

City Council**Notice of Motion**

MM51.10	ACTION			Ward:30
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Transfer of 1117-1119 Gerrard Street East, Toronto to WoodGreen Community Housing Inc. from the United Church of Canada - by Councillor Paula Fletcher, seconded by Councillor Mary Fragedakis

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Government Management Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Paula Fletcher, seconded by Councillor Mary Fragedakis, recommends that:

1. City Council consent to the transfer of 1117-1119 Gerrard Street East, Toronto by the United Church of Canada to WoodGreen Community Housing Inc. on the condition that it assume the obligations of the Owner under the Social Housing Agreement on terms and conditions satisfactory to the General Manager, Shelter, Support and Housing Administration and in a form satisfactory to the City Solicitor.
2. City Council direct the City Clerk to provide a certificate, in registerable form, to the United Church of Canada pursuant to subsection 453.1(9) of the *City of Toronto Act, 2006*.

Summary

The United Church of Canada is registered as owners of the property located at 1117-1119 Gerrard Street East, Toronto. A 5-storey 29 unit social housing project was developed on that part of the property identified as 1119 Gerrard Street East (the "Housing Project"). The Church leased 1119 Gerrard Street East to Riverdale United Non-Profit Homes. The Housing Project is operated by Riverdale United Non-Profit Homes.

A Social Housing Agreement, dated August 24, 1992, (the "Social Housing Agreement") was registered as Instrument No.CA214010 on November 5, 1992, among Riverdale United Non-Profit Homes, as the Operator, the Trustees of the Riverdale Congregation of the United Church, as Owner and the Corporation of the City of Toronto. Pursuant to the Social Housing Agreement the Owner and the Operator agreed to provide housing accommodation to seniors of low to moderate income. The City registered a "Notice of Restriction" pursuant to the former provisions of the City of Toronto Act, 1988 (No. 2). These provisions have been continued under the City of Toronto Act, 2006. These require Council consent to transfer the property to another entity. The relevant provisions of the Social Housing Agreement state that:

1. The owner and operator will not convey any unit of housing in the development by way of deed or transfer or mortgage or charge any unit or enter into any agreement of purchase and sale respecting any unit without the written consent of the City; and
2. without such consent any agreement or conveyance does not convey or create any interest.

WoodGreen Community Housing Inc. proposes to acquire 1117-1119 Gerrard Street East, Toronto from the United Church of Canada and to assume the lease with Riverdale United Non-Profit Homes.

WoodGreen Community Housing Inc. is affiliated with WoodGreen Community Services, an innovative multi-service organization offering services across the range of social determinants of health, including child care, seniors support, housing, employment services, homelessness services, immigrant services, and mental and developmental health services. WoodGreen Community Services is one of the largest social service agencies in Toronto. A founding United Way of Toronto member agency, WoodGreen has grown to span 32 locations and serves 37,000 people each year. WoodGreen helps people find safe, affordable housing, seniors live independently, internationally-trained professionals enter the job market, parents access childcare, children and youth access after-school programs, newcomers settle in to Canadian life, homeless and marginalized people get off the streets and youth find meaningful employment and training.

Pursuant to the City of Toronto Act, 2006 the City's consent is to be evidenced by a City Clerk's certificate, which may be registered on title.

(Submitted to City Council on May 6 and 7, 2014 as MM51.10)

Background Information (City Council)

Member Motion MM51.10