

**City Council****Motion without Notice**

MM22.48	ACTION			Ward: 13
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**Use of Section 37 Funds for Renovation and Modernization of Affordable Rental Homes at 502 - 508 Parliament Street - by Councillor Kristyn Wong-Tam, seconded by Councillor 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 authorize the Executive Director, Housing Secretariat to provide \$6,000,000 in funding, inclusive of HST and disbursements, from the Capital Revolving Reserve Fund (XR1058) to Toronto Community Housing Corporation for repair and renovation of affordable housing at 502-508 Parliament Street in Ward 13, fully funded from the following developments:
  - a. 355 Church Street, secured for the procurement, design and construction of new affordable housing in the area of the lot, in the amount of \$551,014.92 (source account number XR3026- 3700686);
  - b. 40 Wellesley Street East, secured for Toronto Community Housing capital improvements or the creation of new affordable housing, in the amount of \$494,256.60 (source account number XR3026-3700719);
  - c. 70 and 72 Carlton Street, secured for the purpose of maintaining and constructing affordable rental housing units, in the amount of \$518,231.81 (source account number XR3026-3700739);

d. 159 Wellesley Street East, secured for capital improvements to Toronto Community Housing Corporation properties, in the amount of \$115,685.46 (source account number XR3026-3700946);

e. 197, 197R and 201 Yonge Street and 15 Shuter Street, secured for capital improvements to Toronto Community Housing Corporation properties, in the amount of \$267,804.22 (source account number XR3026-3700750);

f. 387 - 403 Bloor Street East and 28 Selby Street, secured for the capital improvement of existing or the creation of new affordable housing, in the amount of \$238,334.39 (source account number XR3026-3700895);

g. 75, 77 and 83 Mutual Street, secured for capital improvements to properties owned by the Toronto Community Housing Corporation and/or the City's Capital Revolving Fund for Affordable Housing for the purpose of constructing new affordable rental housing units, in the amount of \$153,876.12 (source account number XR3026-3700876);

h. 219 and 231 Dundas Street East, secured for rental housing with mid-range or affordable rents and/or land for affordable housing and/or affordable ownership housing, in the amount of \$520,172.91 (source account number XR3026-3701029);

i. 411 Church Street, secured for local Toronto Community Housing capital improvements, in the amount of \$102,892.40 (source account number XR3026-3700831);

j. 480, 482, 484, 486, 488, 490, 492 and 494 Yonge Street and 3 Grosvenor Street, secured for capital improvements for new or existing Toronto Community Housing and/or affordable housing, in the amount of \$1,036,262.19 (source account number XR3026-3700910);

k. 60 Shuter Street, 187 and 189 Church Street, secured for new or existing Toronto Community Housing and/or affordable housing, in the amount of \$209,335.60 (source account number XR3026-3700963); and

l. 215-229 Church Street and 117 Dundas Street East, secured for a range of purposes including affordable housing, in the amount of \$1,792,133.38 (source account number XR3026-3700931);

2. City Council increase the 2020 Operating Budget for Shelter, Support and Housing Administration, by \$6,000,000 gross, \$0 net, in coordination with the Executive Director, Housing Secretariat, for affordable housing at 502-508

Parliament Street funded from the Capital Revolving Reserve Fund for Affordable Housing (XR1058) subject to the following conditions:

- a. The transfer of the designated funds from XR3026 to XR1058; and
- b. Toronto Community Housing Corporation signing an Undertaking which governs the use of the funds and the financial reporting requirements.

## **Summary**

In response to the ongoing COVID-19 crisis which has emphasized the pre-existing need to help people experiencing homelessness access permanent housing with supports, it is critical that the City continue to take immediate action to increase the supply of permanent affordable housing. This includes improving the condition of our existing housing stock to make it safe, secure and suitable for the needs of residents.

This Motion seeks Council's approval to transfer \$6,000,000 to the Shelter, Support and Housing Administration's Operating Budget, on a one time basis, in order to transfer funds to Toronto Community Housing Corporation for the renovation and modernization of affordable rental homes at 502-508 Parliament Street, fully funded from Section 37 (Planning Act Reserve Fund) community benefits from various developments within Ward 13.

The properties at 502 – 508 Parliament Street are currently owned by Toronto Community Housing Corporation and are vacant due to the need for substantial repairs. As part of the City's Tenants First Project, these multi-tenant homes are intended to be operated by Dixon Hall in the future, to provide supportive housing opportunities for people experiencing homelessness.

The repair and modernization of the 502 – 508 Parliament Street properties will provide good quality homes for 44 residents who are presently living outside or in our shelter system. Repairing and modernizing these underutilized properties will also help some of our most vulnerable and marginalized residents live in dignified housing with appropriate supports.

## **Background Information (City Council)**

Member Motion MM22.