Transfer of Lease of 1119 Gerrard Street East to WoodGreen Community Housing Inc. from Riverdale United Non-Profit Homes - by Councillor Paula Fletcher, seconded by Councillor Ana Bailão

* 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 Ana Bailão, recommends that:

1. City Council consent to the assignment by Riverdale United Non-Profit Homes to WoodGreen Community Housing Inc. of its interest in the Lease of 1119 Gerrard Street East on the condition that WoodGreen Community Housing Inc. assume the obligations of Riverdale United Non-Profit Homes 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 WoodGreen Community Housing Inc. pursuant to subsection 453.1(9) of the City of Toronto Act, 2006.

Summary
The United Church of Canada was formerly the registered owner of the property located at 1117-1119 Gerrard Street East. A five 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 Lease was registered as instrument no.CA342358 on April 26, 1995 (the "Lease") The Housing Project is operated by Riverdale United Non-Profit Homes.

On June 3, 2014 WoodGreen Community Housing Inc. acquired the fee title to 1117 and 1119 Gerrard Street East from the United Church of Canada and assumed the obligations of the landlord under the Lease to Riverdale United Non-Profit Homes. City Council provided its consent to that sale at its meeting on May 6, 7 and 8, 2014. WoodGreen now proposes to acquire the leasehold interest of Riverdale United Non-Profit Homes in 1119 Gerrard Street East. The Board of Riverdale United Non-Profit Homes has agreed to enter in an agreement of purchase and sale for that purpose. Council consent is required to the transfer of the Lease.
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 Lease 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.

2. Without such consent any agreement or conveyance does not convey or create any interest.

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 August 25 and 26, 2014 as MM55.12)

**Background Information (City Council)**
Member Motion MM55.12