



**AFFORDABLE HOUSING COMMITTEE
DECISION DOCUMENT
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
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The Decision Document is for preliminary reference purposes only. Please refer to the Committee's transmittal letters to Standing Committees or to the minutes for the official record.

How to Read the Decision Document:

- *recommendations of the Committee to a standing committee are in bold type after the item heading;*
- *action taken by the Committee on its own authority does not require approval – it is reported for information, and is listed in the decision document in bold type under the heading “Action taken by the Committee”; and*
- *Declarations of Interest, if any, appear at the end of an item.*

Minutes Confirmed – January 18, 2006

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

Communications/Reports:

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

Recommendation:

The Affordable Housing Committee recommended to the Policy and Finance Committee that Council receive for information the report (March 27, 2006) from Sue Corke, Deputy City Manager.

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.

- 1(a). Communication (April 4, 2006) from Mayor Miller, addressed to The Honourable Diane Finley, Minister of Human Resources and Social Development, requesting support to implement the \$1.6 billion in affordable housing funding authorized by Parliament in June 2005.
- 1(b). Communication (April 7, 2006) from the Chair, Affordable Housing Committee, providing an overview of the implementation of the Affordable Housing Program.

2. WRP Neighbourhood Housing Development – Manse Road

Action taken by the Committee:

The Affordable Housing Committee postponed consideration of this matter to its next meeting on May 11, 2006 as the staff report was not available.

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

Recommendations:

The Affordable Housing Committee recommended to the Policy and Finance Committee that Council adopt the staff recommendations in the Recommendations Section of the report (March 24, 2006) from Sue Corke, Deputy City Manager.

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.

3(a). Communication (March 21, 2006) from the Minister of Municipal Affairs and Housing, addressed to Mayor David Miller

4. Response to the Reports on "Improving the Planning Process"

Recommendations:

The Affordable Housing Committee recommended to the Policy and Finance Committee that Council adopt the staff recommendations in the Recommendations Section of the report (March 27, 2006) from Sue Corke, Deputy City Manager.

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.

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

Recommendations:

The Affordable Housing Committee recommended to the Policy and Finance Committee that Council:

- (1) **adopt the staff recommendations in the Recommendations Section of the report (March 24, 2006) from Sue Corke, Deputy City Manager;**
- (2) **request staff of the Toronto Community Housing Corporation, the Toronto Public Library and the Affordable Housing Office, working with appropriate stakeholders, both within City Hall and the broader community, to further explore opportunities within this development (both on the housing and the library side) to integrate more community space and programming for youth;**
- (3) **request Deputy City Manager Sue Corke, in consultation with the Chief Planner and Executive Director, City Planning, to give consideration to the community consultation meeting referred to in Recommendation 2 in the report (March 24, 2006) from Sue Corke, Deputy City Manager, being facilitated by a third party neutral facilitator, such facilitation to be funded by the Affordable Housing Office; and**
- (4) **that, in the event that City Planning staff are unable to come forward with a staff report for the July 25, 26 and 27, 2006 City Council meeting, due to the limited resources, the Toronto Community Housing Corporation be requested to provide funding to retain external planners.**

Action taken by the Committee:

In light of the clarifying explanation provided by the local Councillor, the Affordable Housing Committee requested the Deputy City Manager to revise the report (March 24, 2006) before submission to the Policy and Finance Committee and Council, by deleting the sentence “No reason was given for the postponement.” on page 4.

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.
- 5(a).** Communication (April 6, 2006) from Louise Moody, Executive Director, Humewood House.
- 5(b).** Communication (April 7, 2006) from Beth O'Connor, Housing Access Counsellor, Jessie's Centre for Teenagers.
- 5(c).** Map, titled "Housing Services in Jane-Finch Area", submitted by Councillor Augimeri.

6. Minor Variances to Permit Redevelopment of 30 Regent Street

Recommendation:

The Affordable Housing Committee recommended to the Policy and Finance Committee that Council adopt the following Resolution moved by Councillor Fletcher, seconded by Councillor Mihevc:

"WHEREAS the Committee of Adjustment refused an application by the Toronto Community Housing Corporation for minor variances to permit redevelopment of 30 Regent Street;

WHEREAS the Toronto Community Housing Corporation has appealed the refusal of the Committee of Adjustment to the Ontario Municipal Board;

WHEREAS the Toronto Community Housing Corporation has appealed its application for Site Plan Approval for the 30 Regent Street redevelopment to the Ontario Municipal Board, in order to coordinate the application with the Ontario Municipal Board's consideration of minor variances;

WHEREAS, the Toronto Community Housing Corporation is proposing a stacked townhouse development of 54 units designed to be suitable for families with children, with three, four, and five bedrooms and direct access to grade and this proposal can be supported by City staff, Toronto Housing Corporation is requesting that City Council indicate its support for the redevelopment of 30 Regent Street;

WHEREAS Toronto Community Housing Corporation's redevelopment proposal for 30 Regent Street is an important social housing development consistent with City policy initiatives, consistent with Council's priority to advance the revitalization of Regent Park and it provides needed new affordable housing in a form supported by staff;

NOW THEREFORE BE IT RESOLVED THAT THE Council of the City of Toronto:

- (a) indicate its support in principle for Toronto Community Housing Corporation's redevelopment proposal for 30 Regent Street; and**
 - (b) direct the Chief Planner to ensure that the Site Plan review of the 30 Regent Street redevelopment proposal is completed as a priority and in accordance with any future Ontario Municipal Board decisions for the site.**
- 6(a).** Communication (April 7, 2006) from the Chief Development Officer, Toronto Community Housing Corporation.