

City Council

Notice of Motion

MM32.4	ACTION			Ward: 4
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Re-opening and Amending Item 2025.PH21.9 - Providing Housing Opening Today Toronto Inc., with Section 37 Funds for Purchase of Affordable Rental Housing Building - by Councillor Gord Perks, seconded by Councillor Alejandra Bravo

** Notice of this Motion has been given.*

** This Motion is subject to a re-opening of Item 2025.PH21.9, only as it pertains to Parts 1 and 3. 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 Alejandra Bravo, recommends that:

1. City Council amend its previous decision on Item 2025.PH21.9 by:
 - a. amending the lead-in paragraph of Part 1 by adding the words “or a building that will transition to affordable rental housing” after the words "affordable rental housing building”, so that Part 1 now reads as follows:
 1. City Council increase the 2025-2034 Capital Budget and Plan for the Housing Secretariat by \$1,500,000.00, for the purpose of funding the purchase of an affordable rental housing building, or a building that will transition to affordable rental housing, in Ward 4 - Parkdale-High Park, fully funded by Section 37 community benefits from the following developments in Ward 4 - Parkdale-High Park:
 - a. \$205,966.27 from 403 Keele Street (Source Account: XR3026-3701131);
 - b. \$478,208.82 from 2706, 2708, 2710, 2720, and 2730 Dundas Street West (Source Account: XR3026-3701159); and
 - c. \$815,824.91 from 1182-1221 King Street West (Source Account: XR3026-3701180).
 - b. amending Part 3 by adding the words “or a building that will transition to affordable rental housing” after the words "affordable rental housing building”, so that Part 3 now reads as follows:
 3. City Council authorize the Executive Director, Housing Secretariat to provide the funding, inclusive of Harmonized Sales Tax and disbursements, to Housing Opening Today Toronto Inc. to support the purchase of an affordable rental housing building,

or a building that will transition to affordable rental housing, in Ward 4 - Parkdale-High Park, subject to the funds being secured through an agreement as set out in Part 2 above.

Summary

The purpose of this Motion is to amend item 2025.PH21.9 - Providing Housing Opening Today Toronto Inc., with Section 37 Funds for Purchase of Affordable Rental Housing Building, adopted by City Council on May 21 and 22, 2025, to provide greater clarity and transparency regarding the proposed property acquisition.

Item 2025.PH21.9 provided Section 37 funds to support the non-profit housing agency Housing Opening Today Toronto in purchasing an existing rental housing building in Ward 4 - Parkdale-High Park. The text of the Council decision specified that the building be affordable rental housing.

The property Housing Opening Today Toronto has proposed to purchase includes a number of apartments currently rented at rates above the City's definition of affordable rental housing. These apartments will transition to lower, affordable rents to meet the City's definition as existing tenants move out over time and eligible new tenants move in at affordable rents. The existing tenants will also be income-tested and, should their incomes meet City requirements, their rents will be adjusted to affordable levels.

In this way the property will become entirely affordable over time. This motion is intended to clarify these circumstances to City Council as the original decision indicated the property would simply be affordable, which can be understood to mean entirely affordable at the time of purchase by Housing Opening Today Toronto.

The original Council Decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.9>

Requires Re-opening:

Item 2025.PH21.9 (May 21 and 22, 2025 Council meeting) only as it pertains to Parts 1 and 3 of City Council's decision.

Background Information (City Council)

Member Motion MM32.4

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-257420.pdf>)