

City Council

Notice of Motion

MM32.8	ACTION			Ward: 13
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Authorization to Terminate the 1992 Social Housing Agreement for 285-291 Jarvis Street Between the City of Toronto and Toronto Community Housing Corporation - by Councillor Chris Moise, seconded by Councillor Gord Perks

** 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 Chris Moise, seconded by Councillor Gord Perks, recommends that:

1. City Council authorize the Executive Director, Housing Secretariat, to terminate the Social Housing Agreement dated April 15, 1992, and registered on title on May 5, 1992, as Instrument Number CA18782, effective the date that 285–291 Jarvis Street is transferred to Homes First Society;
2. City Council authorize the Executive Director, Housing Secretariat, to execute and register a new Social Housing Agreement with Homes First Society in accordance with Council's direction in Part 18 of Item 2020.EX17.2 effective the date that 285-291 Jarvis Street is transferred to Homes First Society.

Summary

Toronto Community Housing Corporation owns the property at 285–291 Jarvis Street, which has been operated by Homes First Society (Homes First) for over 30 years as supportive housing for adult men experiencing mental health and substance use challenges.

In 2018, City Council approved the transfer of Toronto Community Housing Corporation's agency house portfolio, including this site, to non-profit housing providers as part of the Tenants First initiative. The transfer to Homes First is scheduled for September 2025.

As part of due diligence for this transfer, it was identified that a 1992 Social Housing Agreement between the City and Toronto Community Housing Corporation remains on title. This agreement, established under the City of Toronto Act, 1988 (No. 2), is now outdated and inconsistent with Council's direction in [Item 2020.EX17.2](#), which called for the development of modernized operating agreements for the Toronto Community Housing Corporation agency house transfers through Tenants First that preserve long-term affordability and align with the current legislative framework under the Housing Services Act, 2011. The 1992 agreement needs to be formally terminated and discharged and replaced by an agreement that satisfies the directions of City Council.

This motion is urgent as it enables the Housing Secretariat to remove the outdated agreement and register a new, modernized Social Housing Agreement with Homes First at the time the transfer closes between Toronto Community Housing Corporation and Homes First. The updated agreement will align with current legal and housing program frameworks, and advance the objectives of the Tenants First initiatives by ensuring the property remains affordable housing in perpetuity.

Background Information (City Council)

Member Motion MM32.8