

To be confirmed

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Affordable Housing Committee

Meeting 2

Monday, April 10, 2006

The Affordable Housing Committee met on April 10, 2006, in the Committee Room 2, City Hall, Toronto, commencing at 9:38 a.m.

* Councillor	
Councillor G. Mammoliti, Chair	X
Councillor P. McConnell, Vice-Chair	Regrets
Councillor S. Carroll	X
Councillor P. Fletcher	X
Councillor N. Kelly	Regrets
Councillor J. Mihevc	X
Councillor C. Palacio	X

* Members were present for all or part of the meeting.

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

None declared.

Confirmation of Minutes

On motion by Councillor Mihevc, the minutes of the meeting of the Affordable Housing Committee held on January 18, 2006 were confirmed.

2.1 City of Toronto Affordable Housing Plan

The Affordable Housing Committee considered a 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.

The Affordable Housing Committee also considered the following communications:

- (i) (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; and
- (ii) (April 7, 2006) from the Chair, Affordable Housing Committee, providing an overview of the implementation of the Affordable Housing Program.

On motion by Councillor Mihevc, 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.

(Policy and Finance Committee – April 10, 2006)

2.2 WRP Neighbourhood Housing Development – Manse Road

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

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

The Affordable Housing Committee considered a 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.

The Affordable Housing Committee also considered a communication (March 21, 2006) from the Minister of Municipal Affairs and Housing, addressed to Mayor David Miller.

On motion by Councillor Mihevc, 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.

(Policy and Finance Committee – April 10, 2006)

2.4 Response to the Reports on “Improving the Planning Process”

The Affordable Housing Committee considered a 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.

On motion by Councillor Mihevc, 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.

(Policy and Finance Committee – April 10, 2006)

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

The Affordable Housing Committee considered a 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;

Affordable Housing Committee
April 10, 2006

- (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.

The Affordable Housing Committee also considered:

- (i) communication (April 6, 2006) from Louise Moody, Executive Director, Humewood House;
- (ii) communication (April 7, 2006) from Beth O'Connor, Housing Access Counsellor, Jessie's Centre for Teenagers; and
- (iii) map, titled "Housing Services in Jane-Finch Area", submitted by Councillor Augimeri.

The following persons addressed the Affordable Housing Committee:

- Barry Rieder, Jane Finch Community Ministry;
- Paul Dowling, HomeComing Community Choice Coalition
- Julie Maher, Young Parents No Fixed Address
- Leslie Gash, Housing Development Manager, Toronto Community Housing;
- Nick Volk, Toronto Community Housing Corporation;
- Tonika Morgan, Jane and Finch Community and Family Centre; and
- Councillor Maria Augimeri.

The Affordable Housing Committee:

- (A) 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;

Affordable Housing Committee
April 10, 2006

- (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; (moved by Councillor Mihevc)
 - (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; (moved by Councillor Fletcher) 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. (moved by Mammoliti, with Councillor Mihevc in the Chair); and
- (B) 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. (moved by Councillor Mihevc)

(Policy and Finance Committee – April 10, 2006)

2.6 30 Regent Street Affordable Housing Development

The Affordable Housing Committee adopted a motion by Councillor Fletcher to introduce a new item of business about an affordable housing development at 30 Regent Street.

The Affordable Housing Committee and 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.”**

Affordable Housing Committee
April 10, 2006

The Affordable Housing Committee also considered a communication (April 7, 2006) from the Chief Development Officer, Toronto Community Housing Corporation.

The meeting adjourned at 11:45 a.m.

Chair