

## **Supplementary Report - Shareholder & Service Manager Consent for Toronto Community Housing Corporation (TCHC) to Proceed with Agreement re: 285-291 Jarvis St.**

**Date:** May 14, 2024

**To:** City Council

**From:** City Manager

**Wards:** Ward 13, Toronto Centre

### **REASON FOR CONFIDENTIAL INFORMATION**

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The attachments to this report concern ongoing litigation respecting an appeal before the Ontario Land Tribunal, and the disclosure of information that relates to the financial information and interests of Toronto Community Housing Corporation (TCHC).

### **SUMMARY**

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Development applications were submitted in November 2022 for the property at 295 Jarvis Street and subsequently appealed to the Ontario Land Tribunal (OLT). Toronto Community Housing Corporation is the owner of adjacent property at 285-291 Jarvis Street and sought and obtained party status in the OLT appeal proceedings.

Toronto Community Housing Corporation requires City Council consent in respect of potential transactions contemplated as a result of discussions in the 295 Jarvis Street OLT appeal proceedings.

### **RECOMMENDATIONS**

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The City Manager recommends that:

1. City Council adopt the recommendations contained in the Confidential Attachment 1 to the Report from the City Solicitor.

2. City Council authorize the public release of the confidential recommendations in Confidential Attachment 1, if adopted by City Council.
3. City Council direct that the remainder of the confidential information contained in Confidential Attachment 1 and Confidential Attachment 2 remain confidential in their entirety until such time as Toronto Community Housing Corporation agrees that the confidential information may be disclosed to the public.

## **FINANCIAL IMPACT**

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There are no financial impacts to the City in this report.

## **DECISION HISTORY**

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On January 31 2018, City Council adopted [2018.EX30.2](#), **Implementing Tenants First - TCHC Scattered Portfolio Plan and an Interim Selection Process for Tenant Directors on the Toronto Community Housing Corporation Board**, which directed City staff to work with Toronto Community Housing Corporation to transfer its agency portfolio to interested and qualified non-profit operators, to enable Toronto Community Housing Corporation to focus on the provision of high-quality affordable housing in their mixed family portfolio, and to build capacity in the non-profit sector. Homes First Society was selected to be transferred 4 Toronto Community Housing Corporation agency houses subject to a successful business case, including the house at 285-291 Jarvis St.

On February 26, 2019, City Council adopted [2019.TE3.6](#), **295 Jarvis Street - Zoning By-law Amendment Application - Request for Interim Directions Report**, which directed staff to oppose the development application for 295 Jarvis St. in its current form, which ultimately led the developer to appeal to the Ontario Land Tribunal.

On July 14, 2021, City Council adopted [2021.EX25.12](#), **Toronto Community Housing Corporation - Annual General Meeting and 2020 Audited Consolidated Financial Statements**, which approved an updated Shareholder Direction from the City to Toronto Community Housing Corporation, which indicates in section 7.4.1b that Toronto Community Housing Corporation must obtain Shareholder approval to dispose of real property assets.

On November 8, 2023 [2023.TE8.8](#), **295 Jarvis Street - Official Plan and Zoning By-law Amendment Application - Appeal Report**, City Council directed staff to continue discussions with the developer of 295 Jarvis St. in an attempt to resolve outstanding issues related to the development application appeal.

## COMMENTS

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### Background

As outlined in the *295 Jarvis Street - Zoning By-law Amendment and Official Plan Amendment Applications - Request for Direction* report to City Council, a development application for 295 Jarvis St., which is adjacent to a Toronto Community Housing Corporation (TCHC) property at 285-291 Jarvis St., has been appealed by the developer to the Ontario Land Tribunal (case OLT-23-000471).

On the TCHC property (285-291 Jarvis St.), there is a 3-storey heritage building providing accommodation for 24 men, with programming delivered by a non-profit agency partner, the Homes First Society.

TCHC sought and obtained “party status” to the Appeal case in February 2024, to ensure the TCHC lands adjacent to the development application site would not be negatively impacted by the proposed development or negotiations. The City is also a named party to this Appeal.

Further information including recommendations for Council are outlined in Confidential Attachments 1 and 2.

### Transfer of 285-291 Jarvis St. to Homes First Society

Through 2018.EX30.2, City Council directed staff to work with TCHC to transfer ownership of its agency house portfolio to non-profit providers, adhering to five principles: maintaining affordability in transferred units, ensuring accountability, ensuring ongoing financial viability, focusing on tenant-centered transfer, and engaging with the broader community.

Since August 2023, City staff, TCHC, and Homes First Society have engaged in discussions regarding the transfer of 285-291 Jarvis St. and three other properties. 285-291 Jarvis has been in operation by Homes First Society under a lease from TCHC for 30 years, providing accommodation and support for 24 single older adult males facing substance use and mental health challenges.

In February 2024, the Executive Director, Housing Secretariat approved the transfer of 285-291 Jarvis Street from TCHC to Homes First Society, along with the necessary agreements to facilitate the transfer. The property is slated to be transferred in Q4 2024.

### Conclusion

TCHC requires City Council consent in respect of potential transactions in connection with active development applications and related appeals at 295 Jarvis Street.

## **CONTACT**

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## **SIGNATURE**

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Paul Johnson  
City Manager

## **ATTACHMENTS**

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Confidential Attachment 1 – Confidential Information

Confidential Attachment 2 – Confidential Information