

April 17, 2007

To: Executive Committee

From: Affordable Housing Committee

Subject: Affordable Housing – Funding Recommendations Request for Proposals 9155-06-7380 and TCHC – Wards 11, 14, 17, 18, 20, 21, 22, 28, 29 and 35

Recommendations:

The Affordable Housing Committee on April 17, 2007, recommended to the Executive Committee and City Council that:

1. City Council approve the following affordable housing projects selected through the RFP and recommend submission of all project information to the Ministry of Municipal Affairs and Housing for consideration as projects to be funded under the Canada-Ontario Affordable Housing Program – Rental and Supportive Component (“the Program”):
 - a. West Toronto Support Services for Senior Citizens and the Disabled Inc. at 2335-2337 St. Clair Avenue West;
 - b. Parkdale Activity - Recreation Centre (Toronto) at 194 Dowling Avenue;
 - c. St. Clair West Affordable Housing (Ossington) Group Incorporated at 1120 Ossington Avenue;
 - d. St. Clare’s Multifaith Housing Society at 48 Abell Street (to be assigned a new municipal address on the future extension of Sudbury Street);
 - e. WoodGreen Community Housing Inc. at 270 Donlands Avenue;
 - f. St Clare’s Multifaith Housing Society at 200 Madison Avenue;
 - g. 873815 Ontario Limited, at 201-213 Vaughan Road; and
 - h. 544 Birchmount Holdings Limited at 544 Birchmount Road.
2. City Council approve the following affordable housing projects of the Toronto Community Housing Corporation and recommend submission of all project information to the Ministry

of Municipal Affairs and Housing for consideration as projects to be funded under the Program:

- a. 88 Carleton Street; and
 - b. 501 Adelaide Street East.
3. The Deputy City Manager responsible for the Affordable Housing Office be authorized and directed to submit the list of recommended projects, and any other documentation, to the Province of Ontario for consideration by the Ministry of Municipal Affairs and Housing, as required by the Program.
 4. Authority be granted to exempt the listed projects from taxation for municipal and school purposes for the term of the municipal capital facility agreement.
 5. Authority be granted for exempting all projects not subject to a waiver under the Development Charges Act, from payment of development charges.
 6. Authority be granted to designate the listed projects as social housing accommodation, allowing all or part of the project relief from normal parking standards, where applicable.
 7. Authority be granted to enter into a municipal capital facility agreement and such other agreements, licences, security and documents, with the recommended proponents of each of the listed projects, or to an other entity associated and controlled by it and acceptable to the Director of Affordable Housing Development, to provide for the development and operation of affordable housing, on such terms and conditions as the Director Affordable Housing Development considers appropriate and in a form approved by the City Solicitor.
 8. The Director, Affordable Housing Office Development be authorized and directed, on behalf of the City, to execute municipal capital facility agreements and such other agreements and documents deemed necessary, on terms and conditions satisfactory to the Director, Affordable Housing Development and in a form approved by the City Solicitor.
 9. Authority be granted to enter into leases of the City owned properties at 200 Madison Avenue and 194 Dowling Avenue, for the purpose of developing the affordable housing projects and any ancillary uses, substantially on the terms and conditions outlined in Appendix 2 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.
 10. The City solicitor be authorized to complete the lease transactions for 200 Madison Avenue and 194 Dowling Avenue 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.
 11. The Chief Corporate Officer shall administer and manage the leases for 200 Madison Avenue and 194 Dowling Avenue, 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.

12. Authority be granted for the City to make or provide its consent as owner to any regulatory applications by the proponents of the projects at 200 Madison Avenue and 194 Dowling Avenue, and to grant licences for the purposes of entering onto the City owned properties to carry out pre-development activities, and that the Director, Real Estate Services, or his designate be authorized to execute the applications, consents and licences.
13. That St. Clare's Multifaith Housing Society be permitted to further encumber its existing housing projects at 25 Leonard Street and 38 Pears Avenue, in order to make funds available for the two projects being proposed by it under the Program, on such terms and conditions satisfactory to the General Manager Shelter, Support and Housing Administration in his sole discretion and in a form approved by the City Solicitor
14. The Toronto Parking Authority be requested to look at options of purchasing property on St. Clair Avenue to address the lack of affordable public parking available for the housing proposal at 2335-2337 St. Clair Avenue West.
15. Considering the increased level of funding and lower rents the program is targeted towards, persons living with mental disabilities, ex-psychiatric patients, victims of domestic violence and individuals with a dual diagnosis, that on site support service programs be confirmed on site, as required, and co-ordinated through provincial support programs.
16. Toronto City Council urge the Provincial Minister of Municipal Affairs and Housing to immediately release the remaining \$56 million in federal/provincial funding from the Affordable Housing Program and make an additional funding allocation to Toronto to support the development of much needed new rental housing.

The Affordable Housing Committee also requested Deputy City Manager, Sue Corke to report to the June meeting of the Affordable Housing Committee:

- i. on the decisions required to proceed with the funding and development of affordable housing by TCHC on the McCord site in the Wet Don Lands; and
- ii. on the decisions required to proceed with the funding and development of affordable housing by TCHC on Blocks 32 and 36 in the Railway Lands.

Background:

The Affordable Housing Committee on April 17, 2007, considered a report (April 3, 2007) from Deputy City Manager, Sue Corke, the Director, Purchasing and Materials Management and the Chief Corporate Officer, entitled "Affordable Housing – Funding Recommendations Request for Proposals 9155-06-7380 and TCHC".

The Director, Affordable Housing Development, gave a presentation to the Affordable Housing Committee, and filed a copy of her presentation material.

The following Members of Council addressed the Affordable Housing Committee:

- Councillor Frances Nunziata, Ward 11 York South-Weston; and
- Councillor Gord Perks, Ward 14 Parkdale-High Park.

The following persons also addressed the Affordable Housing Committee:

- MPP Cheri DiNovo;
- Mike O'Gorman;
- Sheila Lippiatt;

Barbara Hurd, on behalf of Housing Action Now;

Craig Peskett, President, Parkdale Residents Association, and filed a written submission with respect thereto;

- Bridget Vianna, Chair of the Board, The Parkdale/Liberty Economic Development Corp. (PLEDC), and filed a written submission with respect thereto;

Warren Sheffer, and filed a written submission with respect thereto;

Paul Dowling;

- Sheila Koffman: Co-Chair of the Board of Directors , and Victor Willis, Executive Director, PARC, The Parkdale Activity Recreation Centre; and

Robert L. Fitzgerald.

City Clerk

Patsy Morris
Item AH2.1.

Sent to: Deputy City Manager, Sue Corke
Director, Affordable Housing Development, Affordable Housing Office
Director, Partnerships, Affordable Housing Office