

City Council

Motion without Notice

MM42.40	ACTION			Ward: 11
---------	--------	--	--	----------

Re-Opening and Amending Item MM39.30 regarding Sublease to 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 subject to a re-opening of Item MM39.30. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise*

Recommendations

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

1. City Council amend its previous decision on Item MM39.30 by amending Attachment 1 to the report (February 2, 2022) from the Executive Director, Corporate Real Estate Management and the Executive Director, Housing Secretariat, to permit Thunder Woman Healing Lodge Society, as the City's subtenant, to perform design and construction work related to state of good repair and Accessibility for Ontarians with Disabilities Act compliance work at 161 Spadina Road on behalf of and at the expense of the City, at a maximum cost of \$400,000, exclusive of taxes, on terms and conditions satisfactory to the Executive Director, Corporate Real Estate Management, including compliance with City standards, the City's fair wage policies and labour trade contractual obligations, and in a form satisfactory to the City Solicitor.

Summary

The purpose of this Motion is to obtain authority for the City to authorize the Thunder Woman Healing Lodge Society to perform state of good repair and Accessibility for Ontarians with Disabilities Act compliance work, using City standards, at 161 Spadina Road (the "Leased Premises") on behalf of and at the expense of the City, at an estimated cost of \$400,000, exclusive of taxes.

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.

At its meeting on February 2 and 3, 2022, City Council adopted Item MM39.30, headed "Sublease Agreement with Thunder Woman Healing Lodge Society at 161 Spadina Road to Provide Affordable Transitional Housing to Indigenous Women", and authorized 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 for use of

the property located at the Leased Premises as affordable transitional housing for Indigenous women.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.MM39.30>

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 expired in March 2022 and could not be renewed.

The Sublease terms previously authorized by City Council include a requirement that the Subtenant carry out all necessary construction and renovations to support its use of the Leased Premises at the sole cost and expense of the Subtenant and without cost to the City. However, the City retains responsibility for state of good repair and Accessibility for Ontarians with Disabilities Act compliance work. As such, City Council's approval of an amendment to the Sublease terms to allow the Subtenant to complete this work, at the expense of the City 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. Funds are available in cost center CCA252-03 to cover the cost of this work.

Further, 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, 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 revised terms of the Sublease agreement with the Subtenant helps advance these commitments.

REQUIRES RE-OPENING

Item MM39.30 (February 2 and 3, 2022 City Council meeting.) only as it pertains to the lease terms in Attachment 1.

Background Information (City Council)

Member Motion MM42.40