Authorization to Release Section 37 and Section 45 (Planning Act) Funds from Various Developments for Capital Improvements to Ward 20 Toronto Community Housing Corporation Properties - by Councillor Ceta Ramkhalawansingh, seconded by Councillor Ana Bailão

* Notice of this Motion has been given.
* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.

Recommendations
Councillor Ceta Ramkhalawansingh, seconded by Councillor Ana Bailão, recommends that:

1. City Council increase the 2014 Approved Operating Budget of Shelter, Support and Housing Administration on a one-time basis by $864,792.01 gross, $0 net, for transfer to Toronto Community Housing Corporation (TCHC) for capital improvements including capital maintenance to the TCHC properties in Ward 20, fully funded by Section 37 and Section 45 (Planning Act Reserve Fund) community benefits in the following developments:

   a. 12, 18 Mercer Street and 60 John Street, secured for affordable housing in Ward 20, in the amount of $86,810 (source account XR3026-3700504);

   b. 56 Blue Jays Way, secured for affordable housing in Ward 20, in the amount of $486 (source account XR3026-3700423);

   c. 181, 199, 203 Richmond Street West and 10 Nelson Street, secured for affordable housing in Ward 20, in the amount of $104,794 (source account XR3026-3700515);

   d. 192A, 194, and 200 Bloor Street West, secured for TCHC capital improvements to affordable housing within Ward 20, in the amount of $106,456 (source account XR3026-3700513);

   e. 117 Peter Street and 287 Richmond Street West, secured for capital improvements to the TCHC properties in Ward 20, in the amount of $123,507 (source account XR3026-3700503);
f. 103-111 Bathurst Street, secured for capital improvements to affordable housing in Ward 20, in the amount of $62,711 (source account XR3026-3700542);

g. 134 Peter Street and 364-370 Richmond Street West, secured for capital improvements to social housing in Ward 20, in the amount of $41,929.00 (source account XR3028-4500133);

h. 431, 441 and 445 Richmond Street West, secured for capital improvements to public housing in Ward 20, in the amount of $10,000 (source account XR3028-4500147);

i. 426-444 Adelaide Street West, secured for capital improvements to social housing in Ward 20, in the amount of $60,000 (source account XR3028-4500141); and

j. 288A, 290 and 294 Adelaide Street West, secured for capital improvements to social housing in Ward 20, in the amount of $39,307 (source account XR3028-4500117)

k. 11 Charlotte Street, secured for capital improvements to social housing in Ward 20, in the amount of $101,812.08 (clearing account 220096);

l. 224 King Street West, secured for a range of benefits including capital improvements to public housing in Ward 20, of the total $1,000,000 secured, a total in the amount of $126,979.93 (source account XR3026-3700469).

2. That the $864,792.01 be forwarded to TCHC, subject to TCHC signing an Undertaking governing the use of the funds and the financial reporting requirements.

Summary

Funds have been secured in various developments in Ward 20 as community benefits for affordable housing and capital improvements to affordable, social, and public housing, through Sections 37 and 45 of the Planning Act.

The funds will be used by Toronto Community Housing Corporation (TCHC) for capital improvements, including capital maintenance, with respect to various Toronto Community Housing Corporation (TCHC) properties in Ward 20. The distribution of these funds by Toronto Community Housing Corporation (TCHC) will be determined through a tenant engagement process, which will identify and prioritize improvements to their homes and communities, and in consultation with the local Ward Councillor. Toronto Community Housing Corporation (TCHC) has agreed that these funds sourced as community benefits from Ward 20 developments will not be used for capital improvements that would have been included on Toronto Community Housing Corporation (TCHC)'s list of Ward 20 capital projects.

Toronto Community Housing Corporation (TCHC) will sign an Undertaking governing the use of the funds and the financial reporting requirements prior to the funds being released from the City.

(Submitted to City Council on August 25 and 26, 2014 as MM55.40)
Background Information (City Council)
Member Motion MM55.40