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## Community Development and Recreation Committee

<b>Meeting No.</b>	21	<b>Contact</b>	Candy Davidovits, Committee Administrator
<b>Meeting Date</b>	Monday, January 12, 2009	<b>Phone</b>	416-392-8032
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	cdrc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall	<b>Chair</b>	Councillor Janet Davis

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Community Development and Recreation Committee		
Councillor Janet Davis, Chair Councillor Paul Ainslie	Councillor Maria Augimeri Councillor Cliff Jenkins	Councillor Joe Mihevc Councillor John Parker

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

**Confirmation of Minutes – November 14, 2008**

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

**Communications/Reports**

CD21.1	ACTION			
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**Election of Vice-Chair**

**Summary**

Election of Vice-Chair.

CD21.2	ACTION			Ward: All
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**2009 Federal Homelessness Funding: Update #2 on Negotiation of a New Federal Agreement and Transition to the New Program**

**Origin**

(December 17, 2008) Report from the General Manager, Shelter, Support and Housing Administration

**Recommendations**

The General Manager, Shelter, Support and Housing Administration, recommends that:

1. The General Manager, Shelter, Support and Housing Administration, be authorized to report directly to the next meeting of Council to be held on January 27, 2009, if new information concerning 2009 federal homelessness funding becomes available.

**Summary**

A staff report approved by Council at its meeting of December 1, 2 and 3, 2008 granted the General Manager, Shelter, Support and Housing Administration, authority to negotiate a contribution agreement under a renewed Homelessness Partnering Strategy or any other new federal homelessness funding program. It also provided for transitional funding arrangements if a new federal agreement is not executed in time to avoid interruption of community agency funding.

In approving the report, Council “requested the General Manager, Shelter, Support and Housing Administration to provide monthly actionable reports to the Community Development and Recreation Committee on the status of the Program.”

**Financial Impact**

There is no financial impact as a result of approval of this report.

**Background Information**

cd21.2-2009 Federal Homelessness Funding: Update #2 on Negotiation of a New Federal

Agreement and Transition to the New Program-Staff Report  
<http://www.toronto.ca/legdocs/mmis/2009/cd/bgrd/backgroundfile-18097.pdf>

CD21.3	ACTION			Ward: 18
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## **Transfer of 11 Randolph Avenue Social Housing Community Owned by Canrise Non-Profit Housing Inc. to Toronto Community Housing Corporation**

**Confidential Attachment - Personal matters about an identifiable individual, including municipal or local board employees**

### **Origin**

(December 17, 2008) Report from the General Manager, Shelter, Support and Housing Administration

### **Recommendations**

The General Manager of Shelter, Support and Housing Administration recommends that:

1. Council consent to the transfer of 11 Randolph Avenue by Mintz and Partners as receiver and manager of the assets of Canrise Non-Profit Housing Inc. to Toronto Community Housing Corporation.
2. The City Clerk provide a certificate, in registrable form, to Mintz & Partners pursuant to subsection 453.1(9) of the *City of Toronto Act, 2006*.
3. Confidential Attachment 1 to the report from the General Manager, Shelter, Support and Housing Administration, remain confidential in its entirety in accordance with the provisions of the City of Toronto Act, 2006, as it deals with personal matters about identifiable persons.

### **Summary**

The purpose of this report is to seek Council consent for the transfer of the social housing community located at 11 Randolph Avenue, owned by Canrise Non-Profit Housing Inc. (Canrise) to Toronto Community Housing Corporation (TCHC). Council consent for a transfer is required under the terms of a Social Housing Agreement registered on the title for the social housing community.

### **Financial Impact**

Implementation of the recommendations will have no financial impact on the City. The actual amount of subsidy provided to Canrise by the City will be transferred from Canrise to the TCHC budget allocation.

The Acting Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## Background Information

cd21.3-Transfer of 11 Randolph Avenue Social Housing Community Owned by Canrise Non-Profit Housing Inc. to Toronto Community Housing Corporation-Staff Report

(<http://www.toronto.ca/legdocs/mmis/2009/cd/bgrd/backgroundfile-18098.pdf>)

cd21.3-Transfer of 11 Randolph Avenue Social Housing Community-Confidential Attachment

CD21.4	ACTION			Ward: All
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## Installation of Sub-meters in Residential Rental Units and Its Impact on Tenant Affordability Units

### Origin

(December 9, 2008) Letter from the Tenant Defence Sub-Committee

### Recommendations

The Tenant Defence Sub-Committee recommended to the Community Development and Recreation Committee that City Council:

1. Request the Minister of Municipal Affairs and Housing to move quickly to enact sections 137 and 138 of the Residential Tenancies Act, and develop regulations which will ensure that comprehensive and effective energy efficiency measures are in place prior to hydro being removed from the rent, and that rent reductions be calculated in a fair and transparent manner.
2. Until such time as sections 137 and 138 are enacted, request the Minister of Municipal Affairs and Housing to immediately take steps to improve protection for tenants from negative impacts of sub-metering, including:
  - a. implementing interim information and communication programming to support tenants in understanding and enforcing their rights under section 125 of the Residential Tenancies Act;
  - b. legislative amendments to section 125 to ensure fair practices in the transfer of hydro costs from landlords to tenants, including requirements for informed consent; and
  - c. regulatory amendments to section 125 to ensure a fair and transparent determination of rent reductions.
3. Request the Minister of Energy and Infrastructure to review the provincial regulatory and incentive environment as it applies to sub-metering in multi-residential rental properties, and to move quickly to put in place measures to ensure fair practices and protect tenants, including licensing of sub-meter providers operating in rental residential buildings.
4. Request the Chair of the Cabinet Committee on Poverty Reduction to support enhanced funding to programs that help low-income tenants to pay hydro costs when they cannot

afford the cost of this vital service, and to take other actions towards reducing energy poverty.

5. Delegate authority to the General Manager, Shelter, Support and Housing Administration, to allocate up to \$25,000 from the Tenant Defence Grant Fund to support tenant dispute applications, in partnership with one or more Toronto community legal clinics, on issues related to the removal of hydro as a service included in the rent, and to report to the Tenant Defence Sub-committee on the results of any cases funded under this recommendation.
6. Send a copy of this report to the Ontario Energy Board, Ontario Power Authority, Ontario's Chief Energy Conservation Officer, Ministry of Energy and Infrastructure, Ministry of Municipal Affairs and Housing, the Landlord and Tenant Board, and Toronto Hydro to advise of Council's concerns about tenant protection and fair rent reductions where hydro is removed as a service included in the rent.
7. Request the Province of Ontario to put a hold on the installation of "smart meters" in residential rental units until such time as the appropriate legislative amendments and/or regulations have been brought into force.
8. Forward these recommendations to all municipalities in Ontario with a population of over 30,000.

## Summary

The Tenant Defence Sub-Committee on December 9, 2008, considered a further report (December 3, 2008) from the General Manager, Shelter, Support and Housing Administration, providing information about feedback from a consultation with stakeholders on the recommendations made by the Sub-Committee in response to the first report, including landlord groups, tenant groups, housing committees, other City divisions, and provincial ministries and agencies dealing with energy conservation.

## Background Information

cd21.4-Letter from Tenant Defence Sub-Committee

(<http://www.toronto.ca/legdocs/mmis/2009/cd/bgrd/backgroundfile-18100.pdf>)

cd21.4-Installation of Sub-meters in Residential Rental Units and Its Impact on Tenant Affordability-Staff Report dated December 3, 2008

(<http://www.toronto.ca/legdocs/mmis/2009/cd/bgrd/backgroundfile-18101.pdf>)

cd21.4-Installation of Smart Meters in Residential Units and Its Impact on Tenant Affordability-Staff Report

(<http://www.toronto.ca/legdocs/mmis/2009/cd/bgrd/backgroundfile-18102.pdf>)

cd21.4-Information Sheet for Tenants Prepared by ACTO-Appendix A to Staff Report dated June 12, 2008

(<http://www.toronto.ca/legdocs/mmis/2009/cd/bgrd/backgroundfile-18103.pdf>)

cd21.4-Letter from Shelter, Support and Housing Administration Division

(<http://www.toronto.ca/legdocs/mmis/2009/cd/bgrd/backgroundfile-18104.pdf>)

CD21.5	ACTION			Ward: All
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## Operation of Visitor Parking in Privately Owned Toronto Apartment Buildings

### Origin

(December 9, 2008) Letter from the Tenant Defence Sub-Committee

### Recommendations

The Tenant Defence Sub-Committee recommended to the Community Development and Recreation Committee that the City Solicitor be requested to report to the next meeting of the Tenant Defence Sub-Committee on the operation of visitor parking in privately owned Toronto apartment buildings and in buildings owned and operated by the Toronto Community Housing Corporation, with particular attention on whether a property owner is able to charge a fee to visitors for vehicular parking on the premises, and whether the property owner is allowed to change the existing conditions of free visitor parking to accommodate charging a fee to visitors for parking on the premises.

### Summary

The Tenant Defence Sub-Committee on December 9, 2008, considered the operation of visitor parking in privately owned Toronto apartment buildings.

### Background Information

cd21.5-Letter from Tenant Defence Sub-Committee

<http://www.toronto.ca/legdocs/mmis/2009/cd/bgrd/backgroundfile-18106.pdf>

CD21.6	ACTION			Ward: All
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## Long-Term Care System Challenges and Opportunities for the City of Toronto

### Origin

(December 15, 2008) Report from the General Manager, Long-Term Care Homes and Services

### Recommendations

The General Manager of the Long-Term Care Homes and Services Division recommends that:

1. City Council authorize the General Manager of the Long-Term Care Homes and Services Division to initiate an application for the redevelopment of Kipling Acres once the Ministry of Health and Long-Term Care invites applications in early 2009.
2. City Council approve a one-time withdrawal of \$2.0 million from the Homes for the Aged (HFA) Capital Reserve Fund to enable the Long-Term Care Homes and Services Division to begin planning and architectural design work on the Kipling Acres Campus of Care Concept pending provincial approval of the project.

3. City Council amend the 2009 Approved Capital Budget for Long-Term Care Homes and Services to include a new project entitled “Redevelopment of Kipling Acres” with a 2009 cash flow of \$2.0 million funded from HFA Capital Reserve Fund.
4. City Council authorize the General Manager of the Long-Term Care Homes and Services Division to continue to advocate for expanded funding for the City’s homemakers and nurses services program, based on demonstrated community need.
5. City Council express to the Ministry of Health and Long-Term Care the urgent need to increase funding for long-term care homes as soon as is possible, based on the ever increasing acuity and complexity of care being provided in long-term care homes.
6. This report be forwarded to Budget Committee for its consideration.
7. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

### **Summary**

The City of Toronto’s Long-Term Care Homes and Services Division is committed to providing exemplary care and high calibre customer service while continuously implementing innovative economies into its operation. As leaders in long-term care, the Division contributes its knowledge, expertise and innovative programs to positively influence and improve the overall healthcare system. The City’s high standards provide a qualitative comparator in the system and have indirectly served to favourably influence overall system quality. The public accountability and public vigilance present in the City’s system are crucial elements in maintaining consumer confidence.

As the provider of a wide range of services to diverse communities, the Division is faced with several challenges in delivering services, including a changing long-term care environment; the introduction of new legislation; provincial funding limitations and a growing demand for long-term care services. In addition, the announced long-term care homes capital renewal strategy presents both a challenge and opportunity for the City.

The provincial long-term care home capital renewal program details and funding provisions were announced on November 26, 2008. Accordingly, this report recommends that authority be given to the General Manager, Long-Term Care Homes and Services to respond to a Ministry of Health and Long-Term Care request for proposals with an expression of interest to redevelop Kipling Acres. The redevelopment of Kipling Acres will not proceed as a capital project until City Council approves the Division’s 2010-2019 Capital Program through the City’s normal budget approval process in 2009. However, a draw of \$2.0 million from the Homes for the Aged (HFA) Capital Reserve Fund will enable the Division to begin planning and design work.

### **Financial Impact**

This report recommends a one-time withdrawal of \$2.0 million from the HFA Capital Reserve Fund to begin planning and architectural design work for the proposed redevelopment of Kipling Acres. Once the planning work is completed, the General Manager of Long-Term Care

and Homes Services will report to Committee on the costs to redevelop Kipling Acres and other Type B and C homes as mandated by the Province. The 2010-2019 Capital Plan and Forecast will be revised to reflect the outcome of the study and Council approval of the redevelopment model.

The HFA Capital Reserve Fund was established in 1998 with the express purpose of funding health and safety projects and/or minor capital upgrades. The HFA Capital Reserve has been entirely funded from the Ministry of Health and Long-Term Care (MOHLTC) for life safety and/or minor capital upgrades. The 2008 5-Year Capital Plan includes draws of \$23.7 million from the HFA Capital Reserve Fund. Based on current withdrawals from the Capital Reserve, the HFA Capital Reserve Fund will be depleted by the end of 2014. The projected balance of the HFA Capital Reserve Fund as of December 31, 2008 is \$16.4 million.

Estimated repairs and capital upgrades at Kipling Acres will be required totaling \$5.7 million that is not included within the Approved 5-year Capital Plan, for life safety systems, air handling systems, elevators, electrical and essential interior and exterior upgrades. Of this amount, \$3 million will not be required if the redevelopment proceeds in 2010. The nature of these improvements require that they be demolished and provide the City with no further benefit once the new sites have been completed. The MOHLTC's capital renewal program for B and C long-term care homes will provide additional funding of approximately 50 percent of the construction cost of the redevelopment. Details will be reported once the redevelopment plan is finalized.

### Background Information

cd21.5-Long-Term Care System Challenges and Opportunities for the City of Toronto-Staff Report

<http://www.toronto.ca/legdocs/mmis/2009/cd/bgrd/backgroundfile-18107.pdf>

CD21.7	Information			Ward: All
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### Student Nutrition Program Funding - Current Status and Recommendations for 2009

#### Origin

(November 17, 2008) Letter from the Board of Health

#### Summary

Advising that the Board of Health on November 17, 2008, amongst other things, forwarded the report (November 3, 2008) from the Medical Officer of Health entitled "Student Nutrition Program Funding - Current Status and Recommendations for 2009" to the Community Development and Recreation Committee, the Toronto District School Board, the Toronto Catholic District School Board, and the Toronto Food Policy Council.

### Background Information

cd21.7-Letter from the Board of Health

<http://www.toronto.ca/legdocs/mmis/2009/cd/bgrd/backgroundfile-18108.pdf>



cd21.7-Student Nutrition Program Funding-Current Status and Recommendations for 2009-  
Staff Report

(<http://www.toronto.ca/legdocs/mmis/2009/cd/bgrd/backgroundfile-18109.pdf>)