

City Council

Notice of Motion

MM47.58	ACTION			Ward: 4
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Authority to Approve the Non-profit Housing Provider for 11 Brock Avenue - by Councillor Gord Perks, seconded by Councillor Mike Layton

** Notice of this Motion has been given.*

** This Motion is subject to a re-opening of Item PH26.7. 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 Gord Perks, seconded by Councillor Mike Layton, recommends that:

1. City Council delete Part 2 of its decision on Item PH26.7 and replace it with the following:
 2. City Council direct the Executive Director, Housing Secretariat, in consultation with the Executive Director, Corporate Real Estate Management, to issue a competitive Request for Proposals to identify and select a non-profit affordable housing provider to develop and operate an affordable housing project on the site, under a 99-year lease.
2. City Council authorize the Executive Director, Corporate Real Estate Management to enter into a nominal lease, with a term of up to 99 years, with the non-profit housing provider for the 11 Brock Avenue referred to in Recommendation 1 above, on such terms and conditions as deemed appropriate by the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Housing Secretariat, and in a form satisfactory to the City Solicitor.

Summary

In October 2021, City Council declared the City-owned property at 11 Brock Avenue surplus for the purpose of creating affordable housing with support services for low-income marginalized individuals. City Council also directed staff to issue a competitive Request for Proposals and identify a non-profit affordable housing provider to develop and operate an affordable housing project on the site, under a 99-year lease, subject to City Council approval of the non-profit housing provider.

City and CreateTO staff have completed the pre-development and due-diligence work required including abatement of contaminants, demolition and site remediation. Staff are prepared to issue a Request for Proposals in summer 2022 and expect to have completed the evaluation process in fall 2022.

To avoid any delays in advancing this affordable housing project, Council approval is required to re-open Item PH26.7 - "Creating 40 New Supportive Homes at 11 Brock Avenue", to amend Part 2 and authorize the Executive Director, Housing Secretariat to select a non-profit housing provider, identified through a competitive Request for Proposals process, to develop and operate 11 Brock Avenue. City Council approval is also required to authorize the Executive Director, Corporate Real Estate Management to enter into a lease with the selected non-profit housing provider for the development and operation of the site.

The planned development of this City-owned land at 11 Brock Avenue will create up to 40 affordable homes with a range of support services for low-income households, including those experiencing or at risk of homelessness. This project will also help advance the HousingTO 2020-2030 Action Plan which sets a target of approving 40,000 new affordable rental homes, including 18,000 supportive housing units by 2030.

REQUIRES RE-OPENING:

City Council Item PH26.7 (October 1 and 4, 2021 City Council Meeting), only as it pertains to Part 2 of City Council's decision.

Background Information (City Council)

Member Motion MM47.58