
City Council

Motion without Notice

MM39.30	ACTION			Ward: 11
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Sublease Agreement with Thunder Woman Healing Lodge Society at 161 Spadina Road to Provide Affordable Transitional Housing to Indigenous Women - by Councillor Mike Layton, seconded by Councillor Gary Crawford

** 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 Mike Layton, seconded by Councillor Gary Crawford, recommends that:

1. City Council adopt the following recommendations in the report (February 1, 2022) from the Executive Director, Corporate Real Estate Management and Executive Director, Housing Secretariat:

1. City Council authorize the City to enter into a twenty (20) year, nominal sublease agreement (the "Sublease") with Thunder Woman Healing Lodge Society (the "Subtenant") for the use of the property located at 161 Spadina Road (the "Leased Premises"), substantially on the major terms and conditions as set out in Attachment 1, and other terms and conditions as may be deemed appropriate by the Executive Director, Corporate Real Estate Management, or their designate, and in a form acceptable to the City Solicitor.
2. City Council authorize the Executive Director, Housing Secretariat to negotiate and execute, on behalf of the City, a Municipal Housing Facility Agreement (the City's Contribution Agreement) with Thunder Woman Healing Lodge Society to secure financial assistance and to set out the terms of the renovation and operation of the new affordable transitional housing, on terms and conditions satisfactory to the Executive Director, Housing Secretariat, and in a form acceptable to the City Solicitor.
3. City Council authorize the City Solicitor to complete the agreements on behalf of the City, including amending the commencement date of the agreements and other dates, and amending terms and conditions, on such terms as the City Solicitor deems advisable.
4. City Council authorize an exemption from taxation for municipal and school purposes for the transitional affordable housing at 161 Spadina Road for a period of twenty (20) years.

5. City Council authorize the Controller to cancel or refund taxes paid after the effective date of the Municipal Housing Facility Agreement (the City's Contribution Agreement) for the new transitional affordable housing at 161 Spadina Road.

Summary

The purpose of this Motion is to obtain authority for the City to enter into a nominal sublease agreement for a twenty-year term (the "Sublease") and a Municipal Housing Facility Agreement with Thunder Woman Healing Lodge Society (the "Subtenant") for use of the property located at 161 Spadina Road (the "Leased Premises") as affordable transitional housing for Indigenous women. The Subtenant is an Indigenous not-for-profit, charitable organization dedicated to supporting the healing of Indigenous women after leaving correctional facilities.

The City of Toronto leases the Leased Premises from the Province of Ontario pursuant to a 99-year lease expiring November 30, 2083 (the "Head Lease"). The Head Lease permits the City to sublease and license the property to third parties without consent.

The Subtenant is proposing to renovate the residential portion of the Leased Premises to provide transitional affordable housing, cultural supports, and counselling services for Indigenous 2SLGBTQIA+ women. The Subtenant has successfully operated its programs from a rented private property in Cabbagetown since November 2020. However, the lease for the Cabbagetown property expires in March 2022 and is not renewable. As such, City Council approval of the proposed Sublease will enable the Subtenant to continue to provide affordable housing and a range of supports long-term to address the urgent needs of this uniquely vulnerable and marginalized equity-deserving group.

In addition, under the recommended Sublease, the Subtenant will be responsible for the renovation and ongoing repairs, maintenance and operation of the Leased Premises as transitional affordable housing with supports throughout the Sublease term. The Subtenant will also be responsible for all realty taxes and operating costs associated with the Leased Premises for the duration of the Sublease.

The City of Toronto is committed to advancing its efforts to truth, reconciliation and justice with Indigenous Peoples who continue to be overrepresented among the city's homeless population. As part of implementing the HousingTO 2020-2030 Action Plan ("HousingTO Plan"), the City is committed to improving housing outcomes for Indigenous residents in partnership with Indigenous organizations. This includes increasing culturally-appropriate affordable and supportive housing for Indigenous communities, by Indigenous organizations. The recommended Sublease agreement with the Subtenant helps advance these commitments.

Background Information (City Council)

Member Motion MM39.30

(February 1, 2022) Report and Attachments 1 and 2 from the Executive Director, Corporate Real Estate Management and Executive Director, Housing Secretariat on Creating New Affordable Transitional Housing at 161 Spadina Road - Sublease Agreement with Thunder Woman Healing Lodge Society

<https://www.toronto.ca/legdocs/mmis/2022/mm/bgrd/backgroundfile-199129.pdf>