
Affordable Housing Committee

Meeting No.	8	Contact	Dela Ting, Acting Administrator
Meeting Date	Tuesday, January 20, 2009	Phone	416-397-7769
Start Time	9:30 AM	E-mail	dting@toronto.ca
Location	Committee Room 1, City Hall	Chair	Councillor Giorgio Mammoliti

Confirmation of Minutes

On motion by Councillor Pam McConnell, the Minutes of the Affordable Housing Committee meetings held on April 22, 2008 and June 16, 2008 were confirmed.

AH8.1	Information	Received		Wards: All
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Appointments to the Affordable Housing Committee, January 1, 2009 to November 30, 2010 Term

Decision Advice and Other Information

The Affordable Housing Committee received this item for information.

Origin

(December 9, 2008) Letter from City Clerk

Summary

City Council appointed the following Members of Council to the Affordable Housing Committee for a term of office starting January 1, 2009 to November 30, 2010, and until their successors are appointed:

Councillor Giorgio Mammoliti, Mayor's designate

Councillor A. A. Heaps
Councillor Pam McConnell
Councillor Howard Moscoe
Councillor Cesar Palacio
Councillor Adam Vaughan

Background Information

Letter from City Clerk

<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18176.pdf>

Motions

Motion to Receive Item moved by Councillor Adam Vaughan (Carried)

AH8.2	ACTION	Adopted		Wards: All
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Election of Chair**Decision Advice and Other Information**

The Affordable Housing Committee elected Councillor Giorgio Mammoliti as Chair of the Committee for a term of office expiring November 30, 2010, and until their successor is appointed.

Summary

Election of Chair

Motions

Motion to Nominate Councillor Giorgio Mammoliti as Chair of the Committee moved by Councillor Cesar Palacio (Carried)

Motion to Close Nominations moved by Councillor Pam McConnell (Carried)

AH8.3	ACTION	Adopted		Wards: All
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Election of Vice Chair**Decision Advice and Other Information**

The Affordable Housing Committee elected Councillor Pam McConnell as Vice-Chair of the Committee for a term of office expiring November 30, 2010, and until their successor is appointed.

Summary

Election of Vice Chair

Motions

Motion to Nominate Councillor Pam McConnell as Vice-Chair of the Committee moved by Councillor A.A. Heaps (Carried)

Motion to Close Nominations moved by Councillor Cesar Palacio (Carried)

AH8.4	ACTION	Adopted		Wards: All
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Housing Opportunities Toronto Update: Setting Toronto's Affordable Housing Agenda for 2009

Committee Recommendations

The Affordable Housing Committee recommended to the Executive Committee and City Council:

1. That the affordable housing priorities for 2009 include the finalization of Toronto's ten-year affordable housing action plan, securing the renewal of federal/provincial affordable housing programs, contributing to the development of Ontario's long-term affordable housing strategy and working with our partners to achieve new federal investments and a national housing strategy.

Decision Advice and Other Information

The Affordable Housing Committee requested the Director, Affordable Housing Office to provide an information package on the City's long term affordable housing plan, Housing Opportunities Toronto (HOT) to the Mayor and all Members of City Council. *(moved by Councillor Pam McConnell)*

Origin

(December 19, 2008) Report from Deputy City Manager, Sue Corke

Summary

In 2008 the City of Toronto took a number of new steps to address the affordable housing needs of the people of Toronto. At the same time, the Affordable Housing Office co-ordinated public consultations on the development of the city's long term affordable housing plan, Housing Opportunities Toronto (HOT).

HOT is based on the principle that affordable housing is a powerful positive contributor to Toronto's economy, to its environmental efforts, to the goal of community. Creating and renewing affordable housing will offer significant job creation possibilities in 2009, which is particularly important in the current economic climate.

This report summarizes 2008 affordable housing developments among the three governments as well as the City's HOT consultations. It also sets out priority actions for 2009.

Background Information

Report from Deputy City Manager, Sue Corke

<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18177.pdf>

Speakers

Michael Rosenberg

Motions

Motion to Adopt Item moved by Councillor Pam McConnell (Carried)

(Letter to Executive Committee – January 20, 2009; cc Interested Persons)

AH8.5	ACTION	Amended		Wards: 11, 14, 17, 18, 22, 27, 28, 29, 30, 35
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Completing Affordable Homes with Investments from the Canada-Ontario-Toronto Affordable Housing Program

Committee Recommendations

The Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. the Director, Affordable Housing Office, work with the Ministry of Municipal Affairs and Housing to complete AHP investments in Toronto prior to the expiry of the Program on March 31, 2010;
2. authority be granted to the Director, Affordable Housing Office, to re-allocate any residual AHP Rental and Supportive Component funding to previously approved TCHC developments at 60 Richmond Street East, West Don Lands McCord site, 501 Adelaide Street East and 88- 90 Carlton Street, subject to Provincial approval and on terms and conditions satisfactory to the Director, Affordable Housing Office;
3. authority be granted to the Director, Affordable Housing Office, to re-allocate any further residual AHP funding to either the rental and supportive component and/or the housing allowance component, subject to Provincial approval and on terms and conditions satisfactory to the Director, Affordable Housing Office;
4. authority be granted to exempt from municipal and school taxes all units of affordable housing located at TCHC projects at 60 Richmond Street East, 88-90 Carlton Street and 501 Adelaide Street East for a period of 25 years from the date of the first occupancy of the buildings;
5. authority be granted to exempt from municipal and education taxes the affordable housing units in the Regent Park Phase One Revitalization Plan Area ,being the units located at 1 Oak Street, 30 Regent Street, and 246-252 Sackville for a period of 25 years from the date of first occupancy of the buildings;
6. authority be granted to the Director, Affordable Housing Office to work with TCHC to reallocate previously approved TCHC Federal Housing Trust Funds – Delivering Opportunities for Ontario Renters Initiative (DOOR) funds to other TCHC initiatives to maximize available affordable housing opportunities for local residents;
7. the Director, Affordable Housing Office report to Affordable Housing Committee on details of any funding reallocations of previously approved projects;

8. the Director, Affordable Housing Office be authorized and directed to enter into and execute, on behalf of the City, any municipal capital facility agreements, amending agreements or any other documents required, as a result of approval of any of the above recommendations by Council, in a form satisfactory to the City Solicitor;
9. City Council approve Affordable Housing Program Rental and Supportive unit allocations to Toronto Community Housing Corporation in the amount of 26 units at 60 Richmond Street East and 91 units at West Don Lands McCord site as confirmed by the Ministry of Municipal Affairs and Housing on December 29, 2008; and
10. Toronto Community Housing Corporation be allocated seventy-six home ownership loans through the Affordable Housing Program and matching funds from the Affordable Housing Program Housing Allowance conversion to be made available to eligible households purchasing new homes as part of the revitalization of Regent Park.

Decision Advice and Other Information

The Affordable Housing Committee noted that the preamble to the recommendations be amended to delete the reference to the Chief Corporate Officer.

Origin

(December 17, 2008) Report from Deputy City Manager, Sue Corke

Summary

This report provides a plan to ensure that all federal and provincial funding from the Canada-Ontario-Toronto Affordable Housing Program (AHP) is invested in Council-approved affordable housing initiatives prior to the expiry of the program on March 31, 2010.

City officials are working with Council-approved housing proponents, the Ministry of Municipal Affairs and Housing and Canada Mortgage and Housing Corporation to complete the investments in the rental and supportive, home ownership and housing allowance components of the AHP.

The completion of new rental and supportive developments by Toronto Community Housing Corporation, and other non-profit and private sector proponents will result in the construction of more than 2,000 rental homes and generate some 5,000 person years of employment. These investments contribute to the prosperity of Toronto and Council's goal of creating 1,000 new affordable homes annually.

The report notes that, given current economic uncertainties, some non-profit proponents may have difficulty obtaining mortgage financing and/or completing their development within currently approved budgets. In the event any further assistance is required, such requests will be evaluated on a case-by-case basis and reported to Council for consideration for any additional contingency funding from within existing capital funding sources.

The report also recommends that, in the event a proponent is not able to proceed with a development, their AHP funding be re-deployed to other Council-approved Toronto Community Housing AHP initiatives, including the revitalization of Regent Park. This strategy

will help ensure that federal/provincial AHP funding allocated to the City will be fully invested in Toronto to the benefit of Torontonians.

Consistent with Council policy, the report recommends municipal and school property tax exemptions for all affordable units in six previously approved TCHC developments for twenty five years. This results in an increase of property tax exemption from \$5,894,355.00 to \$9,085,473.00 as per Appendix B given adjustments for changes in the number of units in projects and extending exemption for some projects from 15 to 25 years.

Background Information

Report from Deputy City Manager, Sue Corke

<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18178.pdf>

Communications

(January 20, 2009) memo from Sean Gadon, Director, Affordable Housing Office (AH.New.AH8.5.1)

<http://www.toronto.ca/legdocs/mmis/2009/ah/comm/communicationfile-9889.pdf>

Speakers

Michael Fry, Vice President of Planning and Land Acquisitions, Habitat for Humanity, Toronto
Nicholas Volk, Habitat International Coalition

Motions

Motion to Amend Item (Additional Recommendation Nos. 9 and 10) moved by Councillor Pam McConnell (Carried)

Motion to Adopt Item as Amended moved by Councillor Pam McConnell (Carried)

(Letter to Executive Committee – January 20, 2009; cc Interested Persons)

AH8.6	ACTION	Amended		Ward: 11
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Facilitating Twenty New Habitat for Humanity Homes Through City Fees and Charges Relief at 1500 Weston Road

Committee Recommendations

The Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. Recommendation 1 of this report be replaced with the following recommendation:

"In recognition of the development of 20 units of affordable ownership family housing at 1500 Weston Road by Habitat for Humanity Toronto, authority be granted to the Director of the Affordable Housing Office to provide a grant from the Capital Revolving Fund for Affordable Housing (CRF) to Habitat for Humanity Toronto, in the amount of \$338,266.00, to assist in the payment of the City's Development Charges,

Planning and Building Permit Fees and the Parkland Dedication Requirements;" and

2. Authority be granted to the Director, Affordable Housing Office, to enter into and execute any agreements deemed necessary, on terms and conditions satisfactory to the Director, Affordable Housing Office and in a form satisfactory to the City Solicitor.

Decision Advice and Other Information

The Affordable Housing Committee requested:

1. the Director, Affordable Housing Office to:
 - a. work with Toronto Community Housing as part of their Real Estate Asset Management Strategy to explore potential partnership opportunities with existing housing providers, including options for affordable home ownership for the single family homes proposed for sale, and report back to the next Affordable Housing Committee on the outcome; and (*moved by Councillor A.A. Heaps*)
 - b. report on the mechanisms that may be available to better ensure that public investment in affordable housing can to some extent be recaptured upon market sale; and (*moved by Councillor Howard Moscoe*)
2. that the preamble to the recommendations be amended to delete the reference to the Chief Corporate Officer.

Origin

(December 17, 2008) Report from Deputy City Manager, Sue Corke

Summary

This report seeks approval to provide a \$258,266.00 grant from the Capital Revolving Fund for Affordable Housing to Habitat for Humanity Toronto Inc. (Habitat) to off-set the City's development related fees and charges for the construction of 20 new affordable townhomes for lower-income families at 1500 Weston Road. This grant will reduce the purchase price of each home by an average of \$12,913.00.

Habitat is an international non-profit, non-denominational Christian organization dedicated to helping lower-income families currently living in substandard housing benefit from affordable home ownership. Habitat Toronto has just celebrated 20th anniversary and has built over 90 homes in the City, with many more planned and under construction.

The City has a history of supporting Habitat's affordable housing building program in Toronto by waiving or reimbursing Development Charges and Planning and Building Permit Fees, and also providing surplus parcels of City lands for Habitat developments. This initiative demonstrates the City of Toronto's continued commitment to work with community based organizations to facilitate the construction of affordable housing and contributes to Council's goal of supporting the creation of 1,000 new affordable homes annually.

Background Information

Report from Deputy City Manager, Sue Corke

<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18179.pdf>

Speakers

Michael Fry, Vice President of Planning and Land Acquisitions, Habitat for Humanity, Toronto
Nicholas Volk, Habitat International Coalition

Motions

Motion to Amend Recommendation No. 1 moved by Councillor Pam McConnell (Carried)

Motion to Adopt Item as Amended moved by Councillor Pam McConnell (Carried)

Declared Interests

The following member(s) declared an interest:

Councillor Pam McConnell - in that her spouse is employed by a housing provider in the area.

(Letter to Executive Committee – January 20, 2009; cc Interested Persons)

AH8.7	ACTION	Amended		Ward: 9
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Sale of a Portion of the Closed Magellan Drive to Habitat for Humanity Toronto Inc.

Committee Recommendations

The Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. The Offer to Purchase from Habitat for Humanity Toronto Inc. (“Habitat”) to purchase a portion of closed Magellan Drive shown on Plan 3621, also designated as Parts 1 and 4 on Plan 64R-10559, and shown as Parts 1 - 4 on Sketch No. PS-2007-283 (the “Sketch”), subject to an existing easement over Parts 2 and 4 on the Sketch in favour of Bell Canada (the “Property”), in the amount of \$380,000.00 less a forgivable Vendor Take Back Mortgage in the amount of \$360,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
3. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

4. Authority be granted for the City to make or provide its consent as owner to any regulatory applications by Habitat and to grant licences for a term of up to six months, renewable for up to three months, for the purposes of entering onto the Property to carry out pre-development activities and that the Director of Real Estate Services, or his designate be authorized to execute the applications, consents and licences; and
5. Appendix "A" of this report be amended by replacing (10) affordable housing units to (2) affordable housing units.

Origin

(December 17, 2008) Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes

Summary

This report seeks approval for the sale of City-owned land adjoining 57 Giltspur Drive, being a portion of closed Magellan Drive, to Habitat for Humanity Toronto Inc. for its affordable housing building program in Toronto.

Background Information

Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes
<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18181.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18182.pdf>

Appendix B

<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18183.pdf>

Speakers

Michael Fry, Vice President of Planning and Land Acquisitions, Habitat for Humanity, Toronto
 Nicholas Volk, Habitat International Coalition

Motions

Motion to Amend Item (Additional Recommendation No. 5) moved by Councillor Pam McConnell (Carried)

Motion to Adopt Item as Amended moved by Councillor Pam McConnell (Carried)

(Letter to Executive Committee – January 20, 2009; cc Interested Persons)

AH8.8	ACTION	Adopted		Ward: 12
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Sale of Land Adjoining 47 Touchstone Drive to Habitat for Humanity Toronto Inc.

Committee Recommendations

The Affordable Housing Committee recommended to the Executive Committee and City

Council that:

1. The Offer to Purchase from Habitat for Humanity Toronto Inc. (“Habitat”) to purchase a parcel of land adjoining 47 Touchstone Drive being part of Block 268 on Plan 66M-2340 and shown as Part 1 on Sketch No. PS-2008-161 (the “Sketch”), subject to existing easements over a portion of Part 1 on the Sketch in favour of Toronto Hydro and Enbridge Consumers Gas (the “Property”), in the amount of \$230,000.00 less a forgivable Vendor Take Back Mortgage in the amount of \$210,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Authority be granted to rescind the surplus land declaration of a strip of land shown as Part 2 on the Sketch (“Part 2”) as it is required for municipal purposes.
3. Authority be granted to jurisdictionally transfer Part 2 to the Toronto Transit Commission for inclusion as part of the walkway, shown as Part 3 on the Sketch.
4. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
5. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable; and
6. Authority be granted for the City to make or provide its consent as owner to any regulatory applications by Habitat and to grant licences for a term of up to six months, renewable for up to three months, for the purposes of entering onto the Property to carry out pre-development activities and that the Director of Real Estate Services, or his designate be authorized to execute the applications, consents and licences.

Origin

(December 17, 2008) Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes

Summary

This report seeks approval for the sale of City-owned land adjoining 47 Touchstone Drive to Habitat for Humanity Toronto Inc. for its affordable housing building program in Toronto.

Background Information

Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes (<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18184.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18185.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18186.pdf>)

Speakers

Michael Fry, Vice President of Planning and Land Acquisitions, Habitat for Humanity, Toronto

Nicholas Volk, Habitat International Coalition

Motions

Motion to Adopt Item moved by Councillor Cesar Palacio (Carried)

(Letter to Executive Committee – January 20, 2009; cc Interested Persons)

AH8.9	ACTION	Adopted		Ward: 36
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Sale of Land at the Northeast Corner of Birchmount Road and Highview Avenue to Habitat for Humanity Toronto Inc.

Committee Recommendations

The Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. The Offer to Purchase from Habitat for Humanity Toronto Inc. (“Habitat”) to purchase the City-owned land located at the northeast corner of Birchmount Road and Highview Avenue, being Lots 451 to 454 inclusive on Plan 1964, Part Block A on Plan 2194 and Part Lot 30 on Concession B, also shown as Parts 1, 2, 5 and 6 on Sketch No. PS-2008-052, subject to the retention of an easement over Parts 2 and 6 on the sketch for watermain purposes (the “Property”), in the amount of \$1,073,000.00 less a forgivable Vendor Take Back Mortgage in the amount of \$973,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
3. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable; and
4. Authority be granted for the City to make or provide its consent as owner to any regulatory applications by Habitat and to grant licences for a term of up to six months, renewable for up to three months, for the purposes of entering onto the Property to carry out pre-development activities and that the Director of Real Estate Services, or his designate be authorized to execute the applications, consents and licences.

Origin

(December 17, 2008) Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes

Summary

This report seeks approval for the sale of City owned land at the northeast corner of Birchmount Road and Highview Avenue, to Habitat for Humanity Toronto Inc. for its

affordable housing building program in Toronto.

Background Information

Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes
(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18187.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18188.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18190.pdf>)

Speakers

Michael Fry, Vice President of Planning and Land Acquisitions, Habitat for Humanity, Toronto
Nicholas Volk, Habitat International Coalition

Motions

Motion to Adopt Item moved by Councillor A.A. Heaps (Carried)

(Letter to Executive Committee – January 20, 2009; cc Interested Persons)

AH8.10	ACTION	Referred		Ward: 17
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290 Old Weston Road - Request for Consideration as Affordable Housing

Decision Advice and Other Information

The Affordable Housing Committee referred for consideration the member motion from Councillor Cesar Palacio to Deputy City Manager Sue Corke and Director, Affordable Housing Office, with a request that they report to the next meeting of the Committee as to the feasibility of converting 290 Old Weston Road to affordable housing, including Habitat for Humanity.

Origin

(January 15, 2009) Member Motion from Councillor Cesar Palacio, Ward 17 - Davenport

Summary

Member Motion requesting for consideration as affordable housing - 290 Old Weston Road.

Background Information

Member Motion from Councillor Cesar Palacio, Ward 17 - Davenport
(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18427.pdf>)

Motions

Motion to Refer Item moved by Councillor Cesar Palacio (Carried)

AH8.11	ACTION	Referred		Ward: 30
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1135 Dundas Street East - Request for Consideration as Affordable Housing

Decision Advice and Other Information

The Affordable Housing Committee referred for consideration the letter (January 14, 2009) from Councillor Paula Fletcher to Deputy City Manager Sue Corke and Director, Affordable Housing Office, with a request that they report back to the Committee on opportunities that exist to realize an affordable live-work project for artists at 1135 Dundas Street East.

Origin

(January 14, 2009) Letter from Councillor Paula Fletcher, Ward 30 Toronto-Danforth

Summary

Letter requesting for consideration as affordable housing - 1135 Dundas Street East.

Background Information

Letter from Councillor Paula Fletcher, Ward 30 Toronto-Danforth
<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18428.pdf>

Motions

Motion to Refer Item moved by Councillor A.A. Heaps (Carried)

Tuesday, January 20, 2009

Councillor Giorgio Mammoliti, Chair, Affordable Housing Committee

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2009-01-20	Morning	9:40 AM	10:45 AM	Public

Attendance

Date and Time	Quorum	Members
2009-01-20 9:40 AM - 10:45 AM (Public Session)	Present	<i>Present:</i> Heaps, Mammoliti, McConnell, Moscoe, Palacio, Vaughan <i>Also present (non-members):</i> Councillor Paula Fletcher