

**AFFORDABLE HOUSING COMMITTEE
AGENDA
MEETING 2**

Date of Meeting: Thursday, November 10, 2005 **Enquiry:** Yvonne Davies
Time: 9:30 a.m. **Committee Administrator**
Location: Committee Room 2 **416-392-7039**
City Hall **ydavies@toronto.ca**
100 Queen Street West
Toronto, Ontario

Under the *Municipal Act, 2001*, the Affordable Housing Committee must adopt a motion to meet In-camera (privately) and the reason must be given.

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – October 12, 2005

Speakers/Presentations – A complete list will be distributed at the meeting.

Communications/Reports:

- 1. Lease of and Exemption of Taxes and Waiving of Municipal Charges and Fees for Part 1 of the City-owned Property at the Southeast Corner of Ellesmere Road and Neilson Road to Rouge Valley Health System for the Development of Affordable Housing (Ward 43 - Scarborough East)**

Report (October 27, 2005) from the Deputy City Manager and Deputy City Manager and Chief Financial Officer seeking authority to secure approval of a lease agreement provided at below market rent to the Rouge Valley Health System ("Rouge Valley") for the development of 30 units of affordable housing on Part 1 of the city-owned site at the

southeast corner of Ellesmere Road and Neilson Road (the "Property") and to authorize the exemption of taxes and the waiving of applicable municipal charges and fees.

Recommendations:

It is recommended that:

- (1) a lease agreement with Rouge Valley Health System for the Property be approved substantially in accordance with the terms and conditions at below market rent outlined in Appendix A to this report and in a form acceptable to the City Solicitor. Such grant, by way of below market rent, to be in the interest of the municipality;
- (2) the Chief Corporate Officer shall administer and manage the lease agreement including the provision of any consents, approvals, waiver notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, and on terms and conditions as she considers reasonable, including payment of necessary expenses, amending the commencement date of the lease and any other dates to such earlier or later date;
- (4) authority be granted for exempting the Property from taxation for municipal and school purposes for the term of the lease from the City;
- (5) authority be granted for exempting the Property from development charges and applicable fees;
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto including the introduction of any necessary bills to Council; and
- (7) this report be referred to the Policy and Finance Committee for consideration.

2. Lease of a Portion of City-owned property located at 76 Wychwood Avenue: Affordable Housing Component of Wychwood Green/Arts Barn Project (Ward 21 – St. Paul’s West)

Report (October 28, 2005) from the Chief Corporate Officer seeking authority to secure approval of a lease at nominal rent to Artscape Non-Profit Homes Inc. ("Artscape") for the development of the affordable housing portion of the Wychwood Green/Arts Barn project at 76 Wychwood Avenue (the "Property").

Recommendations:

It is recommended that:

- (1) authority be granted to enter into a lease of portions of the Property with Artscape for the purposes of developing affordable housing, substantially on the terms and conditions outlined in Appendix “A” to this report and in a form acceptable to the City Solicitor, conditional on the consent of the General Manager of Shelter, Support & Housing Administration to the financial plans for the development, such grant, by way of below market rent, being in the interest of the municipality;
- (2) the Chief Corporate Officer shall administer and manage the lease including the provision of any consents, approvals, waiver notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the commencement date of the lease and any other dates to such earlier or later dates and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.



**AFFORDABLE HOUSING COMMITTEE
SUPPLEMENTARY AGENDA
MEETING 2**

Date of Meeting: Thursday, November 10, 2005 **Enquiry:** Yvonne Davies
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Communications/Reports:

3. Response to Request for Information from the Affordable Housing Committee Meeting of October 12, 2005 about City Funded Affordable Housing Projects on Privately-Owned Land and Rent Geared to Income Commitments

Report (November 4, 2005) from the Deputy City Manager providing information in response to a request from the October 12, 2005 meeting of the Affordable Housing Committee about City funded affordable housing projects on privately-owned land and rent geared to income or rent supplement commitments.

Recommendation:

It is recommended that this report be received for information.

4. Toronto Community Housing Corporation Update on Pre-development Work on the Railway Lands

Report (November 3, 2005) from the Deputy City Manager providing for the information of the Affordable Housing Committee a transmittal and report (Appendix A) from the Toronto Community Housing Corporation (TCHC) regarding the Railway Lands development strategy.

Recommendations:

It is recommended that:

- (1) the Affordable Housing Committee receive the TCHC transmittal and forward the information to the Policy and Finance Committee for their consideration;
 - (2) confirmation be provided by the time of consideration of this report by the Policy and Finance Committee that the TCHC has approved the funding request;
 - (3) the Deputy City Manager in consultation with the City Treasurer report directly to the Policy and Finance Committee on the financial implications and source of funding concerning the TCHC request; and
 - (4) the TCHC enter into an agreement with the City on the use of the reserve funds as a condition to their release.
- 5. Priorities for Toronto's Share of the Unallocated Additional \$1.6 Billion Federal Funding for Affordable Housing.**
 - 6. Affordable Housing Program, Wychwood Green/Arts Barns Project (Ward 21, St. Paul's)**