



**STAFF REPORT
ACTION REQUIRED**

An Interim Home for the Red Door Family Shelter

Date:	October 17, 2016
To:	Community Development and Recreation Committee
From:	General Manager, Shelter, Support and Housing Administration
Wards:	Ward 30
Reference Number:	

SUMMARY

The Red Door Family Shelter located at 875 Queen Street East requires interim shelter space to accommodate women and children while their existing location is redeveloped into a mixed-use building, including a permanent shelter for the Red Door.

This report seeks City Council approval to lease and operate an emergency shelter for the Red Door Family Shelter at 1430 Gerrard Street East for approximately three years, after which the building will provide transitional housing for families. The report recommends the City of Toronto approve leasing the property for a period of five years, with an option to extend for five years.

The report also outlines the community engagement process and information sharing activities undertaken to date. The location of the proposed interim shelter meets all criteria within the Municipal Shelter By-Law (By-laws No. 138-2003 and No. 569-2013, Chapter 150 Specific Use Regulations).

RECOMMENDATIONS

The General Manager, Shelter, Support and Housing Administration, recommends that:

1. City Council approve a new emergency shelter for families at 1430 Gerrard Street East in Ward 30 to be operated by the Red Door Family Shelter;
2. City Council authorize the lease between Gurnam Multani and Surjit Multani as landlord and the City as tenant, for part of 1430 Gerrard Street East for term of five (5) years, with an option to extend for five (5) years, commencing on November 21, 2016, substantially on the terms and conditions outlined in

Appendix A to this report, and on such revised or other terms as may be acceptable to the Chief Corporate Officer, and in a form acceptable to the City Solicitor;

3. City Council authorize the General Manager, Shelter, Support and Housing Administration to utilize funds from Shelter, Support and Housing Administration's operating budget to make payments for the rent payable as outlined in Appendix A;
4. City Council authorize the Chief Corporate Officer to administer and manage the Lease, including the provision of any consents, approvals, notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matter (including their content) to City Council for its determination and direction;
5. City Council authorize the City Solicitor to complete the Lease, deliver any notices, pay expenses and amend the commencement and other dates to such earlier or later date(s), on such terms and conditions, as she may, from time to time, determine;
6. City Council pass a by-law pursuant to section 252 of *the City of Toronto Act, 2006* providing authority to:
 - a. enter into a municipal capital facility agreement with the landlord of 1430 Gerrard Street East, or its successors or assigns, with respect to the space to be leased for an emergency family shelter by the City (the "Leased Premises") for the purposes of providing a municipal capital facility related to the provision of social and health services; and
 - b. exempt the Leased Premises from taxation for municipal and school purposes, which tax exemption is to be effective from the latest of (i) the commencement date of the Lease, (ii) the date the municipal capital facility agreement is signed, and (iii) the date the tax exemption by-law is enacted;
7. City Council direct the City Clerk to give written notice of the by-law to the Minister of Finance, the Municipal Property Assessment Corporation, the Toronto District School Board, the Toronto Catholic District School Board, the Conseil Scolaire de District du Centre-Sud Ouest and the Conseil Scolaire de District du Catholique Centre-Sud;
8. City Council direct the General Manager of Shelter, Support and Housing Administration to develop and implement a transitional housing program for the remainder of the lease period for families at 1430 Gerrard St. East for when the Red Door relocates to its permanent location on Queen Street East; and

9. City Council direct the General Manager of Shelter, Support and Housing Administration to include in the Red Door's 2017 operating agreement funds to support a partnership with Glen Rhodes United Church to access the food bank and programming space to support the shelter program.

Financial Impact

There are no new financial impacts associated with the recommendations in this report. The Red Door Shelter will maintain their approved operating funds for 2016. The 2016 budgeted occupancy expenses for 875 Queen Street West were \$360,000. These funds will be repurposed to meet the lease obligations and other occupancy related expenses at 1430 Gerrard Street East. Any shortfall will be absorbed within Shelter, Support and Housing Administration's (SSHA) 2016 and future year operating budgets. In addition, SSHA will work with the agency to develop a service model that balances available funding with any changes in services that may be required at the Gerrard Street location.

Equity Impact

The Red Door Family Shelter serves over 500 families annually. This essential support to families experiencing homelessness ensures temporary emergency accommodation is available when needed. This program serves a number of equity groups including women fleeing violence at home, families who are evicted, refugees, young mothers who have nowhere to go, and the working poor. The approval of an interim home for the Red Door at 1430 Gerrard Street East will ensure the seamless delivery of services to families during this time of change and contributes to the City's Poverty Reduction Strategy.

DECISION HISTORY

At its meeting on February 3 and 4, 2016, City Council adopted TE13.6 *875 and 887 Queen Street East – Official Plan Amendment, Zoning Amendment Applications – Final Report* which amended the Official Plan and Zoning By-law to accommodate the redevelopment of 875 and 887 Queen St. East which will include the redevelopment of the Red Door Family Shelter.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE13.6>

At its meeting on July 7, 8 and 9, 2015, City Council adopted EX7.17 *Under one Roof: A Housing Solution for Women and Children at 389 Church St.* and approved in principle the renovation and modernization of 389 Church St. over time to create permanent affordable housing and interim shelter services for women and children from the Red Door Family Shelter and the YWCA Beatrice House.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX7.17>

At its meeting on May 5, 6 and 7, 2015, City Council adopted EX5.12 *Securing a Future for the Red Door Shelter*. The report provided City Council with an update on the work undertaken by staff to secure a long term home for the Red Family Shelter as part of the redevelopment of 875 Queen St. East. It was identified that while the site is being

redeveloped, a temporary space will be needed for the Red Door Family Shelter to ensure continuity of service within the family shelter sector.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX5.12>

At its meeting on March 31, April 1 and 2, 2015, City Council adopted CD2.2 *Infrastructure and Service Improvement Plan for the Emergency Shelter System* which sets out an infrastructure and service improvement plan to guide the transformation of the emergency shelter system and requested staff to identify sites for up to 15 emergency shelters over the next five years.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.CD2.2>

ISSUE BACKGROUND

The Red Door Family Shelter is located at 875 Queen St. East in Ward 30 and has leased space at its current location since 1982. The program operates 106 beds and has been operating at or near capacity for some time. The Red Door provides critical supports to families experiencing homelessness including counseling, housing assistance and access to health care. Once housed, Red Door staff continue to offer supports in the community to ensure housing for families is successful.

The site at 875 Queen Street East is being redeveloped into a mixed-use building including residential condominiums, retail, parking and shelter accommodation. In May 2015 City Council approved the purchase of 20,000 square feet of the new building to be built out to provide a new home for the Red Door Family Shelter. The Red Door Family Shelter will occupy and deliver services at the purpose-built shelter space under the terms of a purchase of service agreement. As preparations for demolition of the existing property will begin in December the Red Door requires interim space over the next three years to operate their program until the new building is completed.

Recognizing that there was a need for interim space for the Red Door the original plan was to have them relocate to an underutilized Toronto Community Housing building located at 389 Church Street. However, after further study it was determined that due to the cost of renovations and the physical conditions the building was not suitable as an interim family shelter.

While this report recommends an alternate location for the Red Door Family Shelter, City staff will report in early 2017 on the plan to convert the 389 Church Street building into affordable one and two bedroom apartments.

As part of their work with Shelter, Support and Housing Administration (SSHA) to implement SSHA's Shelter Infrastructure and Service Improvement Plan, Real Estate Services continues to identify sites that could be suitable to provide emergency shelter for the city's homeless residents.

As part of this work in late 2015 Real Estate Services identified 1430 Gerrard Street East as a potential shelter site. Once it was determined in June 2016 that an alternate location

to the 389 Church Street site would be required City staff began the due diligence work on the 1430 Gerrard Street East location.

COMMENTS

The property at 1430 Gerrard is a low-rise apartment building with 1 one-bedroom unit, 22 two-bedroom units, and 2 three-bedroom units with retail space on the ground floor. The building is completely unoccupied, including half of the retail space on the main floor.

Staff assessed 1430 Gerrard St. East to be feasible for use as an emergency shelter for families and it has many benefits for use as interim space for the Red Door. These include:

- Proximity to the Red Door's permanent home at 875 Queen Street East which allows the program to move only a short distance and stay within Ward 30.
- Its location in a residential neighbourhood.
- The range of amenities located nearby including a grocery store and a Toronto Public Library branch with children's programs and the Glen Rhodes United Church.
- The potential for the Red Door to maintain many of the same community partnerships currently in place to support families and children including health care and education (e.g. local schools). These relationships would continue when they move back to 875 Queen Street East.
- Newly renovated spacing including interior amenities such a self-contained kitchen and laundry in each unit. Air conditioning is also available in all units.
- Main floor commercial space which has the potential to be used for community programming by Red Door or partner agencies.
- The ability to tightly control security and access to the program increasing safety of residents.
- A new elevator is installed in the building, which can better accommodate strollers and mobility devices.

City staff are recommending that the City lease the property for a minimum of 5 years with the option of renewing for additional 5 years. The Red Door is expected to utilize the building for interim shelter services for three years or until the City's new purpose built home for the shelter is completed at 875 Queen St. East. Once the Red Door moves

out, SSHA will use the location as transitional housing for families exiting the emergency shelter system.

As the Red Door Family Shelter is vacating 875 Queen St. East at the end of November City staff have been working closely with them on implementing a transition plan. The plan includes providing enhanced resources to families currently in the program to secure housing before the move. New family admissions to the Red Door are now suspended and will remain on hold until the Red Door moves into the proposed interim home on Gerrard St. East. Minor renovations and outfitting are also planned at 1430 Gerrard St. East to make it suitable for the Red Door to provide services and operating the building as a shelter for the women and children.

As part of the required community consultation process the Red Door has undertaken a number of steps to engage the local community. In consultation with the local Councillor's office, outreach occurred to local businesses, key local community leaders and local residents in the week leading up to an open house event held from 4 until 7pm on Tuesday, October 11, 2016.

The open house was attended by some 80 people over the course of 3 hours and was hosted in the ground floor commercial space of 1430 Gerrard St. East. Representatives from the local Business Improvement Area, Resident's Association and neighbours were present along with the local Federal and Provincial Members of Parliament. Many of the members of the public who attended also signed a banner showing their support of the use of 1430 Gerrard as an interim home for the Red Door. Feedback from the event provided overwhelming support for the program at this location.

In light of the due diligence conducted, and the positive community feedback received at the recent open house, staff are confident that the proposed relocation of the Red Door to 1430 Gerrard Street will provide a suitable interim home for women and children in need of shelter. During the operation of the shelter the City's Shelter, Support and Housing Administration Division will monitor and support the Red Door. In the event any neighbourhood issues arise that need to be addressed, local residents and businesses will be informed on how to contact the Executive Director and or customer service staff at Shelter, Support and Housing Administration.

Next Steps

The recommendations in this report propose the use of 1430 Gerrard Street East as an interim location for the Red Door Family Shelter. This is an important step in the process of preserving the shelter services offered by the Red Door Family shelter while a permanent home is constructed at 875 Queen Street East.

Upon approval of the recommendations in this report the City and Red Door will move forward and finalize the requirements and plans for the Red Door to move to the new

location. It is anticipated that Red Door will begin offering services to families at the Gerrard Street East location in December and ramping up to full service delivery in early 2017.

CONTACT

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SIGNATURE

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ATTACHMENT

Appendix A – Major Terms and Conditions