

City Council**Notice of Motion**

MM28.40	ACTION			Ward: 14
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877 Yonge Street - Saint Clare's Multifaith Housing Society Community Space Tenancy Lease and Lease Amending Agreement - by Councillor Dianne Saxe, seconded by Councillor Paula Fletcher

** Notice of this Motion has been given.*

** This Motion is subject to referral to the General Government Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Dianne Saxe, seconded by Councillor Paula Fletcher, recommends that:

1. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Housing Secretariat, to negotiate and execute an amendment to the ground lease between the City of Toronto and St. Clare's Multifaith Housing Society dated September 22, 2021, to amend the "Leased Premises" by removing the area occupied by the Nancy and Ed Jackman Performance Centre and to add back approximately 9,700 square feet of commercial ground floor space for the provision of housing related services, on terms and conditions acceptable to the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Housing Secretariat, and in a form satisfactory to the City Solicitor.
2. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Housing Secretariat and the General Manager, Economic Development and Culture, to negotiate and executive a 10 year nominal lease agreement with St. Clare's Multifaith Housing Society, or the operating entity of the theatre, for the space occupied by the Nancy and Ed Jackman Performance Centre on terms and conditions generally in keeping with the Community Space Tenancy Policy and on such other terms and conditions as may be deemed appropriate by the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Economic Development and Culture, and in a form satisfactory to the City Solicitor.

Summary

This Motion seeks approval to amend an existing affordable housing long-term ground lease and negotiate and execute a new below-market community space lease at 877 Yonge Street.

The property located at 877 Yonge Street (the "Property") was acquired by the City using funding under the federal Rapid Housing Initiative program. The Property underwent interior renovations and alterations to create 252 permanent, self-contained units which provide affordable rental housing with wraparound support services for people experiencing

homelessness or those at risk of homelessness, women, Indigenous and racialized people, and seniors. Pursuant to 2021.PH23.7, the City entered into a nominal lease agreement dated September 22, 2021 (the "Housing Lease") for a term of 50 years less a day for the residential portion of 877 Yonge Street with St. Clare's Multifaith Housing Society ("St. Clare's"), together with some non-residential space intended for uses ancillary to the housing.

Through the innovative leadership and partnership of St. Clare's, Nightwood Theatre, Tapestry Opera, Councillor Saxe, local residents and many donors, a portion of the subbasement, a non-housing area of the leased premises, has been converted into the Nancy and Ed Jackman Performance Centre. This newly opened collaborative community theatre space features two new state-of-the-art venues, a 2,600 square foot performance hall and a 775 square foot rehearsal and recording space, complemented by a greenroom and offices to support Tapestry Opera, Nightwood Theatre, and a wide variety of other artists and independent producers who were accommodated in the Distillery District until 2022. It is close to the Rosedale subway station in a rapidly developing area, and will dramatically increase cultural opportunities in the midtown area.

With construction complete on the theatre space, it is time to amend the Housing Lease to remove the theatre space from the Housing Lease leased premises and to negotiate and execute a new below market community space lease agreement for the theatre space. To ensure sufficient space for housing related services, and to animate the building frontage, the Housing Lease will be amended to add back the equivalent area of approximately 9,700 square feet of vacant City-owned space at the same address. This ground level space was acquired by the City for future community or housing purposes. The lease amendment will be subject to CMHC's consent in accordance with existing funding arrangements.

Given the existing Housing Lease and the proposed new below market community space lease are both nominal lease arrangements, there is no financial impact from the proposed lease amendments or new lease agreements.

Background Information (City Council)

Member Motion MM28.40