Member Motion

City Council

Motion without Notice

MM26.25	ACTION			Ward:27

Authorization to Release Section 37 Funds, 1115 & 1121 Bay St. & Section 45 Funds 606-618 Yonge St. 5-9 St. Joseph St. 15-25 St. Nicholas St. to TCHC for Capital Improvements to TCHC Building at 291 George St. 200 Sherbourne St. & 330 Jarvis St.-by Councillor Kristyn Wong-Tam, seconded by Ana Bailão

**** This Motion has been deemed urgent by the Chair.***
**** This Motion is not subject to a vote to waive referral.***
**** This Motion has been added to the agenda and is before Council for debate.***

Recommendations

Councillor Kristyn Wong-Tam, seconded by Councillor Ana Bailão, recommends that:

1. City Council increase the approved 2012 Operating Budget for Shelter, Support and Housing Administration Division by $135,000.00 gross, $0 net, fully funded by $35,000.00 in Section 37 funds received in the development at 1115 and 1121 Bay Street (source account XR3026-3700463), and $100,000.00 in Section 45 funds (C of A file A0850/11TEY) secured and received in the development at 606-618 Yonge Street, 5-9 St. Joseph Street, and 15-25 St. Nicholas Street, (source account XR3026-4500107) for transfer to Toronto Community Housing Corporation (TCHC) for capital improvements to flooring replacements in common areas, lobby and entrance upgrades, and lighting and security equipment upgrades at the TCHC-owned buildings at 291 George Street, 200 Sherbourne Street and 330 Jarvis Street.

2. City Council direct that the $135,000.00 be forwarded to TCHC upon the signing of an Undertaking by TCHC governing the use of the funds and the financial reporting requirements.

Summary

The tenants of the apartment building owned by Toronto Community Housing Corporation (TCHC) at 291 George Street, 200 Sherbourne Street and 330 Jarvis Street have identified the need for capital improvements to flooring replacements in common areas, lobby and entrance upgrades, and lighting and security equipment upgrades. TCHC has identified the cost of such improvements to be $135,000.

Of the original $500,000 in Section 37 funds secured and received for various purposes in the development approved in 1999 at 1115 and 1121 Bay Street, $35,000 remains. The Section 37

agreement specifies that one of the purposes of these funds is the provision of affordable housing. Capital improvements to TCHC-owned buildings would comply with the Section 37 agreement.

Of the original $1,000,000 in Section 45 funds secured for various purposes through the Committee of Adjustment decision (file A0850/11TEY) in May, 2012, in the development at 606-618 Yonge Street, 5 to 9 St. Joseph Street, and 15 to 25 St. Nicholas Street, $200,000 has been received, of which $100,000 is for Ward 27 capital improvements to Toronto Community Housing Corporation affordable housing.

The TCHC has agreed that capital improvements funded through Sections 37 and 45 would not be those that TCHC was otherwise intending to carry out; rather, they are tenant-identified capital building improvements outside of TCHC's capital funding envelope.

Prior to receiving the funds, TCHC will be required to sign an Undertaking governing the use of the funds and the financial reporting requirements.

This motion is urgent due to recent incidents of assault, theft and crime that have taken place in these buildings over recent weeks. The Capital upgrades are intended to increase tenant safety and security.

(Submitted to City Council on October 2 and 3, 2012, as MM26.25)

Background Information (City Council)

(October 2, 2012) Financial Impact Statement from the Deputy City Manager and Chief Financial Officer
(http://www.toronto.ca/legdocs/mmis/2012/mm/bgrd/backgroundfile-50706.pdf)