
City Council**Notice of Motion**

MM24.13	ACTION			Ward:20
---------	--------	--	--	---------

Release of Section 37 and Section 45 (Planning Act) Funds from Seven Developments to Eva's Initiatives for Homeless Youth to Provide Affordable Housing at 60 Brant Street - by Councillor Joe Cressy, seconded by Councillor Mike Layton

** 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 Joe Cressy, seconded by Councillor Mike Layton, recommends that

1. City Council increase the 2016 Operating Budget for Non-Program on a one-time basis by \$1,558,862.76 gross, \$0 net, for transfer to Eva's Initiatives for Homeless Youth in order to provide capital funding for affordable housing at 60 Brant Street (Cost Centre: NP2161), fully funded by Section 37 and Section 45 funds obtained in the following developments:
 - a. 523-525 and 525A Adelaide Street West, secured for capital improvements to and/or the acquisition of affordable housing in Ward 20, in the amount of \$505,544.63 (source account XR3026-3700617);
 - b. 100 Fort York Boulevard (Railway Lands West, Blocks 33 and 37, 511 Bremner Boulevard), secured for capital improvements to public and/or affordable housing in Ward 20, in the amount of \$188,585.88 (source account XR3026-3700492);
 - c. 335, 355 King Street West and 119 Blue Jays Way, secured for capital improvements to affordable housing in Ward 20, in the amount of \$137,508.75 (source account XR3026-3700748);
 - d. 426 University Avenue, secured for affordable housing, in the amount of \$266,844.83 (source account XR3026-3700306);
 - e. 560-572 King Street West and 457 Adelaide Street West, secured for capital improvements to affordable housing in Ward 20, in the amount of \$124,418.39 (source account XR3028-4500064);
 - f. 270 Spadina Avenue, secured for affordable housing in Ward 20, in the amount of

\$120,794.14 (source account XR3028-4500160); and

g. 0 Bremner Boulevard (also known as 120 Bremner Boulevard), secured for affordable housing in Ward 20, in the amount of \$215,166.14 (source account XR3028-4500111).

2. City Council direct that the \$1,558,862.76 be forwarded to Eva's Initiatives for Homeless Youth upon the signing of an Undertaking by Eva's Initiatives for Homeless Youth to govern the use of the funds and the financial reporting requirements.

Summary

This Motion recommends the release of Section 37 and Section 45 Planning Act funds totalling \$1,558,862.76 to Eva's Initiatives for Homeless Youth ("Eva's") in order to provide capital funding for affordable housing on lands that are located at 60 Brant Street.

Eva's Phoenix, newly located in Ward 20 at 60 Brant Street, provides transitional housing for 50 homeless and at-risk youth, aged 16-24, for up to a full year in townhouse-style units. While at Eva's, youth develop the skills to live independently through goal setting exercises, workshops and hands-on programs that are delivered in a supportive environment. The work of Eva's Initiatives, including the provision of this transitional housing at Eva's Phoenix, is a critical service for a vulnerable population across our City.

The funds will be used to finance the ongoing relocation project at Eva's Phoenix. Upon moving into their new site, a full renovation of the space was required. An essential "gutting" of the new space at 60 Brant Street, followed by a purpose built rental has been necessary to fully outfit the townhouses, programming space for an additional 120 youth to take part in employment training and educational opportunities, and the onsite social enterprise space.

Eva's new location at 60 Brant Street is a City-owned site and building that the City is leasing to Eva's following Council authorization in 2013. Eva's project is anticipated by the lease.

The Eva's project is also part of the ongoing Waterworks Revitalization project. This Waterworks Revitalization project involves an application to amend the zoning by-law for the adjoining site at 497, 505 and 511 Richmond Street West. Development on the adjoining site is proposed to include: a 13-storey mixed use building which retains the heritage-designated Waterworks Building, commercial uses in the base, a new YMCA facility on the second floor involving the City and the YMCA as partners, and 288 residential units on the floors above that include 15 affordable housing units to be operated by Artscape. An expansion of the adjacent St. Andrew's Playground is also in the planning stages.

Section 37 and Section 45 funds from seven developments in Ward 20 in the amount of \$1,558,862.76 have been secured, received and remain available for the purpose of providing the community benefit of affordable housing in Ward 20. Eva's is undertaking a capital project to provide affordable housing in Ward 20 on the lands located at 60 Brant Street.

Prior to the funds being released to Eva's by the City, Eva's will be required to sign an Undertaking that will govern the use of the funds and the financial reporting requirements.

Background Information (City Council)

Member Motion MM24.13

<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-100526.pdf>

