

**Supplementary Report: Additional Information
Regarding the Sale of Toronto Community Housing
Stand-Alone Units**

Date:	March 2, 2012
To:	City Council
From:	City Manager
Wards:	All
Reference Number:	

SUMMARY

The Executive Committee, at its meeting on February 17, 2012, considered the report entitled *Securing Funding to Repair Toronto Community Housing’s Multi-Residential Portfolio: Sale of Toronto Community Housing Stand-Alone Units* and requested that the City Manager report directly to Council on the following information regarding Toronto Community Housing (TCH):

1. the breakdown of the backlog based on the legacy breakdown, splitting out former Ontario Housing Corporation, CityHome, and Seniors Housing portfolios, and
2. a property by property basis, on Official Plan Amendments required to sell properties

The information requested above is detailed in this report in Appendix A, *Capital Repair Backlog of Former TCH Housing Portfolios: Metro Toronto Housing Authority, CityHome, and Metro Toronto Housing Company Limited*, and Appendix B, *TCH Stand-Alone Properties Impacted by the City of Toronto’s Official Plan Policies*.

Please note that for Appendix A, Metro Toronto Housing Authority (MTHA) represents the former Ontario Housing Corporation portfolio for Toronto and Metro Toronto Housing Company Limited (MTHCL) represents the former Seniors Housing portfolio.

Financial Impact

There are no financial implications in regard to the receipt of this report.

DECISION HISTORY

At its meeting on February 17, 2012, Executive Committee requested the City Manager, in consultation with appropriate staff, to report directly to Council with additional information related to the Sale of Toronto Community Housing Stand-Alone Units. <http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=6186>

CONTACT

Phil Brown
General Manager
Shelter, Support and Housing
Administration
Tel. No.: 416-392-7885
E-mail: pbrown1@toronto.ca

Phillip Abrahams
Director, Social Housing
Shelter, Support and Housing
Administration
Tel. No.: 416-392-0054
E-mail: pabraham@toronto.ca

SIGNATURE

Jospeh P. Pennachetti
City Manager

ATTACHMENTS

- Appendix A: Capital Repair Backlog of Former TCH Housing Portfolios: Metro Toronto Housing Authority, CityHome, and Metro Toronto Housing Company Limited
- Appendix B: TCH Stand-Alone Properties Impacted by the City of Toronto's Official Plan Policies

Appendix A

Capital Repair Backlog of Former TCH Housing Portfolios: Metro Toronto Housing Authority, CityHome, and Metro Toronto Housing Company Limited

Former TCH Housing Portfolios Capital Repair Backlog Summary

Former Housing Portfolios	Total Units	Portfolio Replacement Cost (A)	2012 Capital Backlog (B)	2012 FCI (B / A)	5 Year Total Capital Needs (C)	5 Year Unfunded FCI (C / A)
Metro Toronto Housing Authority	29,134	\$4,088,092,588	\$453,958,645	11.1%	\$833,574,116	20.4%
CityHome	7,751	\$891,785,455	\$97,096,371	10.9%	\$195,298,388	21.9%
Metro Toronto Housing Company Limited	20,757	\$2,050,322,353	\$198,299,128	9.7%	395,074,283	19.3%
TOTAL	57,642	\$7,030,200,396	\$749,354,144	10.7%	\$1,423,946,787	20.3%

Note 1: developments acquired or built after the formation of Toronto Community Housing are not included in the above summary

Note 2: FCI = Facility Condition Index

Condition	%
Good	<5%
Fair	5% - 12%
Poor	12% - 20%
Critical	>20%

Former Metro Toronto Housing Authority (MTHA) Portfolio Capital Repair Backlog

Ward	Former MTHA Development name	Replacement Cost	2012 Backlog	2012 Opening FCI	5 Year Total Needs	5 Year Unfunded FCI
1	Kipling Mount Olive	\$24,154,382	\$4,412,800	18.3%	\$8,228,094	34.1%
1	Lightwood Sanagan	\$9,555,702	\$1,494,427	15.6%	\$3,195,809	33.4%
1	Martin Grove Albion	\$9,127,002	\$1,509,040	16.5%	\$2,956,363	32.4%
1	Thistletown 1	\$63,809,946	\$12,632,623	19.8%	\$18,895,480	29.6%
1	Thistletown 2	\$36,782,529	\$11,578,067	31.5%	\$13,560,614	36.9%
2	Albion Shendale	\$3,882,443	\$1,261,043	32.5%	\$2,029,148	52.3%
2	Islington St.Andrews	\$56,405,685	\$2,793,038	5.0%	\$3,520,038	6.2%
2	Scarlettwood	\$19,050,017	\$4,528,671	23.8%	\$11,757,561	61.7%
2	Tandridge Cr. 1	\$25,297,740	\$2,250,279	8.9%	\$3,434,471	13.6%
2	Tandridge Cr. 2	\$34,121,162	\$1,946,928	5.7%	\$4,811,598	14.1%
2	Torbolton Drive	\$2,739,188	\$1,463,170	53.4%	\$1,628,762	59.5%
3	Capri Road	\$41,134,543	\$3,349,242	8.1%	\$7,753,266	18.8%
3	East Mall	\$18,342,413	\$1,726,021	9.4%	\$3,591,300	19.6%
3	West Mall	\$16,054,420	\$1,601,401	10.0%	\$2,169,482	13.5%
4	Dixington Crescent	\$6,361,537	\$2,558,367	40.2%	\$3,331,724	52.4%
4	Willowridge Richview	\$32,977,308	\$2,161,852	6.6%	\$6,026,899	18.3%
5	Dundas Mabelle	\$60,011,692	\$3,988,210	6.6%	\$9,592,141	16.0%
7	Duncan Woods Drive	\$11,837,060	\$2,729,460	23.1%	\$3,125,121	26.4%
7	Finch Ardwick	\$8,381,131	\$1,292,698	15.4%	\$1,906,604	22.7%
7	Firgrove Crescent	\$43,036,584	\$4,528,454	10.5%	\$18,081,569	42.0%
7	Islington Satterly	\$4,870,630	\$1,205,386	24.7%	\$1,983,983	40.7%
7	Jane Firgrove	\$26,941,359	\$1,264,232	4.7%	\$4,522,890	16.8%
8	Edgeley Village Driftwood	\$64,151,886	\$13,132,801	20.5%	\$17,228,531	26.9%
8	Edgeley Village Shoreham	\$33,364,777	\$3,636,423	10.9%	\$4,896,828	14.7%
8	Finch Tobermory	\$56,857,427	\$5,466,722	9.6%	\$10,599,353	18.6%
8	Finch Topcliffe	\$6,923,056	\$911,604	13.2%	\$2,685,339	38.8%
8	Jane Milo	\$25,568,770	\$1,918,423	7.5%	\$10,916,549	42.7%
8	Jane Yewtree	\$27,060,186	\$2,089,930	7.7%	\$5,363,320	19.8%
8	Sentinel Road	\$8,767,381	\$1,184,822	13.5%	\$1,889,766	21.6%
8	Yorkwoods Village	\$40,278,893	\$9,693,410	24.1%	\$10,804,623	26.8%
9	Jane St. (2265)	\$6,610,925	\$520,037	7.9%	\$1,310,557	19.8%
9	Jane St. (2585)	\$7,034,165	\$584,130	8.3%	\$1,428,977	20.3%
9	Sheppard Magellan	\$14,802,751	\$1,511,438	10.2%	\$2,495,022	16.9%
9	Sheppard Yatescastle	\$24,514,839	\$9,162,580	37.4%	\$9,519,383	38.8%
10	Dufferin Wilson Hghts	\$2,020,838	\$454,370	22.5%	\$774,361	38.3%
11	Humber Boulevard	\$47,026,768	\$2,126,727	4.5%	\$10,890,338	23.2%
11	Jane John Best	\$10,936,827	\$912,451	8.3%	\$1,861,203	17.0%
11	Jane Woolner	\$43,085,283	\$1,076,052	2.5%	\$2,754,081	6.4%
11	Weston Bellevue	\$40,236,569	\$3,371,031	8.4%	\$7,754,539	19.3%
12	DeMarco Boulevard	\$7,500,889	\$813,271	10.8%	\$1,310,390	17.5%

Ward	Former MTHA Development name	Replacement Cost	2012 Backlog	2012 Opening FCI	5 Year Total Needs	5 Year Unfunded FCI
12	Jane Falstaff	\$97,030,563	\$1,334,549	1.4%	\$10,303,217	10.6%
12	Trethewey Tedder	\$53,677,835	\$6,492,241	12.1%	\$11,611,209	21.6%
13	Dundas Gooch	\$41,487,522	\$2,280,519	5.5%	\$7,554,935	18.2%
13	High Park Quebec	\$48,477,197	\$2,819,810	5.8%	\$8,482,563	17.5%
13	Queensway Windermere	\$23,042,415	\$10,307,698	44.7%	\$13,070,302	56.7%
14	Dunn Avenue	\$42,268,064	\$1,384,980	3.3%	\$11,521,286	27.3%
14	Spencer Avenue	\$4,779,428	\$1,269,214	26.6%	\$2,088,060	43.7%
15	Lawrence Heights	\$163,846,832	\$20,799,593	12.7%	\$34,832,110	21.3%
15	Neptune Drive	\$21,621,538	\$3,654,171	16.9%	\$4,919,038	22.8%
15	Roselawn Marlee	\$22,262,559	\$3,085,230	13.9%	\$6,527,756	29.3%
17	Pelham Park Gardens	\$47,984,110	\$1,950,555	4.1%	\$6,005,997	12.5%
18	McCormick Park	\$14,437,725	\$1,559,322	10.8%	\$3,375,266	23.4%
19	Pendrieth Park	\$7,975,235	\$794,828	10.0%	\$2,826,513	35.4%
20	Atkinson Co-operative	\$72,393,159	\$11,906,613	16.4%	\$19,433,384	26.8%
20	Davenport Rd. (250)	\$44,483,458	\$2,774,633	6.2%	\$9,404,600	21.1%
23	Willowdale Avenue	\$29,634,790	\$1,483,131	5.0%	\$2,764,506	9.3%
24	Finch Brahms	\$50,741,665	\$4,620,312	9.1%	\$8,211,642	16.2%
24	Leslie Finch	\$25,104,486	\$4,055,604	16.2%	\$6,423,788	25.6%
25	Woodsworth Northey	\$7,690,575	\$451,167	5.9%	\$725,166	9.4%
26	Flemingdon Park	\$83,234,135	\$12,266,356	14.7%	\$17,803,013	21.4%
27	Church Granby	\$28,508,294	\$2,425,184	8.5%	\$2,867,915	10.1%
28	Bessie Luffman	\$4,176,479	\$161,647	3.9%	\$714,998	17.1%
28	Bleecker Street 1	\$123,730,795	\$13,556,514	11.0%	\$24,646,785	19.9%
28	Gerrard River	\$40,459,532	\$312,111	0.8%	\$4,288,983	10.6%
28	Moss Park	\$125,870,087	\$488,230	0.4%	\$4,827,067	3.8%
28	Regent Park (North)	\$115,947,457	\$7,370,769	6.4%	\$23,442,544	20.2%
28	Regent Park (South)	\$60,506,537	\$4,164,674	6.9%	\$10,468,079	17.3%
28	Sherbourne Shuter	\$27,154,753	\$2,149,424	7.9%	\$6,922,380	25.5%
28	Wellesley (200)	\$82,176,975	\$14,065,785	17.1%	\$17,581,031	21.4%
30	Blake Boulton	\$72,416,994	\$3,184,618	4.4%	\$8,337,162	11.5%
30	Greenwood Park	\$12,481,734	\$535,876	4.3%	\$1,170,029	9.4%
30	Phin Park	\$2,664,315	\$290,134	10.9%	\$561,079	21.1%
30	Rivertowne	\$21,190,782	\$0	0.0%	\$0	0.0%
31	Agnes MacPhail	\$31,474,463	\$3,280,383	10.4%	\$5,072,113	16.1%
32	Don Summerville	\$17,424,341	\$987,857	5.7%	\$2,424,635	13.9%
32	Eastview Park	\$4,116,015	\$521,814	12.7%	\$1,338,811	32.5%
32	Edgewood Avenue	\$17,758,004	\$1,148,994	6.5%	\$3,388,520	19.1%
33	Allenbury Gardens	\$20,214,562	\$4,743,229	23.5%	\$6,738,559	33.3%
33	Leslie Nymark	\$30,269,229	\$4,818,279	15.9%	\$7,650,786	25.3%
33	Shaughnessy Blvd.	\$4,713,927	\$990,431	21.0%	\$1,164,399	24.7%
34	O'Connor Drive	\$40,892,337	\$6,059,484	14.8%	\$10,936,430	26.7%
34	Parkwoods Rayoak	\$25,368,125	\$688,152	2.7%	\$3,078,139	12.1%
34	Roywood Drive	\$14,181,453	\$2,707,122	19.1%	\$4,282,501	30.2%
35	Danforth Midland	\$110,349,512	\$19,422,157	17.6%	\$27,637,483	25.0%

Ward	Former MTHA Development name	Replacement Cost	2012 Backlog	2012 Opening FCI	5 Year Total Needs	5 Year Unfunded FCI
35	Kennedy Road	\$42,034,080	\$1,171,740	2.8%	\$2,886,603	6.9%
35	St. Clair Birchmount 1	\$13,616,070	\$2,033,907	14.9%	\$2,596,538	19.1%
35	St. Clair Birchmount 2	\$12,212,621	\$1,891,113	15.5%	\$3,946,401	32.3%
35	Teesdale Pharmacy	\$73,066,083	\$7,857,185	10.8%	\$16,688,100	22.8%
35	Warden Woods	\$63,168,839	\$8,358,318	13.2%	\$10,747,334	17.0%
36	Eglinton Markham	\$52,928,627	\$3,265,681	6.2%	\$6,156,150	11.6%
36	Kingston Rd. (3190)	\$14,991,442	\$1,946,505	13.0%	\$2,906,637	19.4%
37	Birchmount Eglinton	\$33,761,869	\$7,970,785	23.6%	\$9,101,223	27.0%
37	Canlish Road	\$12,780,330	\$2,794,477	21.9%	\$3,127,322	24.5%
37	Gilder Drive	\$46,688,114	\$7,666,304	16.4%	\$8,701,712	18.6%
37	Midland Ave. (1201)	\$5,136,922	\$563,839	11.0%	\$1,347,521	26.2%
38	Ellesmere/Markham	\$48,864,426	\$5,392,813	11.0%	\$10,451,260	21.4%
38	Greenbrae Circuit 1	\$7,046,396	\$774,920	11.0%	\$1,360,337	19.3%
38	Greenbrae Circuit 2	\$39,610,055	\$5,111,207	12.9%	\$9,363,479	23.6%
38	McCowan Rd. (400)	\$37,388,573	\$1,300,118	3.5%	\$3,042,849	8.1%
38	McCowan Rd. (410)	\$9,397,722	\$1,659,626	17.7%	\$1,936,550	20.6%
39	Finch Birchmount	\$51,163,063	\$5,423,256	10.6%	\$8,158,197	15.9%
39	Victoria Park Chester	\$33,281,799	\$7,099,151	21.3%	\$12,131,687	36.5%
40	Kennedy Dundalk	\$30,610,887	\$2,767,742	9.0%	\$5,760,473	18.8%
40	Kennedy Glamorgan	\$29,085,118	\$395,927	1.4%	\$2,232,487	7.7%
40	Sheppard Birchmount 1	\$13,055,909	\$2,324,412	17.8%	\$2,784,799	21.3%
40	Sheppard Birchmount 2	\$28,431,064	\$2,990,322	10.5%	\$4,502,386	15.8%
40	Sheppard Victoria Park	\$58,991,061	\$12,393,775	21.0%	\$15,767,952	26.7%
41	Hallbank Pitfield	\$7,292,409	\$2,571,815	35.3%	\$2,649,299	36.3%
42	Malvern 2	\$30,735,151	\$5,029,908	16.4%	\$10,040,026	32.7%
42	Malvern 3	\$2,864,789	\$148,561	5.2%	\$703,822	24.6%
43	Kingston Galloway	\$69,457,180	\$6,054,951	8.7%	\$9,000,629	13.0%
43	Lawrence Galloway	\$58,342,564	\$6,078,073	10.4%	\$14,749,126	25.3%
43	Lawrence Orton	\$46,317,161	\$3,485,563	7.5%	\$4,922,374	10.6%
43	Lawrence Susan	\$35,326,191	\$4,533,956	12.8%	\$7,655,264	21.7%
43	Mornelle Ellesmere	\$14,664,562	\$1,643,267	11.2%	\$3,109,052	21.2%
43	Mornelle Morningside	\$31,505,034	\$1,230,095	3.9%	\$4,220,510	13.4%
43	Stableford Farms	\$4,971,590	\$454,960	9.2%	\$901,446	18.1%
44	Lawrence Valia	\$5,505,952	\$1,105,207	20.1%	\$1,573,684	28.6%
44	Morningside Coronation	\$15,102,787	\$1,047,717	6.9%	\$3,050,572	20.2%
44	Morningside Ling	\$16,085,065	\$332,604	2.1%	\$2,048,297	12.7%
-	Scattered Houses	\$34,774,387	\$6,883,819	19.8%	\$15,241,160	43.8%
Total		\$4,088,092,588	\$453,958,645	11.1%	\$833,574,116	20.4%

Former CityHome Portfolio Capital Repair Backlog

Ward	Former CityHome Development Name	Replacement Cost	2012 Backlog	2012 Opening FCI	5 Year Total Needs	5 Year Unfunded FCI
13	Bloor Keele (44-58)	\$1,053,545	\$148,754	14.1%	\$411,557	39.1%
14	Dufferin Gwynne	\$16,113,263	\$2,289,244	14.2%	\$3,581,348	22.2%
14	Laxton Ave (3)	\$5,291,345	\$724,346	13.7%	\$2,788,125	52.7%
14	O'Hara Ave. (22)	\$1,647,400	\$365,652	22.2%	\$868,430	52.7%
14	Springhurst Dowling	\$18,564,687	\$1,069,198	5.8%	\$2,765,174	14.9%
14	Tyndall Ave (102)	\$7,119,301	\$548,414	7.7%	\$1,199,616	16.9%
17	St. Clair Ave. W. (909)	\$1,638,420	\$24,317	1.5%	\$150,327	9.2%
17	Symington Place	\$24,915,508	\$3,574,273	14.3%	\$6,867,040	27.6%
18	Campbell Antler	\$10,172,800	\$1,057,178	10.4%	\$1,385,044	13.6%
18	Perth Ave (136-152)	\$7,198,074	\$501,226	7.0%	\$651,831	9.1%
19	Bathurst Adelaide	\$18,350,617	\$621,826	3.4%	\$3,724,209	20.3%
19	Carling Irene	\$1,009,133	\$63,750	6.3%	\$157,615	15.6%
19	Mitchell Ave. (63)	\$450,962	\$72,236	16.0%	\$122,942	27.3%
20	Bishop Tutu Blvd. (25)	\$18,605,570	\$1,712,763	9.2%	\$2,918,211	15.7%
20	Brunswick Howland	\$2,858,528	\$269,206	9.4%	\$817,772	28.6%
20	Dundas Beverley	\$5,432,045	\$1,189,139	21.9%	\$1,642,553	30.2%
20	Huron Madison	\$4,594,867	\$241,162	5.2%	\$447,563	9.7%
20	Hydro Block	\$17,727,494	\$2,233,585	12.6%	\$3,497,836	19.7%
20	John St. (190)	\$3,556,099	\$774,355	21.8%	\$999,435	28.1%
20	Larch St. (15)	\$5,215,385	\$76,162	1.5%	\$183,967	3.5%
20	McCaul St. (22)	\$17,045,741	\$492,968	2.9%	\$2,382,472	14.0%
20	Queen Vanauley	\$17,168,302	\$1,400,931	8.2%	\$3,827,844	22.3%
20	Queen's Quay W (679)	\$14,653,726	\$2,689,853	18.4%	\$4,283,775	29.2%
20	Simcoe St. Patrick	\$12,846,346	\$1,567,135	12.2%	\$2,845,880	22.2%
20	Sullivan St. (11)	\$3,663,473	\$488,827	13.3%	\$757,489	20.7%
20	Wales Casimir	\$3,222,774	\$246,653	7.7%	\$776,629	24.1%
21	Bathurst Eglinton	\$15,129,108	\$1,671,070	11.0%	\$3,397,221	22.5%
21	Bathurst St.(1400)	\$12,496,438	\$1,056,924	8.5%	\$1,706,077	13.7%
21	Davenport Rd. (1087)	\$1,047,276	\$92,060	8.8%	\$267,361	25.5%
21	Elm Ridge Dr. (145)	\$7,365,000	\$1,253,438	17.0%	\$1,653,121	22.4%
21	Elm Ridge Dr. (165)	\$1,074,248	\$203,800	19.0%	\$244,296	22.7%
21	Frankel Lambert Townhouses	\$5,357,352	\$548,291	10.2%	\$1,384,389	25.8%
21	Lambert Court	\$11,496,208	\$369,886	3.2%	\$1,742,994	15.2%
21	Melita Cr.(470)	\$6,674,419	\$389,078	5.8%	\$1,334,787	20.0%
22	Broadway Ave.(133)	\$5,500,903	\$280,754	5.1%	\$821,159	14.9%
22	Holly Park	\$18,889,059	\$2,394,444	12.7%	\$4,587,614	24.3%
25	Broadway Ave.(28)	\$8,456,151	\$1,017,840	12.0%	\$1,303,888	15.4%
25	Courtyard Co-op	\$4,126,956	\$248,750	6.0%	\$472,735	11.5%
25	William Clarkin Mews	\$11,463,197	\$2,069,470	18.1%	\$3,522,557	30.7%
25	Yonge St. (2401)	\$16,164,025	\$1,294,356	8.0%	\$2,527,521	15.6%
27	Asquith Park	\$25,340,302	\$650,824	2.6%	\$4,313,800	17.0%

Ward	Former CityHome Development Name	Replacement Cost	2012 Backlog	2012 Opening FCI	5 Year Total Needs	5 Year Unfunded FCI
27	Carlton St. (234-236)	\$1,016,614	\$320,564	31.5%	\$367,415	36.1%
27	Chestnut/Elizabeth	\$18,555,724	\$2,622,787	14.1%	\$4,533,875	24.4%
27	Dundas St. E. (257)	\$1,822,326	\$382,370	21.0%	\$980,032	53.8%
27	Elm St. (25)	\$15,713,840	\$775,848	4.9%	\$1,082,797	6.9%
27	Jarvis St. (261)	\$6,791,284	\$751,459	11.1%	\$1,996,510	29.4%
27	Mutual St. (145)	\$20,906,961	\$1,328,304	6.4%	\$4,130,383	19.8%
27	Mutual St. (25)	\$13,429,546	\$2,940,342	21.9%	\$3,846,360	28.6%
27	Pembroke Mews	\$19,908,560	\$1,076,236	5.4%	\$3,374,114	16.9%
27	Pembroke St. (21-25)	\$729,000	\$193,160	26.5%	\$295,975	40.6%
27	Sherbourne St. (188)	\$951,354	\$103,500	10.9%	\$160,454	16.9%
27	St. Joseph St. (21)	\$4,140,406	\$322,471	7.8%	\$406,325	9.8%
28	Church St. (1)	\$18,483,328	\$831,919	4.5%	\$2,210,686	12.0%
28	Crombie Park	\$20,676,656	\$6,478,167	31.3%	\$8,376,350	40.5%
28	Dan Harrison Complex	\$34,811,515	\$4,657,184	13.4%	\$6,436,387	18.5%
28	Ontario St. (295-299)	\$1,361,995	\$30,500	2.2%	\$83,709	6.1%
28	Sackville St. (123)	\$1,144,585	\$167,877	14.7%	\$204,097	17.8%
28	Scadding Ave. (15)	\$29,944,794	\$3,012,667	10.1%	\$7,040,354	23.5%
28	South St. Jamestown 1	\$9,071,462	\$800,988	8.8%	\$1,800,630	19.8%
28	South St. Jamestown 2	\$9,750,720	\$878,362	9.0%	\$2,312,120	23.7%
28	St. Lawrence Townhouses	\$1,551,106	\$224,593	14.5%	\$305,157	19.7%
28	The Esplanade (140)	\$11,917,605	\$648,499	5.4%	\$1,514,403	12.7%
28	The Esplanade (176)	\$34,653,924	\$3,056,610	8.8%	\$7,843,386	22.6%
28	The Esplanade (55)	\$22,164,434	\$803,089	3.6%	\$5,404,871	24.4%
28	Trefann Court	\$5,441,867	\$562,592	10.3%	\$708,619	13.0%
28	Trefann St. (40)	\$129,044	\$26,310	20.4%	\$63,016	48.8%
30	Cavell Harcourt	\$6,599,031	\$1,932,286	29.3%	\$2,912,744	44.1%
30	Chatham St. (195-203)	\$1,263,544	\$98,740	7.8%	\$268,940	21.3%
30	Coxwell Stables	\$1,169,955	\$196,761	16.8%	\$328,828	28.1%
30	Danforth Ave. (1275)	\$14,681,636	\$1,191,426	8.1%	\$2,527,992	17.2%
30	Greenwood Walpole	\$19,050,599	\$2,212,594	11.6%	\$3,779,511	19.8%
30	Jones Ave. (52-54)	\$1,022,251	\$143,029	14.0%	\$204,364	20.0%
30	Jones Curzon	\$2,039,945	\$119,159	5.8%	\$217,167	10.6%
30	Logan St. (195-201)	\$911,950	\$100,555	11.0%	\$264,159	29.0%
30	Louvain Ave. (29)	\$5,590,391	\$701,314	12.5%	\$1,060,553	19.0%
30	Queen St. (1167)	\$4,496,842	\$232,426	5.2%	\$486,313	10.8%
30	Queen Victoria (40)	\$1,490,024	\$28,516	1.9%	\$72,079	4.8%
30	Tiverton Ave. (17)	\$239,696	\$70,235	29.3%	\$136,008	56.7%
32	Balsam Ave. (9-11)	\$1,164,173	\$285,806	24.6%	\$390,881	33.6%
32	Coatsworth Cr. (33)	\$19,672,197	\$530,376	2.7%	\$1,907,115	9.7%
32	Elmer Ave. (98)	\$5,311,898	\$429,548	8.1%	\$494,212	9.3%
32	Gerrard St. E. (2390)	\$1,554,426	\$116,841	7.5%	\$386,898	24.9%
32	Hubbard Blvd. (42)	\$3,262,812	\$0	0.0%	\$0	0.0%
32	Kingston Rd. (320)	\$4,577,951	\$582,642	12.7%	\$1,208,606	26.4%
32	Kingston Rd. (331-333)	\$655,177	\$229,347	35.0%	\$354,890	54.2%

Ward	Former CityHome Development Name	Replacement Cost	2012 Backlog	2012 Opening FCI	5 Year Total Needs	5 Year Unfunded FCI
32	Kingston Rd. (520)	\$12,449,221	\$778,418	6.3%	\$1,450,320	11.6%
32	Kingston Rd. (530)	\$12,069,633	\$657,848	5.5%	\$1,702,951	14.1%
32	Newbold Ave. (11)	\$2,562,090	\$727,447	28.4%	\$1,237,414	48.3%
32	Stephenson Ave. (111)	\$4,688,932	\$1,048,572	22.4%	\$1,782,110	38.0%
32	Stephenson Ave. (139)	\$10,150,194	\$935,088	9.2%	\$1,550,534	15.3%
-	Property Houses	\$12,466,406	\$2,979,485	23.9%	\$4,915,362	39.4%
-	Scattered Houses	\$38,967,130	\$8,919,800	22.9%	\$18,578,030	47.7%
-	SHOP Houses	\$7,912,655	\$867,577	11.0%	\$2,268,178	28.7%
TOTAL		\$891,785,455	\$97,096,371	10.9%	\$195,298,388	21.9%

Former Metro Toronto Housing Company Limited (MTHCL) Portfolio Capital Repair Backlog

Ward	Former MTHCL Development Name	Replacement Cost	2012 Backlog	2012 Opening FCI	5 Year Total Needs	5 Year Unfunded FCI
1	111 Kendleton Drive	\$5,658,036	\$114,956	2.0%	\$1,336,303	23.6%
1	Humberline Place	\$29,363,468	\$1,858,022	6.3%	\$5,030,185	17.1%
1	Robert J. Smith Apts.	\$37,214,733	\$5,220,382	14.0%	\$15,552,510	41.8%
1	Rowntree Manor	\$39,910,531	\$1,796,180	4.5%	\$3,772,610	9.5%
2	Humber Acres	\$4,116,599	\$847,856	20.6%	\$2,232,818	54.2%
2	Scarlett Manor	\$23,844,174	\$1,416,456	5.9%	\$2,404,942	10.1%
2	Westacres	\$11,888,014	\$1,847,046	15.5%	\$4,581,863	38.5%
2	Westacres Extension	\$9,086,709	\$622,278	6.8%	\$2,835,427	31.2%
5	Islington Manor	\$36,192,929	\$5,833,547	16.1%	\$6,844,726	18.9%
5	Mabelle Place	\$24,428,707	\$3,132,123	12.8%	\$5,244,340	21.5%
6	Edwards Manor	\$23,679,497	\$1,393,347	5.9%	\$6,990,673	29.5%
6	Griggs Manor 1	\$31,312,561	\$3,564,929	11.4%	\$5,543,804	17.7%
6	Griggs Manor 2	\$13,192,059	\$951,181	7.2%	\$2,037,272	15.4%
6	Lerette Manor	\$21,055,614	\$1,654,281	7.9%	\$2,328,632	11.1%
6	Woods Manor	\$14,332,074	\$865,707	6.0%	\$2,468,304	17.2%
7	Weston Towers	\$31,391,752	\$1,686,519	5.4%	\$4,190,787	13.3%
8	Edgeley Apartments	\$29,389,976	\$2,219,617	7.6%	\$5,522,518	18.8%
8	Northwood Apartments	\$18,675,961	\$2,952,649	15.8%	\$5,080,648	27.2%
9	Arleta Manor	\$33,139,876	\$1,360,632	4.1%	\$6,196,377	18.7%
9	Downsview Acres	\$23,880,047	\$3,428,627	14.4%	\$7,516,098	31.5%
9	Roding Park Place	\$15,150,857	\$821,859	5.4%	\$1,252,622	8.3%
10	Champlain Place	\$17,773,471	\$406,652	2.3%	\$1,750,936	9.9%
10	Faywood Place	\$7,641,976	\$497,002	6.5%	\$1,362,993	17.8%
10	King High Acres	\$2,107,666	\$469,821	22.3%	\$674,504	32.0%
10	Overbrook Place	\$9,667,169	\$922,256	9.5%	\$1,808,742	18.7%
10	Sheppard Place	\$24,867,427	\$1,737,302	7.0%	\$3,968,997	16.0%
10	West Don Apartments	\$29,466,771	\$1,705,177	5.8%	\$5,564,163	18.9%
11	Eagle Manor	\$32,245,520	\$1,667,432	5.2%	\$3,327,430	10.3%
11	Mount Dennis Apts.	\$18,511,760	\$2,347,269	12.7%	\$4,267,529	23.1%
11	Outlook Manor	\$24,757,307	\$3,726,288	15.1%	\$5,167,561	20.9%
11	Trimbee Court	\$32,749,574	\$2,521,444	7.7%	\$3,645,505	11.1%
12	Silverthorn Place	\$23,435,283	\$210,120	0.9%	\$2,197,005	9.4%
12	York Square	\$33,097,309	\$1,982,470	6.0%	\$2,497,085	7.5%
13	Cooper Mills Townhomes	\$25,916,790	\$5,819,183	22.5%	\$13,973,860	53.9%
14	May Robinson Apts.	\$37,020,924	\$2,891,845	7.8%	\$6,707,524	18.1%
14	Springhurst Manor	\$6,530,123	\$453,487	6.9%	\$834,989	12.8%
15	Bathurst Place	\$20,424,074	\$702,198	3.4%	\$1,908,317	9.3%
15	Doug Saunders Apts.	\$28,427,376	\$2,069,357	7.3%	\$3,117,827	11.0%
15	Northacres Apts.	\$12,210,870	\$1,728,062	14.2%	\$3,011,806	24.7%
15	Saranac Apartments	\$17,267,977	\$1,749,153	10.1%	\$3,586,602	20.8%
16	Marjory Carton Apts.	\$12,727,269	\$817,980	6.4%	\$2,769,639	21.8%
18	The Rankin Apartments	\$32,041,525	\$1,521,947	4.7%	\$3,122,093	9.7%

Ward	Former MTHCL Development Name	Replacement Cost	2012 Backlog	2012 Opening FCI	5 Year Total Needs	5 Year Unfunded FCI
19	Leonardo Court	\$23,257,375	\$558,406	2.4%	\$3,074,336	13.2%
20	Alexandra Park Apts.	\$20,217,582	\$3,220,505	15.9%	\$4,026,250	19.9%
20	Beverley Manor	\$15,935,085	\$1,187,556	7.5%	\$2,751,766	17.3%
20	Kensington Manor	\$17,764,800	\$2,132,072	12.0%	\$3,317,627	18.7%
20	Senator D. Croll Apts.	\$46,196,638	\$1,149,059	2.5%	\$5,492,214	11.9%
21	Blake Towers	\$5,903,798	\$443,868	7.5%	\$1,248,876	21.2%
21	Louise Towers	\$8,673,250	\$227,541	2.6%	\$2,160,674	24.9%
22	George Barker Manor	\$18,778,918	\$348,114	1.9%	\$432,737	2.3%
22	Janet Magee Manor	\$19,638,612	\$1,428,487	7.3%	\$2,415,267	12.3%
22	Montgomery Place	\$26,100,642	\$657,153	2.5%	\$2,130,753	8.2%
22	Moore Place	\$17,547,630	\$963,008	5.5%	\$4,462,549	25.4%
23	Beecroft Manor	\$21,565,370	\$1,007,373	4.7%	\$5,364,059	24.9%
23	The Kempford	\$25,572,067	\$1,700,156	6.6%	\$3,332,728	13.0%
24	Cliffwood Manor	\$32,180,651	\$4,921,254	15.3%	\$5,271,129	16.4%
24	Seneca Towers	\$25,805,079	\$1,460,381	5.7%	\$3,217,490	12.5%
24	Willowdale Manor	\$25,723,547	\$2,853,340	11.1%	\$3,809,276	14.8%
25	Joseph Brown Manor	\$13,408,752	\$497,908	3.7%	\$1,595,908	11.9%
25	Sanderling Place	\$11,039,431	\$963,931	8.7%	\$1,648,843	14.9%
25	The Sherwood	\$12,771,386	\$926,856	7.3%	\$2,529,080	19.8%
26	Glenyan Manor	\$19,869,443	\$2,606,605	13.1%	\$4,865,581	24.5%
26	The Overlea	\$25,192,096	\$1,280,187	5.1%	\$4,438,323	17.6%
27	Collegeview Apartments	\$29,815,257	\$4,140,922	13.9%	\$5,391,925	18.1%
27	George St. (291)	\$7,877,808	\$405,325	5.1%	\$1,321,596	16.8%
27	Jarvis Carlton Apartments	\$8,271,078	\$466,254	5.6%	\$1,635,626	19.8%
27	McMurrich Place	\$13,471,765	\$2,649,373	19.7%	\$3,337,857	24.8%
27	Wellesley Jarvis Place	\$19,472,855	\$905,579	4.7%	\$3,252,355	16.7%
28	Donvale Manor	\$10,831,205	\$797,486	7.4%	\$1,372,769	12.7%
28	Edna Dixon Apartments	\$6,465,819	\$1,067,674	16.5%	\$1,862,987	28.8%
28	Riverdale Acres	\$1,754,714	\$458,003	26.1%	\$566,771	32.3%
28	William Dennison Apts.	\$13,859,227	\$736,867	5.3%	\$2,740,704	19.8%
28	Winchester Square	\$22,339,279	\$1,807,473	8.1%	\$5,072,558	22.7%
29	Blair Court	\$26,910,749	\$1,310,814	4.9%	\$3,883,994	14.4%
29	Broadview Manor	\$14,367,304	\$2,341,389	16.3%	\$2,943,389	20.5%
29	Greenwood Towers	\$27,473,893	\$5,069,119	18.5%	\$6,613,919	24.1%
30	Frances Beavis Manor	\$13,548,493	\$1,209,360	8.9%	\$2,310,523	17.1%
30	May Birchard Apartments	\$2,403,379	\$474,746	19.8%	\$736,246	30.6%
30	Riverdale Mews	\$2,826,340	\$931,921	33.0%	\$1,200,717	42.5%
31	East York Acres	\$17,998,296	\$1,886,820	10.5%	\$3,250,051	18.1%
32	Beaches Lions Centennial	\$3,937,596	\$514,555	13.1%	\$809,740	20.6%
32	Glen Stewart Acres	\$15,462,561	\$1,892,732	12.2%	\$2,548,757	16.5%
32	Hanson House	\$5,946,199	\$282,073	4.7%	\$826,533	13.9%
32	Kinsmen Manor	\$4,119,418	\$448,155	10.9%	\$901,403	21.9%
32	Woodbine Acres	\$3,111,919	\$665,447	21.4%	\$1,763,745	56.7%
34	Centennial Apartments	\$21,379,337	\$2,699,411	12.6%	\$3,947,729	18.5%

Ward	Former MTHCL Development Name	Replacement Cost	2012 Backlog	2012 Opening FCI	5 Year Total Needs	5 Year Unfunded FCI
34	Sunrise Towers	\$30,553,495	\$2,935,676	9.6%	\$6,820,807	22.3%
35	Byng Towers	\$17,673,822	\$1,959,636	11.1%	\$4,309,386	24.4%
35	Gus Harris Place	\$16,176,198	\$939,912	5.8%	\$2,132,960	13.2%
35	Scarborough Acres	\$1,657,720	\$259,502	15.7%	\$407,918	24.6%
35	Woodland Acres North	\$15,532,277	\$947,648	6.1%	\$3,521,548	22.7%
35	Woodland Acres South	\$15,123,717	\$2,995,960	19.8%	\$4,981,848	32.9%
36	Adanac Apartments	\$24,255,309	\$2,793,430	11.5%	\$4,554,304	18.8%
36	McClain Park Apartments	\$26,806,731	\$1,430,331	5.3%	\$3,540,020	13.2%
36	St. George Manor	\$22,241,959	\$5,906,702	26.6%	\$7,210,559	32.4%
38	Brimley Acres	\$17,971,557	\$3,464,634	19.3%	\$6,116,865	34.0%
38	Village Apartments	\$30,459,119	\$3,169,154	10.4%	\$7,094,837	23.3%
40	Tam O'Shanter Towers	\$23,241,311	\$2,380,244	10.2%	\$4,665,210	20.1%
40	Wishing Well Manor	\$22,652,819	\$3,114,988	13.8%	\$6,917,641	30.5%
42	Empringham Mews	\$26,689,100	\$8,149,658	30.5%	\$9,566,994	35.8%
42	Neilson Hall Apartments	\$15,506,292	\$1,066,198	6.9%	\$3,169,312	20.4%
43	Cedarbrae Manor	\$35,599,004	\$3,945,298	11.1%	\$6,073,539	17.1%
43	West Hill Apartments	\$28,776,820	\$5,169,028	18.0%	\$8,104,228	28.2%
44	Morningside Apartments	\$26,826,123	\$4,441,238	16.6%	\$5,780,381	21.5%
TOTAL		\$2,050,322,353	\$198,299,128	9.7%	\$395,074,283	19.3%

Appendix B

TCH Stand-Alone Properties Impacted by the City of Toronto's Official Plan Policies

The City of Toronto's Official Plan impacts a number of the 675 Toronto Community Housing Stand-Alone properties recommended for sale by staff. These properties are impacted either by the Official Plan policies related to rental housing protection or heritage resources.

Rental Housing Protection Policy

Eleven rental units in 7 of the 675 properties recommended for sale by staff would be affected by the City's Official Plan housing policy 3.2.1.8 which states:

The conversion to condominium, or the severance or subdivision, of any building or related group of buildings, containing six or more rental housing units will not be approved unless:

- a) all of the rental housing have rents that exceed mid-range rents at the time of application, or*
- b) in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents...*

The 7 properties affected by Official Plan policy 3.2.1.8 are listed below. These properties would need to be subdivided in order to be sold individually, which would require TCH to request an Official Plan Amendment.

Ward	Addresses	Description	Units
18	110 #1 + #2 Havelock St.	2.5 Storey Detached – Duplex	2
18	112 Havelock St.	2 Storey Detached – Single Family	1
18	2 Sylvan Ave.	2.5 Storey Detached – Single Family	1
18	2A + 2B Sylvan Ave.	2.5 Storey Detached – Triplex	2
18	4 Lower/Upper Sylvan Ave.	2 Storey Detached House – Duplex	2
18	6 Lower/Upper Sylvan Ave.	2.5 Storey Detached House – Duplex	2
30	201 Logan Ave.	2 Storey Row House – Single Family	1
Total	7		11

None of the 56 vacant TCH properties that Executive Committee is recommending for sale are affected by the City's Official Plan Rental Protection Policy 3.2.1.8.

Heritage Policy

Thirteen units in 9 of the 675 properties recommended for sale by staff are on the City's Inventory of Heritage Properties and would be affected by the City's Official Plan Heritage Resources policy 3.1.5 which states:

When a City-owned heritage property is sold, leased or transferred to another owner, a heritage easement agreement will be secured and public access maintained to areas with heritage value.

Where heritage easement agreements (HEAs) are required prior to transfer or sale, a report to City Council is required to seek authority for the City to enter into the easement. In the case of listed but not designated properties, a companion designation report will also have to be prepared.

The 9 properties affected by Official Plan policy 3.1.5 are listed below. These properties must be protected by HEAs and appropriate Council approvals need to be obtained prior to sale or transfer.

Ward	Addresses	Description	Units	Heritage Status
19	201 #1-#5 Crawford St.	3 Storey Detached – Fiveplex	5	Listed
28	42 Geneva Ave.	2 Storey Row – Single Family	1	Part V Cabbagetown South
30	15 Tiverton Ave.	2 Storey Row – Single Family	1	Part V Riverdale
30	157 First Ave.	2 Storey Row – Single Family	1	Part V Riverdale
30	17 A Tiverton Ave.	2 Storey Row – Single Family	1	Part V Riverdale
30	17 B Tiverton Ave.	2 Storey Row – Single Family	1	Part V Riverdale
30	32 Tiverton Ave.	2.5 Storey Semi-Detached – Single Family	1	Part V Riverdale
30	51 Tiverton Ave.	2 Storey Row – Single Family	1	Part V Riverdale
30	54 West Ave.	2.5 Storey Semi-Detached – Single Family	1	Part V Riverdale
Total	9		13	

None of the 56 vacant TCH properties that Executive Committee is recommending for sale are affected by the City's Official Plan Heritage Resources Policy 3.1.5.