

City Council

Motion without Notice

MM45.46	ACTION			Ward: 10
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Advancing Reconciliation through the Creation of Affordable Housing by Indigenous for Indigenous at 15 Denison Avenue - by Mayor John Tory, seconded by Councillor Joe Mihevc

** 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

Mayor John Tory, seconded by Councillor Joe Mihevc, recommends that:

1. City Council authorize the Executive Director, Housing Secretariat to include conveyance, for nominal value, of all or portion of the City-owned property at 15 Denison Avenue and a portion of the adjacent public lane to an Indigenous non-profit organization to be selected through the Request for Proposals process referred to in Recommendation 2 below, instead of the previously approved 99-year long term lease approach for this site in Item PH23.9, and, once a development plan for the property is established, City Council direct staff to take all steps necessary to comply with the City of Toronto's real estate disposal process in Article 1 of City of Toronto Municipal Code Chapter 213, Real Property.
2. City Council direct the Executive Director, Housing Secretariat, in consultation with the Executive Director, Corporate Real Estate Management, the Chief Executive Officer, CreateTO and the General Manager, Parks, Forestry and Recreation to issue a Request For Proposals for 15 Denison Avenue to identify an Indigenous non-profit housing provider to design, build, finance, own and operate a new mixed-use affordable rental housing building, with rental units remaining affordable for a minimum period of 99 years, and partner with the City to establish a comprehensive development plan for the property, including the cultural space and outdoor space.
3. City Council direct the Executive Director, Housing Secretariat to allocate any unused portion of the \$200,000 from the Capital Revolving Reserve Fund for Affordable Housing (XR1058), designated for pre-development work for 15 Denison Avenue, to the Indigenous non-profit housing provider referred to in Recommendation 2 above, once selected, to advance the development of the site.
4. City Council direct the Executive Director, Housing Secretariat to report back to City Council on the results of the Request for Proposals including any request for Open Door financial incentives to activate the affordable rental homes.

Summary

At its meeting on June 8, 2021, City Council adopted Item PH23.9, and directed the Housing Secretariat to identify a non-profit development partner to design, build, finance and operate a new mixed-use affordable rental housing development including cultural space, a new park and a portion of a public lane at 15 Denison Avenue for 99 years under a long-term lease with the City. City Council also authorized the Executive Director, Housing Secretariat to allocate up to \$200,000.00 in funding from the Capital Revolving Reserve Fund for Affordable Housing (XR1058) for the purpose of completing pre-development activities and due diligence work to help advance the development.

Over the past few months, working in collaboration with a number of Indigenous partners and under the leadership of the City Manager, an opportunity was identified to use this site to support the City's commitments to truth, reconciliation and justice with Indigenous Peoples. As such, this Motion recommends that, instead of the formerly approved 99 year lease arrangement, City Council convey the site to an Indigenous housing provider to design, build, finance, own and operate a new mixed-use affordable rental housing development, which will include outdoor and cultural space. The affordable housing to be created onsite will remain affordable for at least 99 years.

Further, the Motion recommends that the Housing Secretariat identify the future Indigenous housing operator through a Request for Proposals process. In recognition of the right to self-determination, this Motion also recommends City Council approval to allocate any unused pre-development funding to the selected Indigenous non-profit operator to complete the design and due diligence work at 15 Denison Avenue.

The property at 15 Denison Avenue has not been declared surplus yet. Following the establishment of a development plan with the successful Indigenous proponent, staff will follow the delegation of authority to declare the land surplus. Additionally, staff will include the necessary required authorities to close a portion of the public lane in the report back to City Council with the results of the Request for Proposals.

Background Information (City Council)

Member Motion MM45.46