

April 22, 2008

To: Executive Committee

From: Affordable Housing Committee

Subject: Development of Affordable Housing by the Toronto Christian Resource Centre at 40 Oak Street

Recommendations:

The Affordable Housing Committee on April 22, 2008, recommended to the Executive Committee and City Council that:

1. City Council approve the Toronto Christian Resource Centre as the proponent for the affordable housing development at 40 Oak Street;
2. authority be granted to provide capital funding in the sums of:
  - a. \$1,410,000 from the Mayor's Homelessness Initiative Reserve Fund;
  - b. \$3,775,800 from the Provincial portion of the Canada-Ontario Affordable Housing Program - Rental and Supportive Component ("the Program" or "AHP");
  - c. \$2,314,200 from the Federal portion of the AHP Program;to Toronto Christian Resource Centre to assist in the construction of the above-mentioned development, on terms and conditions satisfactory to the Deputy City Manager and which terms and conditions may be varied, from time to time, as the development progresses and circumstances change;
3. authority be granted to exempt the development from taxation for municipal and school purposes for the term of the municipal capital facility agreement;
4. authority be granted to waive all fees and charges payable under the Development Charges Act applicable to the development;
5. authority be granted to designate the development as one that qualifies as social housing allowing all or part of the development relief from normal parking standards;

6. authority be granted to enter into a municipal capital facility agreement and such other agreements, licences, security and documents, with Toronto Christian Resource Centre, or to another entity associated and controlled by it and acceptable to the Director, Affordable Housing Office, to provide for the development and operation of affordable housing, on such terms and conditions as the Director considers appropriate and in a form approved by the City Solicitor;
7. the Director, Affordable Housing Office be authorized and directed, on behalf of the City, to execute a municipal capital facility agreement and such other agreements and documents deemed necessary, and to approve any changes to the project during its development that the Director deems to be in the best interest of the City and/or the project, on terms and conditions satisfactory to the Director and in a form approved by the City Solicitor.

Background:

The Affordable Housing Committee on April 22, 2008, considered a report (April 7, 2008) from Deputy City Manager, Sue Corke, entitled "Development of Affordable Housing by the Toronto Christian Resource Centre at 40 Oak Street."

The following persons addressed the Affordable Housing Committee:

- Mr. Paul Dowling, Chair, Board of Directors, Toronto Christian Resource Centre;
- Ms. Debra Dineen, Executive Director, Toronto Christian Resource Centre;
- Mr. Dorian Spurn;
- Mr. Harley Thomas.

City Clerk

Patsy Morris  
Item AH6.1

cc: Deputy City Manager, Sue Corke  
Director, Affordable Housing Development, Affordable Housing Office