
Community Development and Recreation Committee

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

Item		Page
CD21.2	2009 Federal Homelessness Funding: Update #2 on Negotiation of a New Federal Agreement and Transition to the New Program (Ward: All)	
CD21.3	Transfer of 11 Randolph Avenue Social Housing Community Owned by Canrise Non-Profit Housing Inc. to Toronto Community Housing Corporation (Ward: 18)	
CD21.4	Installation of Sub-meters in Residential Rental Units and Its Impact on Tenant Affordability Units (Ward: All)	

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CD21.2	Received			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

City Council Decision

City Council on January 27 and 28, 2009, received this Item and the supplementary report (January 26, 2009) from the General Manager, Shelter, Support and Housing Administration (CD21.2a), for information.

Committee Recommendations

The Community Development and Recreation Committee 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.

Origin

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

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.”

Background Information (Committee)

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>

Background Information (City Council)

(January 26, 2009) supplementary report from the General Manager, Shelter, Support and Housing Administration (CD21.2a)
<http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-18632.pdf>

CD21.3	Adopted on Consent			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

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City 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. That as a condition of approval, the Toronto Community Housing Corporation commit to a communication program by which tenants will have an opportunity to be made aware of the short term management plan in respect of the subject buildings.
3. The City Clerk provide a certificate, in registrable form, to Mintz and Partners pursuant to subsection 453.1(9) of the *City of Toronto Act, 2006*.
4. 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.

Confidential Attachment 1 to the report (December 17, 2008) from the General Manager, Shelter, Support and Housing Administration, remains confidential in its entirety, in accordance with the provisions of the City of Toronto Act, 2006, as it contains personal information about identifiable individuals.

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

Committee Recommendations

The Community Development and Recreation Committee recommends that:

1. City 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. That as a condition of approval, the Toronto Community Housing Corporation commit to a communication program by which tenants will have an opportunity to be made aware of the short term management plan in respect of the subject buildings.
3. The City Clerk provide a certificate, in registrable form, to Mintz and Partners pursuant to subsection 453.1(9) of the *City of Toronto Act, 2006*.
4. 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.

Origin

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

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.

Background Information (Committee)

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

Speakers (Committee)

Melanie Peters

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

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council 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, City Council 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. City Council 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. City Council 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. City Council 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. City Council send a copy of this report to the Ontario Energy Board, the Ontario Power Authority, Ontario's Chief Energy Conservation Officer, the Ministry of Energy and Infrastructure, the 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. City Council 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. City Council forward these recommendations to all municipalities in Ontario with a population of over 30,000.

Committee Recommendations

The Community Development and Recreation Committee recommends that:

1. City Council 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, City Council 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;
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reducing energy poverty.

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8. City Council forward these recommendations to all municipalities in Ontario with a population of over 30,000.

Origin

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

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 (Committee)

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 dated June 12, 2008

(<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>)

Communications (Committee)

(January 12, 2009) presentation from Mike Chopowick, Manager of Policy, Federation of Rental-housing Providers of Ontario (CD.Main.CD21.4.1)

Speakers (Committee)

Brad Butt, President, Greater Toronto Apartment Association

Mike Chopowick, Manager of Policy, Federation of Rental-housing Providers of Ontario (Submission Filed)

Vince Brescia, President and C.E.O., Federation of Rental-housing Providers of Ontario

Dan McIntyre, Project Co-ordinator, Federation of Metro Tenants Associations

Mary Todorow, Advocacy Centre for Tenants Ontario

Councillor Frances Nunziata, Ward 11, York South-Weston

Councillor Michael Walker, Ward 22, St. Paul's

Submitted Monday, January 12, 2009

Councillor Janet Davis, Chair, Community Development and Recreation Committee