

NOTICE OF MOTION

Advancing Indigenous Affordable Housing

Moved by: Councillor Fletcher

Seconded by: Deputy Mayor Malik

SUMMARY

Pursuant to 2010.CD32.2, City Council authorized the transfer of twenty of Toronto Community Housing Corporation's scattered houses to Wigwamen Incorporated ("Wigwamen") to enable solutions to housing issues facing vulnerable persons in a Council designated priority group. On August 1, 2025, Metrolinx expropriated 429 Pape Avenue, one of the scattered housing sites, from Wigwamen to advance the construction of the Ontario Line. 429 Pape Avenue had been operated by Wigwamen since 2010 as a single-family home. Since the expropriation, the City has been working collaboratively with Wigwamen to identify alternative sites to replace 429 Pape Avenue, with a particular focus in Ward 14.

With the completion of the Donlands Station Second Exit project, 1-3 Strathmore Boulevard, and the rear yards of 17 and 19 Dewhurst Boulevard (collectively, the "Property") were declared operationally surplus to the TTC in September 2025 (2025.TTC.8.7). The Property, although used most recently as a construction office and staging area, was originally residential and can be converted to support housing. Housing Secretariat, in consultation with Corporate Real Estate Management and Wigwamen, have determined the Property is a feasible replacement for 429 Pape Avenue.

Continued partnership and support to Wigwamen, including the transfer the Property, is a meaningful opportunity for the City to continue to advance the commitments set out in the City's Reconciliation Action Plan 2022- 2032. The proposed transfer clearly advances the City's commitment under Action 19, being a commitment to "make every effort to facilitate the transfer of stewardship, control and/or ownership of lands and waters to Indigenous Nations, communities, collectives and organizations and agencies."

RECOMMENDATIONS:

1. City Council authorize the Executive Director, Corporate Real Estate Management or their designate, to negotiate and execute a nominal transfer agreement with Wigwamen Incorporated or a related entity (collectively, "Wigwamen") for the transfer of 1-3 Strathmore Boulevard together with adjoining lands previously expropriated from 17 and 19 Dewhurst Boulevard (collectively, the "Property") on such terms and conditions as may be deemed appropriate by the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Housing Secretariat and the Director, Indigenous Affairs Office, and in a form acceptable to the City Solicitor.
2. City Council authorize the Executive Director, Corporate Real Estate Management

to agree that the City will assume all reasonable costs and charges related to the disposal of the Property including, but not limited to, land transfer tax, reasonable expenses related to third party consultants, legal and surveying costs, and to waive any customary City related charges and fees associated with the conveyance of lands.

3. City Council exempt the transactions identified in Part 1 above from the provisions of Article 1 of Chapter 213, Real Property of the Toronto Municipal Code, such that the subject lands are not required to first be declared surplus to the City's needs.
4. City Council approve, as the approving authority under the provisions of the Expropriations Act, the disposal of any portion of the Property that was acquired by expropriation without giving the original owner from whom such land was expropriated the first chance to repurchase the land.
5. City Council authorize the Executive Director, Housing Secretariat to negotiate and enter into with Wigwamen a municipal housing facility agreement pursuant to Section 453.1 of the City of Toronto Act, 2006 and/or any other agreements or other documents on behalf of the City that may be required to secure the financial assistance being provided and to set out the terms of the operation of the Property for 99 years as affordable housing, with rents set at or below Average Market Rent, all on terms and conditions satisfactory to the Executive Director, Housing Secretariat and in a form satisfactory to the City Solicitor.
6. City Council authorize the Executive Director, Housing Secretariat, or their designate, to execute, on behalf of the City, any security or financing documents required by Wigwamen to secure construction and conventional financing and subsequent refinancing, including any postponement, confirmation of status, discharge or consent documents where and when required during the term of the municipal housing facility agreement or any other agreements between the City and Wigwamen as required by normal business practices, and provided that such documents do not give rise to financial obligations on the part of the City that have not been previously approved by City Council.
7. City Council authorize up to three affordable rental housing units on the Property to be eligible for waivers of building permit fees and planning application fees, unless already paid.

Date: October 1, 2025