



**STAFF REPORT
ACTION REQUIRED**

Alexandra Park Revitalization – Corporate Actions and Social Development Plan

Date:	June 12, 2012
To:	Community Development & Recreation Committee
From:	Executive Director, Social Development, Finance & Administration and General Manager, Shelter, Support and Housing Administration
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	

SUMMARY

The Alexandra Park Revitalization Plan includes the replacement and refurbishing of 806 Toronto Community Housing Corporation (TCHC) units. The Plan proposes to demolish and replace 333 rent-geared-to-income (RGI) townhouse and apartment units, refurbish and retain 473 RGI apartment units and add 1,540 market units. The Plan will also introduce retail uses on the ground floor at appropriate locations, extend the public street network, and add two new public parks.

This report recommends the necessary City Council approvals as the sole shareholder of TCHC and as the Social Housing Service Manager. This report also requests TCHC to complete a Social Development Plan with local stakeholders and appropriate City Divisions as part of the Revitalization Plan.

A separate report on the Official Plan Amendment is to be considered at the June 13, 2012, Toronto and East York Community Council.

RECOMMENDATIONS

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

- 1) City Council, in its capacity as Shareholder of Toronto Community Housing Corporation (TCHC):

- a. Approve in principle, pursuant to Section 6.3.1 (c) of the City's Shareholder Direction to TCHC, the revitalization of TCHC's Alexandra Park including Atkinson Housing Co-operative, as requested in the communication from TCHC's Chief Executive Officer dated March 28, 2012;
- b. Approve, pursuant to Section 6.3.1 (b) of the City's Shareholder Direction to TCHC, the sale or lease of land as set out in the communication from TCHC's Chief Executive Officer dated March 28, 2012:
- c. Approve, pursuant to Section 6.3.1 (c) of the City's Shareholder Direction to TCHC, any temporary reduction in the number of RGI units during the revitalization of Alexandra Park;

on condition that:

- d. Consistent with the service level standards, a minimum of 806 units of rent-gear-to-income (RGI) housing is to be made available in Alexandra Park upon completion of the revitalization project;
 - e. The first priority of any net proceeds from the sale or lease of lands in Alexandra Park be applied to the revitalization of Alexandra Park either through the construction of additional housing or the provision of related infrastructure; and
 - f. TCHC report annually, through TCHC's *Annual Report* to Council, on the status of the revitalization of Alexandra Park and on any tenant and community impacts resulting from the revitalization:
- 2) City Council, in its capacity as Service Manager under the *Housing Services Act, 2011* authorise the General Manager, Shelter, Support and Housing Administration to grant any necessary Service Manager consents pursuant to the *Housing Services Act, 2011* to:
- a. The revitalization of Alexandra Park and lands leased to Atkinson Housing Co-operative;
 - b. All mortgages to be granted by TCHC for the purposes of financing the revitalization of Alexandra Park and the lands leased to Atkinson Housing Co-operative, including future amendments and extensions thereof, in a form approved by the Minister, and to cause such consents to be registered by the City Solicitor under the *Registry Act* or the *Land Titles Act*; and
 - c. All future mortgages and developments by third parties of all real property disposed of by TCHC for the purposes of financing the revitalization of Alexandra Park and the lands leased to Atkinson Housing Co-operative and not used for social or public housing, in a form approved by the Minister, and

to cause such consents to be registered by the City Solicitor under the *Registry Act* or the *Land Titles Act*;

subject to:

- d. TCHC and/or the prospective purchasers and lessees of land in Alexandra Park obtaining the various necessary planning approvals and legislative, municipal and corporate consents (including consent of mortgagors, if necessary);
 - e. Approval from the Ministry of Municipal Affairs and Housing (MMAH) and/or Canada Mortgage and Housing Corporation if necessary; and
 - f. TCHC providing a Tenant Relocation and Assistance Implementation Plan, to the satisfaction of the General Manager, Shelter, Support and Housing Administration, that describes TCHC's obligations regarding tenant relocation of Alexandra Park tenants including the Atkinson Housing Co-operative members for all phases of the revitalization and to provide updates to the Plan as appropriate, pursuant to the requirements set out in Agreements under Section 37 of the *Planning Act* and Section 111 of the *City of Toronto Act*.
- 3) City Council, in its capacity as Service Manager under the *Housing Services Act, 2011* authorise the General Manager, Shelter, Support and Housing Administration to request the MMAH to grant any necessary Ministerial consents pursuant to the *Housing Services Act, 2011* to:
- a. all transfers, leases and other dispositions of real property by TCHC for the purposes of the revitalization of Alexandra Park and the lands leased to Atkinson Housing Co-operative;
 - b. all future transfers, leases and other dispositions by third parties of all real property disposed of by TCHC for the purposes of the revitalization of Alexandra Park and the lands leased to Atkinson Housing Co-operative and not used for social or public housing; and
 - c. to cause such consents to be registered by the City Solicitor under the *Registry Act* or the *Land Titles Act*.

The Executive Director, Social Development, Finance & Administration recommends that:

- 4) City Council requests TCHC to develop a Social Development Plan in collaboration with local stakeholders and City Divisions including Social Development Finance and Administration and Toronto Employment and Social Services.

Financial Impact

There are no direct financial impacts on the City arising from the adoption of this report. TCHC will be responsible for the total cost of replacing and refurbishing the 806 social housing units and related infrastructure costs as part of the Revitalization Plan.

City Planning staff will report to City Council on any arising financial impacts upon finalization of the Zoning By-law Amendment and Plan of Subdivision applications.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

Equity Impact

The revitalization of Alexandra Park will enhance the quality of housing for low income households in Alexandra Park through new and refurbished homes and new local amenities. A Social Development Plan will be developed by TCHC, as part of the revitalization to ensure opportunities for local capacity building and social inclusion are captured. The revitalization of Alexandra Park meets the City of Toronto's priorities and TCHC's objectives for building healthy, liveable communities.

DECISION HISTORY

At its meeting on April 21, 2011, TEYCC considered the Preliminary Report - 571 Dundas Street West, 20 Vanauley Street and 91 Augusta Avenue - Official Plan and Zoning Amendment Applications, from the Director, Community Planning (March 21, 2011) including the following motion:

"Request the Executive Director, Social Development, Finance and Administration Division, to co-ordinate the corporate actions required for the Revitalization of Alexandra Park, in conjunction with appropriate City Divisions and the Toronto Community Housing Corporation."

At its meeting held May 17-19, 2011 City Council adopted Toronto and East York Community Council (TEYCC) Report TE6.20, "Preliminary Report – 571 Dundas Street West, 20 Vanauley Street and 91 Augusta Avenue - Official Plan and Zoning Amendment Applications" pertaining to TCH's proposed revitalization of Alexandra Park.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE6.20>

TEYCC will consider Report TE17.7, "Final Report – 571 Dundas Street West, 21, 21a, 23, 23a, 73-75 and 91 Augusta Avenue, 73-75 Augusta Square and 20 Vanauley Street – Official Plan Amendment."

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE17.7>

ISSUE BACKGROUND

TCHC wishes to undertake a revitalization of the Alexandra Park community and Atkinson Housing Cooperative over the next 10 to 15 years. TCHC intends to achieve the revitalization, in part, through the sale or lease of land. The TCHC plan involves the retention of all 806 units of social housing in Alexandra Park through the demolition and replacement of 333 units and the refurbishment of 473 units.

In a letter dated March 28, 2012, TCHC requested the City to consent to the revitalization pursuant to the City's responsibilities as sole shareholder of TCHC and Service Manager under the *Housing Services Act, 2011(HSA)*. This report addresses TCHC's request for such consents. TCHC's application for the necessary approvals under the *Planning Act* is the subject of a separate report to Council through the TEYCC.

COMMENTS

The proposed revitalization of Alexandra Park is part of TCHC's real estate investment strategy for maintaining its stock of housing in a state of good repair. Consistent with *Housing Opportunities Toronto*, Council's ten year plan for affordable housing, Council is committed to supporting the efforts of TCHC to implement its real estate investment strategy.

The revitalization plan requires amendments to the Official Plan and Zoning By-Law. In addition, in order for the revitalization to proceed, Council must approve the revitalization in its roles as sole Shareholder of TCHC and as Social Housing Service Manager under the *HSA*.

Revitalizing a community is more than just planning for the housings and the physical environment and as has been done in Regent Park and Lawrence Heights. A Social Development Plan has been requested.

Sole Shareholder

Council's shareholder relationship with TCHC is set out in the Shareholder Direction. Under Section 6.3.1 the approval of the Shareholder is required to permit TCHC to sell "real property assets used for the purposes of providing rent-geared-to-income and market housing, or which are zoned or deemed suitable for housing purposes..." Shareholder approval is also required before TCHC can proceed with revitalization projects. This report recommends that Council grant the necessary Shareholder consents subject to TCHC maintaining the same number of RGI housing units in Alexandra Park as currently exist there, and investing the net proceeds from the sale or lease of land in Alexandra Park in the revitalization project as the first priority. It is also recommended that TCHC update Council on the status of the revitalization project as part of its annual report to Council.

Service Manager

As a designated Service Manager for social housing under the *HSA*, the City is also responsible for ensuring TCHC's compliance with the requirements of the legislation and its regulations. The *HSA* requires the Service Manager to consent to the revitalization of social housing projects. In order to proceed with the sale of any lands, TCHC will also require the consent of the MMAH. Lands that are currently social and public housing remain subject to the requirements to obtain consents from the MMAH and the Service Manager, as appropriate, to encumbering, developing and transferring such land unless consent to such future transactions is registered against title. Ministerial guidelines require the City, as Service Manager, to submit a business case and to seek consent from the Minister on behalf of TCHC. This report recommends that the General Manager, Shelter, Support and Housing Administration be authorised to grant any Service Manager consents to the revitalization of Alexandra Park and Atkinson Housing Co-operative pursuant to the provisions of the *HSA*.

Social Development Plan

Local residents of Alexandra Park will live through a significant transition including construction, relocation, and a social transformation of their neighbourhood from an exclusively low-income, social housing area to a mixed use, mixed income community. A Social Development Plan (SDP) will ensure the vision of the community is considered throughout the revitalization process by helping to guide change and capture opportunities for capacity building and social inclusion.

As illustrated in Section 1 – Vision, of the Official Plan Amendment policies, the local residents have already begun to document the revitalization opportunities, including, developing connections, ensuring participations and enhancing social, recreation, learning and economic opportunities.

The SDP in Alexandra Park will be developed by TCHC with key stakeholders including existing tenants, community partners, and appropriate City Divisions. The SDP will support the Community Services and Facilities Strategy that will accompany the future Zoning By-law Amendment.

This report was prepared in consultation with the City Manager's Office.

CONTACT

Denise Andrea Campbell, Director, Community Resources
Social Development Finance and Administration
Phone: 416-392-8608
Fax: 416-392-8492
Email: dcampbe6@toronto.ca

Phillip Abrahams, Director, Social Housing
Shelter, Support & Housing Administration
Phone: 416-392-0054
Fax: 416-696-3718
Email: pabrham@toronto.ca

SIGNATURE

Chris Brillinger, Executive Director
Social Development Finance and Administration

Phil Brown, General Manager
Shelter, Support and Housing Administration

ATTACHMENTS

- Letter from TCHC, dated March 28, 2012