

**City Council****Motion Without Notice**

MM14.11	ACTION			Ward: 14
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**Supporting New Indigenous Affordable Rental Housing at 537 Broadview Avenue - by Councillor Paula Fletcher, seconded by Councillor Paul Ainslie**

*\* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.*  
*\* This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*  
*\* This Motion has been deemed urgent by the Chair.*

**Recommendations**

Councillor Paula Fletcher, seconded by Councillor Paul Ainslie recommends that:

1. City Council authorize up to 12 affordable rental units to be eligible for waivers of parkland dedication fees and development charge exemptions on the lands known as 537 Broadview Avenue, unless already paid or exempted by provincial legislation.
2. City Council authorize the Executive Director, Housing Secretariat, to negotiate, amend and execute, on behalf of the City, a municipal housing facility agreement (the City's Contribution Agreement), or amendments to existing Contribution Agreements, where applicable, with Na-Me-Res (Native Men's Residence) to secure the financial assistance and to set out the terms of the development and the operation of the new affordable rental housing, on terms and conditions satisfactory to the Executive Director, Housing Secretariat, in consultation with the Chief Financial Officer and Treasurer and the General Manager, Toronto Shelter Support Services, and in a form approved by the City Solicitor.

**Summary**

The City of Toronto's HousingTO 2020-2030 Action Plan ("Action Plan") identifies the critical need to address the barriers faced by the Indigenous community in obtaining affordable housing.

This Motion seeks authority to provide Na-Me-Res (Native Men's Residence), an Indigenous non-profit housing provider (the "Proponent") with City incentives in respect of the capital renovations required to support the development of twelve new affordable rental housing units at 537 Broadview Avenue under the Open Door Affordable Housing Program.

Through the City's Open Door Program, the Proponent would be exempt from the payment of development charges and parkland dedication fees, with an estimated total value of \$390,695 in respect of the affordable housing project.

The affordable housing project at 537 Broadview Avenue supports one of the key strategic actions under the Action Plan – to enhance partnerships with Indigenous Community Partners. In 2023, following a competitive request for proposals process, the Proponent was allocated \$2.4M in funding towards the purchase of the property under the City’s Multi-Unit Residential Acquisition Program. The Multi-Unit Residential Acquisition Program provides funding and incentives to not-for-profit housing providers to preserve existing affordable housing rental stock for Toronto residents. The Multi-Unit Residential Acquisition Program also provides City incentives which includes a waiver of building permit fees and a property tax exemption but does not provide a waiver of development charges or parkland dedication fees, as projects under the Multi-Unit Residential Acquisition Program do not regularly create new units that require these fees and charges.

This Motion is urgent as it will allow for the construction of twelve "shovel-ready" affordable housing rental homes. Information to support the additional City contributions has been received by Housing Secretariat staff.

**Background Information (City Council)**

Member Motion MM14.11