

THE REGIONAL MUNICIPALITY OF YORK

Housing York Inc.
November 12, 2008
Report of the
General Manager

DEVELOPING OPPORTUNITIES FOR ONTARIO RENTERS 90 DEW STREET, TOWNSHIP OF KING

1. RECOMMENDATIONS

It is recommended that:

1. The Corporation proceed with the development of a 40 unit addition to its existing 27 unit building at 90 Dew Street, King City, in the Township of King.
2. The Regional Municipality of York be authorized by the Corporation to act as its agent to facilitate the development of the addition, including any submissions of planning or development applications to the Township of King, and to take all other applicable and related actions for this project.
3. The Regional Municipality of York be authorized, as its agent, to seek additional funding for this project and make any necessary applications to secure such funding from the federal and provincial governments.

2. PURPOSE

The purpose of this report is to obtain the Corporation's authorization to proceed with the development phase of a 40 unit addition to its existing building located at 90 Dew Street in King City.

The report also seeks approval from Housing York Inc. to allow York Region to facilitate the development as Housing York Inc's agent, to obtain applicable municipal land use approvals, and secure additional funding partners.

By companion report to the Community Services and Housing Committee on the same date hereof, Regional Council's authorization to proceed with this development will be requested.

3. BACKGROUND

Region received \$9.665 million in regional funding for housing purposes

Through the adoption of Clause No. 3 of Report No. 6 of the Community Services and Housing Committee at the Regional Council meeting on June 21, 2007 a report was made to Council regarding the Province's Developing Opportunities for Ontario Renters (DOOR) initiative which allocated \$9.665 million to York Region in the form of an unconditional one time grant. Funds from the grant may be used for any capital purpose related to affordable/social housing in the community. The Housing York Inc. building in King City was identified as a potential development in the June 21 report.

Council approved a strategy to expend DOOR funding which included increasing affordable housing supply

At its meeting on June 21, 2007, Council adopted a number of principles of the proposed strategy to expend the DOOR funds including: increasing affordable housing supply, leveraging regional and community funds, extending access to affordable housing for lower income disabled households, and distributing funds across the Region in a manner that complements existing housing program investments.

4. ANALYSIS AND OPTIONS

Opportunity to intensify and install elevator

Kingview Court, located at 90 Dew Street, in the Township of King, is a 31 year old, two storey, 27 unit apartment community. This building is located in the core area of King City, giving residents ready access to services, shopping and other amenities (see *Attachment 1*).

There is potential to expand the existing facility with a three storey addition of approximately 40 new apartment units. The addition would also provide the opportunity to install a much needed elevator that could be utilized by the existing residents. Consideration will also be given to completing a full energy retrofit of Kingview Court for better operating efficiencies.

The elevator installation that will improve accessibility for all residents, will be included as part of the cost of the new addition. The energy saving upgrades to be considered in the existing building include:

- Programmable thermostats in the suites.
- Installation of energy efficient lighting.
- Replacement of refrigerators with Energy Star® rated models.
- Installation of low flow toilets to conserve water.

- Installation of a building automation system to more effectively control heating and ventilation equipment.

The approximate cost of these energy saving retrofits would be in the range of \$50,000.

Proposed development allowed under the current zoning

A planning study conducted for the Region identified the potential of this site for intensification once water and sewer services are available. The property was intended to accommodate a second phase of housing development but the additional units were never built.

This Development would make use of the Region's existing servicing allocation reserve. Council endorsed the use of this reserve to facilitate the construction of additional non-profit housing through the adoption of Clause No. 6 of Report No. 8 of the Planning and Economic Development Committee on September 18, 2008.

Site plan options have been prepared which demonstrate that under the current zoning, up to 40 new one and two bedroom units can be added to the site in the form of a three storey addition. The concepts illustrate that the addition can be built, including adequate parking, within the existing zoning permissions while still preserving ample green space and a number of large trees on the site.

Explore opportunities to provide supportive housing

Under the companion report on the agenda for the November 12, 2008 Community Services and Housing Committee, the Commissioner of Community and Health Services has been authorized to investigate the partnership opportunities with agencies to provide supportive housing.

Staff will explore potential supportive housing partnership opportunities both internally through the Alternative Community Living Program and with agencies such as: Association for Community Living or Canadian Mental Health Association.

Sources of capital funding have been identified

Based on preliminary project cost estimates, indexed for a late 2009 construction start, the capital cost for the 40 unit addition could be approximately \$10 million. This amount has been included in the Region's proposed Capital Budget for 2009.

Sources of funding for this project will be a combination of DOOR funding, Social Housing Reserve and debenture proceeds. The debenture would be repaid by tenant rents collected once the units are occupied. Up to \$2.8 million in Affordable Housing Program funding may also be available for this project. This would significantly reduce the Region's Social Housing Reserve contribution.

5. FINANCIAL IMPLICATIONS

There are no financial implications for Housing York Inc. with this report. The project will be designed so that the operating costs are covered by rental revenues resulting in no ongoing subsidy requirement.

Rent supplement funding could be provided to increase the affordability of these units for low income households. As the occupancy date for this project approaches, the Region will review rent supplement commitments to determine if Rent Supplement is available. Unless new provincial or federal dollars are provided, ongoing funding for Rent Supplement Programs that increase affordability for low income households will continue to be a pressure for the Region.

6. LOCAL MUNICIPAL IMPACT

There is a need for new affordable housing in the Region. The intensification of this Housing York Inc. owned site in the Township of King creates an opportunity to provide additional units and improve the accessibility of the existing building. This will permit residents to stay in their present homes longer as they age.

7. CONCLUSION

The development of this site will meet several goals of the Region including providing much needed affordable housing, improving accessibility for existing residents, and intensification of an underutilized building site. Because the property is already owned by Housing York Inc. cost efficiencies can be achieved in this development that would not be available on a new site.

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

November 3, 2008

Attachment - 1

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