

---

**COMMUNITY SERVICES COMMITTEE**  
**AGENDA**

**Date of Meeting:** Thursday, November 7, 2002    **Enquiry:** Rosalind Dyers  
**Time:** 9:30 a.m.    **Committee Administrator**  
**Location:** Committee Room 2    **416-392-8018**  
City Hall  
100 Queen Street West

---

**DECLARATIONS OF INTEREST PURSUANT TO  
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

**CONFIRMATION OF MINUTES.**

**DEPUTATIONS:**            **List to be Distributed at Meeting**

**PRESENTATIONS:**

**COMMUNICATIONS/REPORTS.**

**1.    SCHEDULING PROCESS REVIEW - TORONTO EMERGENCY MEDICAL SERVICES.**

Commissioner of Works and Emergency Services  
(October 24, 2002)

Providing the Audit Committee and the Community Services Committee with a final update concerning the recommendations and findings arising out of the audit of the Scheduling Unit of Toronto Emergency Medical Services; and recommending that this report be received for information.

**2. RELEASE OF SENIORS' ADVOCATE'S REPORT: "REBUILDING RESPECT: A PROGRESS REPORT FOR SENIORS, NOVEMBER 2002".**

Councillor Anne Johnston,  
Toronto Seniors' Advocate  
 (October 18, 2002)

Advising that the Seniors' Advocate's Report "Rebuilding Respect: A Progress Report for Seniors, November 2002" will be released on November 7, 2002; indicating that the report substantiates the report, headed "Review of City Expenditures on Seniors' Services," which recommended directions for spending in the 2003 budget process and was submitted to the Community Services Committee on May 28, 2002; outlining the intent of the Advocate's Report and highlighting the challenges; and recommending that:

- (1) this report be adopted by Toronto Council; and
- (2) the Seniors' Advocate's Report, "Rebuilding Respect: A Progress Report for Seniors, November 2002" be distributed to: the Prime Minister of Canada, Federal Opposition Leaders, Toronto Members of Parliament; the Premier of Ontario, Provincial Opposition Leaders, and Toronto Members of Provincial Parliament; the Provincial Minister of Citizenship and Minister Responsible for Seniors; the Federation of Canadian Municipalities and the Association of Municipalities of Ontario.

**(NOTE: The Report of the Seniors' Advocate "Rebuilding Respect: A Progress Report for Seniors' November 2002" will be distributed to Members of Council immediately following its release.)**

**3. RENEWAL OF OPTION YEARS UNDER REQUEST FOR PROPOSAL No. 0201-00-1186 - SUPPLY AND DELIVERY OF DISHWASHING CHEMICALS, FOOD SERVICES CLEANING SUPPLIES, DISHWASHER LEASE AND DISHWASHER SERVICE MAINTENANCE - HOMES FOR THE AGED AND HOSTEL SERVICES.**

Commissioner of Community and Neighbourhood Services  
and Chief Financial Officer and Treasurer  
 (September 25, 2002)

Requesting authority to exercise the option to renew the contract under Request for Proposal No. 0201-00-1186 for the Homes for the Aged and Hostel Services; and recommending that:

- (1) the City exercise the option to renew for three (3) years with the current supplier, Johnson Diversey Canada Inc., in the estimated amount of \$203,588.52 per year including all charges and applicable taxes, for the supply of Dishwashing Chemicals, Food Service Cleaning Supplies, Dishwasher Lease and Dishwasher Service Maintenance for the period January 1, 2003 to December 31, 2005; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**4. RENEWAL OF OPTION YEARS UNDER REQUEST FOR PROPOSAL No. 0607-00-1182 FOR THE SUPPLY AND DELIVERY OF NUTRITIONAL SUPPLEMENTS FOR THE HOMES FOR THE AGED.**

Commissioner of Community and Neighbourhood Services  
and Chief Financial Officer and Treasurer  
(September 25, 2002)

Requesting authority to exercise the option to renew the contract under Request for Proposal No. 0607-00-1182 for the Homes for the Aged; and recommending that:

- (1) the City exercise the option to renew for three (3) years with the current supplier, Abbott Laboratories Limited, Ross Products Division, in the estimated amount of \$194,966.67 for 2003 with a 2 percent increase per year thereafter until 2005 including all charges and applicable taxes, for the supply and delivery of Nutritional Supplements for the period January 1, 2003 to December 31, 2005; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**5. FOLLOW-UP REPORT ON THE LONG-TERM CARE FACILITY FUNDING INCREASE.**

Commissioner of Community and Neighbourhood Services  
(October 23, 2002)

Providing an assessment on the impact to the City of proposed changes in the way the Province will fund long-term care facilities in the future; indicating that the Ministry of Health and Long-Term Care has increased the amount of level of care funding it provides to long-term care facilities; that, as a result of in-year funding adjustments and the increased resident co-payment, the Homes for the Aged is forecasting an overall increase in revenue over the approved 2002 operating budget of approximately \$4.5 million; and recommending that:

- (1) a maximum of \$4.5 million of preferred accommodation revenue be transferred from the Homes' program to the HFA Capital Reserve Fund, subject to the amount of operating surplus available as at December 31, 2002;
- (2) this report be referred to the Policy and Finance Committee for consideration; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**6. TORONTO SOCIAL SERVICES FACILITIES REQUIREMENTS AND UPDATE ON LEASE RENEWAL FOR 779 THE QUEENSWAY.**

Commissioner of Community and Neighbourhood Services  
(October 22, 2002)

Providing a update on the lease renewal for the Toronto Social Services' Etobicoke South office located at 779 The Queensway; and recommending that:

- (1) Corporate Facilities and Real Estate, in conjunction with, Toronto Social Services continue to negotiate lease renewals in accordance with current corporate policies, practices and procedures and the requirement for the Commissioner of Community and Neighbourhood Services to report back to the Community Services Committee upon the expiry of each office lease be waived; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**7. DEVELOPMENT OF A CHILD CARE CENTRE AT 118 ENDERBY ROAD, WARD 32, BEACHES-EAST YORK.**

Commissioner of Community and Neighbourhood Services  
(October 24, 2002)

Respecting the renovation of an existing industrial building and the addition onto the same building at 118 Enderby Road, in order to convert the site into a child care centre; noting that the industrial building and site have been deemed surplus by the City of Toronto; and recommending that:

- (1) approval be given to proceed with the design and construction of a child care centre at 118 Enderby Road;
- (2) the development of the centre be funded through a contribution from the Child Care Reserve Fund in the amount of \$1.6 million at no net cost to the City of Toronto;

- (3) an appropriate capital account be set up and the required amount be transferred accordingly;
- (4) the Children's Services Division be given authority to enter into a contract for operation of the child care centre with a qualified non-profit child care operator selected through an open public process to be completed prior to the completion of the project;
- (5) this report be forwarded to the Policy and Finance Committee; and
- (6) the appropriate City officials take the necessary action to give effect thereto.

**8. 2003 GANG PREVENTION AND INTERVENTION FUNDING.**

Commissioner of Community and Neighbourhood Services  
(October 24, 2002)

Respecting the allocation of one-time Gang Prevention and Intervention Grants for 2003; and recommending that:

- (1) the 2003 Gang Prevention and Intervention grant allocations totalling \$290,000.00 for eight projects as described in Appendices "A" "B" "C" and "D" be approved; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**(NOTE: Copies of Appendices "C" and "D", Project Summary Sheets, were forwarded to Members of Council only.)**

**9. 2002 COMMUNITY SERVICES GRANTS PROGRAM - RESOLUTION OF OUTSTANDING APPEALS ISSUE.**

Commissioner of Community and Neighbourhood Services  
(October 17, 2002)

Respecting the resolution of outstanding appeals under the 2002 Community Services Grants Program; and recommending that:

- (1) the reallocation of \$14,952.00 under the 2002 Community Services Grants Program to the Toronto Child Abuse Centre be approved; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**10. ONGOING CITY ADMINISTRATION OF PROVINCIAL FUNDING AND FUNDING APPROVALS FOR THE SUPPORTS TO DAILY LIVING PROGRAM, THE COMMUNITY PARTNERS PROGRAM AND THE REDIRECTION OF EMERGENCY HOSTEL FUNDING INITIATIVE - 2003.**

Commissioner of Community and Neighbourhood Services  
(October 21, 2002)

Recommending that:

- (1) the Commissioner of Community and Neighbourhood Services be authorized to contract in 2003 with the Province for:
  - (a) the City administration of the Supports to Daily Living Program, Community Partners Program and Provincial Homeless Initiatives Fund conditional on 100 percent funding from the Province;
  - (b) the City administration of the Off the Street, Into Shelter Fund conditional on ongoing recognition from the Province of existing City programs as representing the City's 20 percent share in the funding of this program; and
  - (c) the City administration of the Redirection of Emergency Hostel Funding Initiative conditional on 80 percent cost-sharing in the Redirection of Emergency Hostel Funding Initiative from the Province;
- (2) the Commissioner of Community and Neighbourhood Services be authorized to enter into service agreements with and allocate funds to:
  - (a) community agencies for funding up to the amounts set out in Appendix A for 2003 Supports to Daily Living;
  - (b) community agencies for funding up to the amounts set out in Appendix B for 2003 Community Partners Program; and
  - (c) community agencies for funding up to the amounts set out in Appendix C and be authorized to release funds consistent with the Interim Operating Budget Estimates policy for 2003 Redirection of Emergency Hostel Funding Initiative;
- (3) the total 2002 Supports for Daily Living allocation for Homes First Society be amended in the service agreement to a total of \$718,448.59 to reflect \$32,000.00 in City funding provided to the agency and that the \$32,000.00 be allocated to the agency;

- (4) funds in the amount of \$75,000.00 be committed for 2002 City of Toronto Homeless Initiatives Fund Appeals;
- (5) funds in the amount of \$35,000.00 be committed for 2002 Off the Street, Into Shelter Appeals;
- (6) this report be referred to the Policy and Finance Committee for its consideration; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**11. OFF THE STREET, INTO SHELTER HOSTEL TRANSPORTATION SERVICES ALLOCATIONS REPORT.**

Commissioner of Community and Neighbourhood Services  
(October 22, 2002)

Respecting the Off the Street, Into Shelter Hostel Transportation Services program; and recommending that:

- (1) the City provide up to \$137,858.44 in Off the Street, Into Shelter (OSIS) funding and enter into service agreements with Native Men's Residence, recommended for funding in Appendix A of this report, to deliver hostel transportation services; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**12. AFFORDABLE HOUSING PROPOSALS AND A CHILD CARE CENTRE ON CITY-OWNED LAND: ALLOCATIONS FROM THE CAPITAL REVOLVING FUND FOR AFFORDABLE HOUSING AND ALLOCATIONS FROM THE CHILD CARE RESERVE FUND FOR A CHILD CARE CENTRE - WARD 2 - ETOBICOKE NORTH AND WARD 32 - BEACHES-EAST YORK.**

Commissioner of Community and Neighbourhood Services  
(October 23, 2002)

Respecting two affordable rental housing projects on Bergamot Avenue and Darrell Avenue, and the development and provision of a child care facility within the project at Bergamot Avenue; outlining the financial implications; and recommending that:

- (1) in regard to the proposed 68-unit affordable rental housing development to be developed and provided on the Bergamot property:
  - (a) pending confirmation of acceptable development and operating costs and subject to required development approvals by the Commissioner of Community and Neighbourhood Services, the business case submitted by Young Women's Christian Association of Metropolitan Toronto ("YWCA), or another entity associated and controlled by it and acceptable to the Commissioner of Community and Neighbourhood Services, collectively YWCA, be accepted under the Let's Build program as an Affordable Housing Project for the development of approximately 68 affordable rental housing units to be built at a City-owned property located on the north side of Bergamot Avenue, west of Islington Avenue, City of Toronto;
  - (b) for the purpose of securing such affordable rental housing, authority be granted to the Commissioner of Community and Neighbourhood Services, to negotiate and provide a grant by way of a forgivable loan of up to \$1,250,000.00 and a non-interest bearing loan of up to \$1,250,000.00 or any combination thereof deemed appropriate, to YWCA from the Capital Revolving Fund ("CRF") for Affordable Housing for the duration of the long-term lease of the Bergamot property, on terms and conditions satisfactory to the Commissioner, in a form acceptable to the City Solicitor;
  - (c) for the purpose of securing such affordable housing, authority be granted to the Commissioner of Community and Neighbourhood Services to negotiate and provide a grant by way of a forgivable loan of up to \$25,000.00 per unit from any federal/provincial Affordable Rental Housing Program funding that may subsequently become available (the "federal/provincial Affordable Rental Housing Program funding") for the duration of the long-term lease of the Bergamot property, subject to such funds becoming available on a timely basis and the YWCA proposal for the Bergamot project being eligible under the terms and conditions of such program and the terms and conditions of such funding being satisfactory to the Commissioner, in a form acceptable to the City Solicitor. Any such funding would replace, in whole or in part, the CRF grant of \$1,250,000.00 described in Recommendation No. (1)(b);
  - (d) for the purpose of securing such affordable housing, authority be granted to the Commissioner of Community and Neighbourhood Services to negotiate and provide a grant of up to \$25,000.00 to the YWCA by way of a forgivable loan (the "Bergamot Pre-Development Grant") from the CRF grant of \$1,250,000.00 described in Recommendation No. (1)(b), secured only by a Pre-Development Agreement, subject to the Bergamot Pre-Development Grant being incorporated as part of the funds provided



by the City from such CRF grant and on terms and conditions satisfactory to the Commissioner, in a form acceptable to the City Solicitor. The Pre-Development Agreement will, amongst other matters, identify the due diligence activities and other Bergamot project related matters that must be completed to the satisfaction of the Commissioner in consultation with the City Solicitor;

- (e) such loans and grants be deemed to be in the interests of the municipality;
  - (f) for the purposes of securing such affordable housing, that portion of the Bergamot property located on the north side of Bergamot Avenue, west of Islington Avenue in the City of Toronto (Assessment Roll No. 191904287001750) which is used to provide affordable housing, be exempt from property taxation, for a period commencing at the date of first occupancy of the Bergamot project and, subject to the agreements for the Bergamot project referred to in Recommendation No. (4)(a), terminating 15 years thereafter;
- (2) in regard to the proposed child care facility on the Bergamot property:
- (a) authority be granted to the Commissioner of Community and Neighbourhood Services to negotiate and provide a start up grant of up to \$120,000.00 and an interest bearing loan of up to \$1,083,580.00 from the Child Care Reserve Fund or any combination thereof deemed appropriate, to the YWCA for the duration of the long-term lease of the Bergamot property, to facilitate the development and provision of the child care facility described in this report within the Bergamot project, on terms and conditions satisfactory to the Commissioner, in a form acceptable to the City Solicitor; and
  - (b) such loan and grant are deemed to be in the interests of the municipality;
- (3) in regard to the proposed 10-unit affordable rental housing development to be developed and provided on the Darrell Property:
- (a) pending confirmation of acceptable development and operating costs and subject to required development approvals by the Commissioner of Community and Neighbourhood Services, the business case submitted by Houses Opening Today Toronto Inc. (“HOTT”), or another entity associated and controlled by it and acceptable to the Commissioner of Community and Neighbourhood Services collectively HOTT, be accepted under the Let’s Build program as an Affordable Housing Project for the development of approximately 10 affordable rental housing units to be built at City-owned property located at 30 Darrell Avenue, in the City of Toronto;

- (b) for the purpose of securing such affordable rental housing, authority be granted to the Commissioner of Community and Neighbourhood Services to negotiate and provide a grant by way of a forgivable loan of up to \$142,511.00 and a non-interest bearing loan of up to \$142,511.00 or any combination thereof deemed appropriate, to HOTT from the CRF for Affordable Housing for the duration of the long-term lease of the Darrell property, on terms and conditions satisfactory to the Commissioner, in a form acceptable to the City Solicitor;
  - (c) for the purpose of securing such affordable housing, authority be granted to the Commissioner to negotiate and provide a grant of up to \$25,000.00 to HOTT by way of a forgivable loan (the "Darrell Pre-Development Grant") from the CRF grant of \$142,511.00 described in Recommendation No. (3)(b), secured only by a Pre-Development Agreement, subject to the Darrell Pre-Development Grant being incorporated as part of the funds provided by the City from such CRF grant and on terms and conditions satisfactory to the Commissioner, in a form acceptable to the City Solicitor. This Pre-Development Agreement will, amongst other matters, identify the due diligence activities and other Darrell project related matters that must be completed to the satisfaction of the Commissioner in consultation with the City Solicitor;
  - (d) such loans and grant be deemed to be in the interests of the municipality;
  - (e) for the purposes of securing such affordable housing, the Darrell Property located at 30 Darrell Avenue in the City of Toronto (Assessment Roll No. 190489519002000) be exempt from property taxation, for a period commencing at the date of first occupancy of the building referred to in Recommendation No. (3)(a), and subject to the agreements for the Darrell property referred to in Recommendation No. (4)(a), terminating 15 years thereafter;
- (4) with respect to the foregoing:
- (a) authority be granted to the Commissioner of Community and Neighbourhood Services to negotiate and enter into such Pre-Development Agreements, Affordable Housing Agreements, Grant and Loan Agreements, and Municipal Housing Project Agreements as described in Recommendation No. (4)(b) and any other agreements, mortgages/charges and related or ancillary documentation, including general or specific security, deemed appropriate by the Commissioner, in his discretion, to give effect to the foregoing recommendations, including without limitation, to facilitate the development and provision of the Darrell project and the Bergamot project, the construction and operation of the childcare facility within the Bergamot project and the making of the respective grants and loans and other financial assistance referred to in this

report, on terms and conditions and priority of registration satisfactory to the Commissioner in consultation with the City Solicitor, in a form acceptable to the City Solicitor;

- (b) Council pass site specific by-laws under the Housing Facility By-law (By-law No. 282-2002) providing authority to enter into Municipal Housing Project Facility Agreements for each of the Bergamot project and the Darrell project, and that authority be granted for the introduction of the necessary bills in Council to give effect thereto;
- (c) after the respective Municipal Housing Project Facility Agreement referred to in Recommendation No. (4)(a) has been entered into, Council pass a by-law under the Housing Facilities By-law (By-law No. 282-2002), providing for the respective property tax exemption(s) referred to in Recommendations Nos. (1)(f) and (3)(e) and that authority be granted for the introduction of the necessary bills in Council to give effect thereto;
- (d) the disbursement of the respective funding and exemption from property taxation authorized hereunder be subject to the Bergamot property and the Darrell property being declared surplus to municipal requirements, and to the YMCA and HOTT providing development budgets and operating costs, project mortgage financing commitment(s) and evidence of their respective project(s) having received all necessary or desirable planning and development and other approvals and, with the exception of the Bergamot Pre-Development Grant and the Darrell Pre-Development Grant to be secured only by a Pre-Development Agreement, subject also to the YWCA and HOTT having entered into such long-term leases, agreements and related documentation or ancillary security thereto as described in this report which the Commissioner shall require, all of which shall be on terms and conditions, including priority of registration, satisfactory to the Commissioner, in a form acceptable to the City Solicitor;
- (e) the Commissioner of Community and Neighbourhood Services be authorized, at any time prior to commencement of construction of their respective projects referred to in this report, to terminate any recommended funding, exemption from property taxation, agreements or related arrangements with YWCA or HOTT, referred to in this report, as the case may be, if, in the Commissioner's opinion, changes in actual or projected costs could potentially prevent the achievement of financially and socially sustainable projects as outlined in their respective business plan or if other project-related matters, including mortgage financing commitments for their project(s) and postponement and priority agreements with prior encumbrancers, are not satisfactory to the Commissioner and in a form acceptable to the City Solicitor;

- (f) this report be referred to the next meeting of the Policy and Finance Committee; and
- (g) the appropriate City officials be authorized and directed to take the necessary actions to give effect to all of these recommendations, and that authority be granted for the introduction of the necessary bills in Council to give effect to the property tax exemptions referred to in Recommendation No. (4)(c).

**13. NEW SHELTER STANDARDS.**

Commissioner of Community and Neighbourhood Services  
(October 24, 2002)

Recommending that:

- (1) the new Shelter Standards be adopted; and
- (2) the implementation of the new Shelter Standards be completed by December 31, 2003;
- (3) the Commissioner of Community and Neighbourhood Services report back on any associated costs of implementing the new Shelter Standards by the fall of 2003;
- (4) the Commissioner of Community and Neighbourhood Services report back regarding the quality assurance review to assess compliance to the new Shelter Standards by the spring of 2004;
- (5) the Commissioner of Community and Neighbourhood Services be delegated authority to approve changes to the new Shelter Standards that do not result in budget implications to the City of Toronto;
- (6) the Mayor continue to advocate with senior levels of government to continue and expand their support for affordable housing programs; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**14. CENTRALIZED WAITING LIST MANAGEMENT FOR SOCIAL HOUSING APPLICANTS.**

Commissioner of Community and Neighbourhood Services  
(October 25, 2002)

Responding to the request to report on resolutions adopted by City Council in April and June, 2002 relating to waiting list management issues for social housing; providing the background with respect to Regulation 298 of the Social Housing Reform Act pertaining to waiting list management, and Housing Connections' current waiting list management policy; outlining recommendations for waiting list management; and recommending that:

- (1) Council approve the local rules for maintaining eligibility for the centralized waiting list contained in the body of this report (Recommendations for Waiting List Management); and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**15. CITY OF TORONTO TERMITE RESEARCH PROGRAM - CONSOLIDATED GRANTS ALLOCATION REPORT: DISBURSEMENT CONFIRMATION.**

Commissioner of Community and Neighbourhood Services  
(October 25, 2002)

Respecting the disbursement of funding for the University of Toronto Termite Research Project in support of the final report of the three-year research project approved by Council in June 1999; and recommending that:

- (1) payment of the 2002 Termite Research Grant of \$99,000.00 to the University of Toronto be approved; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.



---

**COMMUNITY SERVICES COMMITTEE**  
**SUPPLEMENTARY AGENDA**

**Date of Meeting:** Thursday, November 7, 2002      **Enquiry:** Rosalind Dyers  
**Time:** 9:30 a.m.      **Committee Administrator**  
**Location:** Committee Room 2      **392-8018**  
City Hall  
100 Queen Street West

---

**COMMUNICATIONS/REPORTS.**

**16. LOCAL OCCUPANCY STANDARDS FOR GEARED-TO-INCOME UNITS IN SOCIAL HOUSING.**

Commissioner of Community and Neighbourhood Services  
(October 31, 2002)

Responding to the request of City Council on April 16-18, 2002, to consider amendments to the Local Occupancy Standards that were referred to the Acting Commissioner of Community and Neighbourhood Services; and recommending that:

- (1) the revised Local Occupancy Standards in the attached Appendix A, including the following amendments under the section “A household is eligible to be housed in a unit of size determined in accordance with the following principles”, be approved:
  - (i) that item (c) be amended to read as follows:

“(c) Children of the opposite sex are allocated separate bedrooms. Two children of the opposite sex may share a bedroom if the applicant so desires. If the bedroom to be shared does not provide the minimum space required for two persons as stated in the City’s Municipal Code Property Standards (currently 4 square metres (43.056 sq. ft.) of space per person), then the applicant household is not eligible to be housed in the unit.”; and

- (ii) that item (e) be amended by deleting the words “Upon request to Housing Connections, a single parent may share a bedroom with a child of the same sex,” and replacing them with the following words:

“(e) A single parent may share a bedroom with a child of the same sex if the applicant so desires.”; and

- (2) the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

**16(a).** Ms. Jane Davidson-Neville  
Co-operative Housing Federation of Toronto  
(August 29, 2002)

Forwarding comments with the occupancy standards for children of the same sex; and urging the Committee to adopt the provincial standards as set out in the Social Housing Reform Act.

**17. MANDATES FOR SOCIAL HOUSING PROVIDERS.**

Commissioner of Community and Neighbourhood Services  
and the City Solicitor  
(October 31, 2002)

Providing an update on the possibility of assigning special mandates to housing providers (ethnic, senior, arts, community), on how social housing units for the disabled are protected, and on the possibility of housing individuals who are less than 65 years of age in buildings designated as seniors housing; and recommending that:

- (1) the City permit housing providers of live/work facilities purpose built for artists to restrict occupancy to applicant households of which at least one member is an artist;
- (2) the City require each housing provider assigned a mandate for artists' housing to indemnify the City with respect to costs that the City may incur as a result of litigation related to such mandate;
- (3) the City require each housing provider seeking the City's approval of a mandate to provide a legal opinion to the Commissioner of Community and Neighbourhood Services which addresses the issues raised in Section 14 or Section 18 of the Ontario Human Rights Code and which concludes that the housing provider falls under the exemption contained in either Section 14 or Section 18 of the Code;

- (4) the City assign a mandate to each housing provider who provides satisfactory documentation which permits the housing provider to fill up to 100 percent of RGI vacancies with applicants who meet the mandate;
- (5) the City require each housing provider assigned a mandate which requires an exemption under the Ontario Human Rights Code to indemnify the City with respect to costs that the City may incur as a result of litigation related to such mandate;
- (6) the City establish a Local Eligibility Rule providing that the minimum age of eligibility for seniors housing in all projects listed with Housing Connections will be 59 or such older age as agreed to by the housing provider and the City;
- (7) all units in projects with mandates be filled through the Housing Connections waiting list in accordance with the requirements of the Social Housing Reform Act and its associated regulations; and
- (8) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**18. EMERGENCY SHELTER AND TRANSITIONAL HOUSING FUNDING THROUGH THE FEDERAL SCPI PROGRAM - SOJOURN HOUSE, 101 ONTARIO STREET.**

Commissioner of Community and Neighbourhood Services  
(October 31, 2002)

Respecting emergency shelter and transitional housing funding through the Federal Supporting Communities Partnership Initiative (SCPI) Program for Sojourn House and recommending that:

- (1) for the purpose of developing 50 emergency shelter beds to be built and provided at 101 Ontario Street, Council approve SCPI funding of up to \$2,000,000.00 to the MUC Shelter Corporation Inc., operating as "Sojourn House", its successors, or another entity associated and controlled by Sojourn House and acceptable to the Commissioner of Community and Neighbourhood Services;
- (2) for the purpose of securing transitional housing of 52 units at 101 Ontario Street, Council authorize and authority be granted to the Commissioner of Community and Neighbourhood Services to transfer the approval of up to \$1,000,000.00 to Sojourn House from the SCPI Transitional Housing Envelope as approved by Council at its July 24, 25 and 26, 2001, meeting for a project at 111 Broadview Avenue to the proposed new project at 101 Ontario Street;



- (3) Council authorize the Commissioner of Community and Neighbourhood Services, to negotiate and approve, and the Commissioner of Community and Neighbourhood Services be delegated authority to enter into the SCPI funding agreements with Sojourn House for the development and provision of emergency shelter accommodation and transitional housing and such other agreements or related documentation deemed necessary or desirable by the Commissioner of Community and Neighbourhood Services, in consultation with the City Solicitor, to give effect to the foregoing including, without limitation, prior mortgage commitments and postponement and priority agreement, all on such terms and conditions as are satisfactory to the Commissioner of Community and Neighbourhood Services, in his discretion, in a form acceptable to the City Solicitor;
- (4) the disbursement of funding authorized hereunder to the proponent be subject to the Commissioner of Community and Neighbourhood Services receiving from the proponent final construction/development budgets and operating costs, evidence of all necessary or desirable project mortgage financing commitment and evidence of the project having received all planning and development and other approvals deemed necessary or desirable by the Commissioner of Community and Neighbourhood Services, and subject to the proponent having entered into all necessary or desirable agreements as described above, all of which shall be on terms and conditions and in substance satisfactory to the Commissioner of Community and Neighbourhood Services, in a form acceptable to the City Solicitor;
- (5) the Commissioner of Community and Neighbourhood Services be authorized to terminate any funding agreement or related arrangement with the proponent at any time prior to commencement of construction of their project, if, in the opinion of the Commissioner of Community and Neighbourhood Services, changes in projected costs or other project-related circumstances could potentially prevent the achievement of an economically and socially sustainable transitional housing project and emergency shelter as outlined in the project's business plan or if other project-related matters, including, without limitation, institutional mortgage financing commitment and postponement and priority agreements are not satisfactory to the Commissioner of Community and Neighbourhood Services, in a form acceptable to the City Solicitor; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**19. TRANSITIONAL HOUSING FUNDING THROUGH THE FEDERAL SCPI PROGRAM - 1900 SHEPPARD AVENUE WEST.**

Commissioner of Community and Neighbourhood Services  
(November 1, 2002)

Respecting transitional housing funding through the Federal Supporting Communities Partnership Initiative (SCPI) Program to Youth Clinical Services for their proposed transitional housing project on the City-owned site at 1900 Sheppard Avenue West; providing an update with respect to the Toronto Public Library portion of the project; and recommending that:

- (1) Council approve SCPI funding of up to \$1,597,783.00 to Youth Clinical Services for the purpose of developing transitional housing at the City-owned site at 1900 Sheppard Avenue West; as used in this report, “Youth Clinical Services” means Youth Clinical Services, its successors, or another entity associated with and controlled by Youth Clinical Services and acceptable to the Commissioner of Community and Neighbourhood Services;
- (2) the approved funding as per Recommendation No. (1) be for the construction of a separate 27-unit apartment building containing 37 beds, in a co-development with the Toronto Public Library Board, subject to final architectural drawings satisfactory to the Commissioner of Community and Neighbourhood Services;
- (3) the Commissioner of Community and Neighbourhood Services be delegated authority to enter into a SCPI funding agreement with Youth Clinical Services for the development and provision of transitional housing (the “Project”) on the City-owned site at 1900 Sheppard Avenue West and subject to Council declaring the City-owned site surplus to municipal requirements to enter into any other agreements or documentation deemed necessary or desirable to give effect to the foregoing, all on terms and conditions satisfactory to the Commissioner of Community and Neighbourhood Services in consultation with the City Solicitor, and in a form acceptable to the City Solicitor;
- (4) the Commissioner of Community and Neighbourhood Services be delegated authority to approve the use of the SCPI Contingency Fund and that any such funds disbursed shall not exceed \$500,000.00 for the Project;
- (5) if SCPI Contingency Funds are approved by the Commissioner as described in Recommendation No. (4), the SCPI funding agreement in respect of the Project be amended to reflect the additional amount of funding being provided to the Project;

- (6) the Commissioner of Community and Neighbourhood Services be authorized to grant up to \$25,000.00 to the Project as a pre-development grant by way of a forgivable loan, secured by way of a Pre-Development Agreement, subject to this project development grant being incorporated as part of the funds provided by the City from the SCPI funding in Recommendation No. (1);
- (7) the Commissioner of Community and Neighbourhood Services be authorized to terminate any SCPI Funding Agreement at any time prior to the commencement of construction if, in the Commissioner's opinion, increases in costs would prevent Youth Clinical Services from achieving cost-effective transitional housing targets;
- (8) the Commissioner of Community and Neighbourhood Services provide an information report to Council with respect to funding due to circumstances described in Recommendation No. (7);
- (9) the Commissioners of Corporate Services and Community and Neighbourhood Services be directed to jointly report to City Council for its meeting on November 26, 27 and 28, 2002, with respect to declaring surplus 1900 Sheppard Avenue West for the purposes of a long-term lease and joint use by Youth Clinical Services and Toronto Public Library; and
- (10) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**20. MULTI-YEAR SHELTER STRATEGY FOR THE CITY OF TORONTO: NEEDS BASED ASSESSMENT OF REQUIRED SHELTER BEDS.**

Commissioner of Community and Neighbourhood Services  
(October 31, 2002)

Advising that the Community Services Committee on June 24, 2002, during consideration of the report "Multi-Year Shelter Strategy for the City of Toronto", deferred consideration of Recommendations Nos. (3) and (4) pertaining to the development targets of shelter beds with a request that staff recalculate the bed targets including a needs based assessment approach; responding to the direction of the Committee; noting that development targets will be reviewed annually and capital and operating costs associated with these targets will be brought forward for approval each year in the budget cycle; and recommending that the report be received for information.

**21. OUT OF THE COLD RESOURCE CENTRE INC.**

Commissioner of Community and Neighbourhood Services  
(October 31, 2002)

Providing an update on Out of the Cold Resource Centre Inc. and its programs; and recommending that this report be received for information.

**22. REPORT ON THE TORONTO YOUTH CABINET.**

City Clerk  
(October 28, 2002)

Advising that the Children and Youth Action Committee on October 23, 2002, received a report from the Children and Youth Advocate respecting the findings of an organizational review of the Toronto Youth Cabinet, and directed that such report be forwarded to the Community Services Committee for information.

**23. REQUEST TO PARTICIPATE IN A MULTI-CITY, MULTI-SITE RESEARCH PROJECT, ENTITLED “COLLABORATIVE STUDY FOR GENOTYPE-PHENOTYPE ASSOCIATIONS IN ALZHEIMER’S DISEASE”.**

City Clerk  
(November 1, 2002)

Advising that the Advisory Committee on Homes for the Aged on November 1, 2002, recommended to the Community Services Committee the adoption of a report (October 18, 2002) from the General Manager, Homes for the Aged, wherein it recommended that:

- (1) approval be given for Castlerview Wychwood Towers to participate in the 18-month research project, entitled “Multi-site Collaborative Study for Genotype-Phenotype Associations in Alzheimer’s Disease”;
- (2) all resident and/or family member involvement be through informed consent only, utilizing a consent form and process that complies with the requirements of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA);
- (3) participants’ privacy be fully protected, as outlined in this report;
- (4) this report be forwarded to the Community Services Committee; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**24. FUNDRAISING INITIATIVE - FIFTH ANNUAL "NIGHT OF KNIGHTS".**

City Clerk

(November 1, 2002)

Advising that the Advisory Committee on Homes for the Aged on November 1, 2002, had before it a report (October 18, 2002) from the General Manager, Homes for the Aged, respecting the Fifth Annual "Night of Knights", and wherein it recommended that it be referred to the Community Services Committee for information.

**25. UPDATE ON HOMES FOR THE AGED WAITING LISTS AND ADMISSION TRENDS RESULTING FROM THE REGULATORY AND POLICY CHANGES IN THE OPERATIONS OF THE COMMUNITY CARE ACCESS CENTRES.**

City Clerk

(November 1, 2002)

Advising that the Advisory Committee on Homes for the Aged on November 1, 2002, had before it a report (October 21, 2002) from the General Manager, Homes for the Aged, providing a update related to Homes for the Aged waiting lists and admission trends resulting from the regulatory and policy changes guiding the operation of Community Access Centres, and wherein it directed that such report be forwarded to the Community Services Committee for information.