

Confirmed on January 18, 2006.

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Affordable Housing Committee

Meeting 2

Thursday, November 10, 2005

The Affordable Housing Committee met on November 10, 2005, in Committee Room 2, City Hall, Toronto, commencing at 9:35 a.m.

* Councillor	
Councillor G. Mammoliti, Chair	X
Councillor P. McConnell, Vice-Chair	-
Councillor S. Carroll	X
Councillor P. Fletcher	X
Councillor N. Kelly	X
Councillor J. Mihevc	X
Councillor C. Palacio	X

* Members were present for all or part of the meeting.

Declarations of Interest under the *Municipal Conflict of Interest Act*.

None declared.

Confirmation of Minutes

On motion by Councillor Mihevc, the minutes of the meeting of the Affordable Housing Committee held on October 12, 2005 were confirmed.

2.1 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)

The Affordable Housing Committee considered a report (October 27, 2005) from the Deputy City Manager and Deputy City Manager and Chief Financial Officer seeking

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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.

Mike O’Gorman, Circle of Life Homes Inc., addressed the Affordable Housing Committee.

On motion by Councillor Kelly, 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.

(Policy and Finance Committee; c.: Mike O’Gorman, Circle of Life Homes Inc. – November 10, 2005)

2.2 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)

The Affordable Housing Committee considered a 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

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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.

The Committee also considered the following Motion (November 10, 2005) submitted by Councillor Mihevc:

“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.

On motion by Councillor Mihevc, the Affordable Housing Committee:

- (1) 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; and
- (2) forwarded the above-noted Motion submitted by Councillor Mihevc to the Budget Advisory

Committee for review and approval through the
2006 Capital Budget process.

(Policy and Finance Committee and Budget Advisory Committee (November 10, 2005))

2.3 City Funded Affordable Housing Projects on Privately-Owned Land and Rent Geared to Income Commitments

The Affordable Housing Committee considered a 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.

On motion by Councillor Fletcher, 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

2.4 Toronto Community Housing Corporation Update on Pre-development Work on the Railway Lands

The Affordable Housing Committee gave consideration to a 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.

Derek Ballantyne, Chief Executive Officer, Toronto Community Housing Corporation, answered questions.

Councillor Chow was present during discussion of this matter.

Councillor Mihevc moved that the Affordable Housing Committee:

- (1) endorse the TCHC development of affordable housing on the Railway Lands and recommend that the project be expedited as quickly as possible (as amended by Councillor Mammoliti);
- (2) amend Recommendation (2) by replacing “Policy and Finance Committee” with “City Council”;
- (3) amend Recommendation (4) by inserting after the word “City” the words “recognizing the mandate and role of TCHC as the developer of the property”; and
- (4) add a further recommendation: “that appropriate City officials be authorized and directed to take the necessary action to give effect thereto”, which carried unanimously.

To summarize, the Affordable Housing Committee endorsed the Toronto Community Housing Corporation (TCHC) development of Affordable Housing on the Railway Lands and recommended to the Policy and Finance Committee 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.

(Policy and Finance Committee; c.: Derek Ballantyne, Chief Executive Officer, Toronto Community Housing Corporation – November 10, 2005

2.5 Status of City-owned Properties Allocated for Affordable Housing Development (Various Wards)

The Affordable Housing Committee gave consideration to a 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.

On motion by Councillor Fletcher, 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.

2.6 Affordable Housing Development in 2006

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

On motion by Councillor Kelly, the Affordable Housing Committee received the presentation.

The meeting adjourned at 11:50 a.m.

Chair