan a campus of services and improve on the programs currently provided.

7. CONCLUSION

Demolition of Lakeview is the most cost-effective way to manage the building as it is unusable in its current state and it would be uneconomical to bring it up to standard for any future use. Upon demolition of the building, the Board will be in a better position to quickly move forward with developing a long term capital and operating plan for the property as a whole.

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
Assistant General Manager

Joann Simmons
General Manager

February 26, 2009

Attachments - 2

KK/hf

Report Wizard v.8 May 8,2008
522033