



---

**AFFORDABLE HOUSING COMMITTEE  
DECISION DOCUMENT  
MEETING 2**

**Date of Meeting:** Thursday, November 10, 2005      **Enquiry:** Yvonne Davies  
**Time:** 9:30 a.m.      **Committee Administrator**  
**Location:** Committee Room 2      **416-392-7039**  
City Hall      **ydavies@toronto.ca**  
100 Queen Street West  
Toronto, Ontario

---

*The Decision Document is for preliminary reference purposes only. Please refer to the Committee's transmittal letters to Standing Committees or to the minutes for the official record.*

*How to Read the Decision Document:*

- *recommendations of the Committee to a standing committee are in bold type after the item heading;*
- *action taken by the Committee on its own authority does not require approval – it is reported for information, and is listed in the decision document in bold type under the heading “Action taken by the Committee”; and*
- *Declarations of Interest, if any, appear at the end of an item.*

*Minutes Confirmed – October 12, 2005*

**Communications/Reports:**

1.      **Lease of and Exemption of Taxes and Waiving of Municipal Charges and Fees for Part 1 of the City-owned Property at the Southeast Corner of Ellesmere Road and Neilson Road to Rouge Valley Health System for the Development of Affordable Housing (Ward 43 - Scarborough East)**

**Letter to Policy and Finance Committee**

**The Affordable Housing Committee recommended to the Policy and Finance Committee that Council adopt staff recommendations (1) through (6) in the Recommendations Section of the report (October 27, 2005) from the Deputy City Manager and Deputy City Manager and Chief Financial Officer.**

Report (October 27, 2005) from the Deputy City Manager and Deputy City Manager and Chief Financial Officer seeking authority to secure approval of a lease agreement provided at below market rent to the Rouge Valley Health System ("Rouge Valley") for the development of 30 units of affordable housing on Part 1 of the city-owned site at the southeast corner of Ellesmere Road and Neilson Road (the "Property") and to authorize the exemption of taxes and the waiving of applicable municipal charges and fees.

Recommendations:

It is recommended that:

- (1) a lease agreement with Rouge Valley Health System for the Property be approved substantially in accordance with the terms and conditions at below market rent outlined in Appendix A to this report and in a form acceptable to the City Solicitor. Such grant, by way of below market rent, to be in the interest of the municipality;
- (2) the Chief Corporate Officer shall administer and manage the lease agreement including the provision of any consents, approvals, waiver notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, and on terms and conditions as she considers reasonable, including payment of necessary expenses, amending the commencement date of the lease and any other dates to such earlier or later date;
- (4) authority be granted for exempting the Property from taxation for municipal and school purposes for the term of the lease from the City;
- (5) authority be granted for exempting the Property from development charges and applicable fees;
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto including the introduction of any necessary bills to Council; and
- (7) this report be referred to the Policy and Finance Committee for consideration.

**2. Lease of a Portion of City-owned property located at 76 Wychwood Avenue: Affordable Housing Component of Wychwood Green/Arts Barn Project (Ward 21 – St. Paul’s West)**

**Letter to Policy and Finance Committee**

**The Affordable Housing Committee recommended to the Policy and Finance Committee that Council adopt the staff recommendations in the Recommendations Section of the report (October 28, 2005) from the Chief Corporate Officer.**

Report (October 28, 2005) from the Chief Corporate Officer seeking authority to secure approval of a lease at nominal rent to Artscape Non-Profit Homes Inc. ("Artscape") for the development of the affordable housing portion of the Wychwood Green/Arts Barn project at 76 Wychwood Avenue (the "Property").

Recommendations:

It is recommended that:

- (1) authority be granted to enter into a lease of portions of the Property with Artscape for the purposes of developing affordable housing, substantially on the terms and conditions outlined in Appendix “A” to this report and in a form acceptable to the City Solicitor, conditional on the consent of the General Manager of Shelter, Support & Housing Administration to the financial plans for the development, such grant, by way of below market rent, being in the interest of the municipality;
- (2) the Chief Corporate Officer shall administer and manage the lease including the provision of any consents, approvals, waiver notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the commencement date of the lease and any other dates to such earlier or later dates and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**2(a.)** Motion (November 10, 2005) from Councillor Mihevc.

**Letter to Budget Advisory Committee**

**The Affordable Housing Committee forwarded the following motion by Councillor Mihevc to the Budget Advisory Committee for review and approval through the 2006 Capital Budget process.**

WHEREAS the City is to lease a portion of City-owned property located at 76 Wychwood Avenue for both an affordable housing component and non-residential component of the Wychwood Green/Art Barn Project;

WHEREAS there was \$55,434.50 in a City Account No. CPR117-31-12 which over time and with interest is now \$65,434.50;

WHEREAS these funds are a result of various donations, fundraisers, bake sales, etc. towards the Wychwood Green/Art Barn Project with the City issuing charitable tax receipts to the donors;

WHEREAS there is no 2005 SAP plan to spend the funding from Account No. CPR117-31-2;

WHEREAS Toronto Artscape, the preferred proponent for the adaptive reuse of Wychwood project, is to be the recipient of these funds and is in need of these funds to proceed with the construction stage of the Wychwood Green/Art Barn Project;

NOW THEREFORE BE IT RESOLVED THAT \$65,434.50 be authorized to be immediately released from Account No. CPR117-31-12 and given to Toronto Artscape to be used for the construction of the Wychwood Green/Art Barn Project.

**3. Response to Request for Information from the Affordable Housing Committee Meeting of October 12, 2005 about City Funded Affordable Housing Projects on Privately-Owned Land and Rent Geared to Income Commitments**

Action taken by the Committee:

**The Affordable Housing Committee:**

- (1) received the report (November 4, 2005) from the Deputy City Manager; and**
- (2) requested that the Affordable Housing Office report to the next meeting of the Committee on a clearly articulated protocol for multi-party sites, outlining the various responsibilities and who is responsible for overall communication with the community.**

Report (November 4, 2005) from the Deputy City Manager providing information in response to a request from the October 12, 2005 meeting of the Affordable Housing

Committee about City funded affordable housing projects on privately-owned land and rent geared to income or rent supplement commitments.

Recommendation:

It is recommended that this report be received for information.

**4. Toronto Community Housing Corporation Update on Pre-development Work on the Railway Lands**

**Letter to Policy and Finance Committee**

**The Affordable Housing Committee endorses the Toronto Community Housing Corporation (TCHC) development of Affordable Housing on the Railway Lands and recommends that:**

- (1) this project be expedited as quickly as possible;**
- (2) confirmation be provided by the time of consideration of this report by City Council that the TCHC has approved the funding request;**
- (3) the Deputy City Manager in consultation with the City Treasurer report directly to the Policy and Finance Committee on the financial implications and source of funding concerning the TCHC request; and**
- (4) the TCHC enter into an agreement with the City, recognizing the mandate and role of TCHC as the developer of the property, on the use of the reserve funds as a condition to their release;**
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

Action taken by the Committee:

**The Committee:**

- (1) endorsed the TCHC development of affordable housing on the Railway Lands and recommends that the project be expedited as quickly as possible;**
- (2) amended Recommendation (2) by replacing “Policy and Finance Committee” with “City Council”;**
- (3) amended Recommendation (4) by inserting after the word “City” the words “recognizing the mandate and role of TCHC as the developer of the property”;**

- (4) **added a further recommendation: that appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

Report (November 3, 2005) from the Deputy City Manager providing for the information of the Affordable Housing Committee a transmittal and report (Appendix A) from the Toronto Community Housing Corporation (TCHC) regarding the Railway Lands development strategy.

Recommendations:

It is recommended that:

- (1) the Affordable Housing Committee receive the TCHC transmittal and forward the information to the Policy and Finance Committee for their consideration;
- (2) confirmation be provided by the time of consideration of this report by the Policy and Finance Committee that the TCHC has approved the funding request;
- (3) the Deputy City Manager in consultation with the City Treasurer report directly to the Policy and Finance Committee on the financial implications and source of funding concerning the TCHC request; and
- (4) the TCHC enter into an agreement with the City on the use of the reserve funds as a condition to their release.

**NEW ITEMS**

**5. Status of City-owned Properties Allocated for Affordable Housing Development (Various Wards)**

Action taken by the Committee:

**The Affordable Housing Committee:**

- (1) **received this report; and**
- (2) **requested the Affordable Housing Office to report back to the next meeting on a consolidated list that includes all of the affordable housing projects in a measurable way.**

Report (November 8, 2005) from the Chief Corporate Officer identifying and reporting on the status of City-owned properties that have been allocated for affordable housing development.

Recommendations:

It is recommended that this report be received for information.

**6. Affordable Housing Development in 2006**

Action taken by the Committee:

**The Affordable Housing Committee received the presentation by staff.**

Paul Zuliani, Special Advisor, Affordable Housing Office, gave a PowerPoint presentation, headed "Affordable Housing Development in 2006".