

**AFFORDABLE HOUSING COMMITTEE  
AGENDA  
MEETING 2**

**Date of Meeting:** Monday, April 10, 2006  
**Time:** 9:30 a.m.  
**Location:** Committee Room 2  
City Hall  
100 Queen Street West  
Toronto, Ontario

**Enquiry:** Yvonne Davies  
Committee Administrator  
416-392-7039  
ydavies@toronto.ca

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**If the Affordable Housing Committee wishes to meet in camera (privately), a motion must be made to do so, and the reason given (*Municipal Act, 2001*).**

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

**Confirmation of Minutes – January 18, 2006**

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

**Communications/Reports:**

**1. City of Toronto Affordable Housing Plan**

Report (March 27, 2006) from Sue Corke, Deputy City Manager, providing Council with information on the objectives and first phase of work on an Affordable Housing Plan for the City of Toronto.

Recommendations:

It is recommended that Council receive this report for information.

**2. WRP Neighbourhood Housing Development – Manse Road**

**(Speakers)**

**(Staff Presentation)**

*(Report to follow)*

**3. Lease of City-Owned Property Located at 60 Bergamot Avenue – Affordable Rental Housing and Child Care Facility (Ward 2 – Etobicoke North)**

Report (March 24, 2006) from Sue Corke, Deputy City Manager securing approval of a lease at nominal rent to the Young Women's Christian Association of Greater Toronto ("YWCA") for the development of affordable rental housing and child care facilities at 60 Bergamot Avenue (the "Property").

Recommendations:

It is recommended that:

- (1) authority be granted to enter into a lease of portions of the Property with the YWCA for the purposes of developing affordable housing and child care, substantially on the terms and conditions outlined in Appendix "A" to this report and in a form acceptable to the City Solicitor, 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;
- (4) authority be granted for the City to make or provide its consent as owner to any regulatory applications and that the Director, Real Estate Services, or his designate, be authorized to execute the applications or consents; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**4. Response to the Reports on “Improving the Planning Process”**

Report (March 27, 2006) from Sue Corke, Deputy City Manager, reviewing the reports on “Improving the Planning Process” and assessing the impact the recommendations will have on the development of affordable housing.

Recommendations:

It is recommended that:

- (1) the Chief Planner and Executive Director, City Planning develop community meeting guidelines in consultation with the Affordable Housing Office;
- (2) the Chief Planner and Executive Director, City Planning develop criteria for determining when professional facilitators for community meetings should be used in consultation with the Affordable Housing Office; and
- (3) the appropriate City Officials be authorized and directed to take the necessary actions to give effect thereto.



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**AFFORDABLE HOUSING COMMITTEE**  
**SUPPLEMENTARY AGENDA**  
**MEETING 2**

**Date of Meeting:** Monday April 10, 2006  
**Time:** 9:30 a.m.  
**Location:** Committee Room 1  
City Hall  
100 Queen Street West  
Toronto, Ontario

**Enquiry:** Yvonne Davies  
Committee Administrator  
416-392-7039  
ydavies@toronto.ca

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**2. WRP Neighbourhood Housing Development – Manse Road**

**(The report on this matter will not be submitted for this meeting.)**

**NEW ITEMS:**

**Communications/Reports:**

**5. Planning Process Intervention for the Toronto Community Housing Corporation Transitional Housing Development at 1900 Sheppard Avenue West (Ward 9 – York Centre)**

Report (March 24, 2006) from Sue Corke, Deputy City Manager, seeking authority from the Affordable Housing Committee to "red flag" the Toronto Community Housing Corporation (TCHC) transitional housing development at 1900 Sheppard Avenue West (the "Property"). This action is necessary in order to fast track the Planning Approvals process so that the project is not further delayed and that existing funding from the Supporting Communities Partnership Initiative (SCPI) can be utilized before the program expires on March 31, 2007.

The report also requests authority to secure approval of a lease at nominal rent to TCHC for the development of affordable rental housing at 1900 Sheppard Avenue West.

Recommendations:

It is recommended that:

- (1) The Toronto Community Housing Corporation transitional housing project at 1900 Sheppard Avenue West be “red flagged” in order to fast track the development and site plan applications through the Planning approvals process following the time lines outlined in this report;
- (2) in the event that North York Community Council does not adopt the recommendations contained in the Preliminary Report dated December 21, 2005 from the Director, Community Planning, North York District at its April 2006 meeting, that the Director, Community Planning, North York District be authorized to schedule a community consultation meeting with local residents and landowners within 120 metres of 1900 Sheppard Avenue West as soon as possible;
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations of the *Planning Act* in a timely manner;
- (4) authority be granted to enter into a lease of portion of the Property with TCHC 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, such grant, by way of below market rent, being in the interest of the municipality;
- (5) 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;
- (6) 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;
- (7) authority be granted to negotiate and execute any other agreements deemed appropriate by the Deputy City Manager and the City Solicitor on terms and conditions satisfactory to the Deputy City Manager and the City Solicitor;
- (8) authority be granted for the City to make or provide its consent as owner to any regulatory applications and that the Director, Real Estate Services, or his designate, be authorized to execute the applications or consents; and

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