

Confirmed at the June 15, 2006 meeting

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Affordable Housing Committee

Meeting 3

Thursday, May 11, 2006

The Affordable Housing Committee met on May 11, 2006, in the Committee Room 1, City Hall, Toronto, commencing at 9:35 a.m.

* Councillor	
Councillor G. Mammoliti, Chair	X
Councillor P. McConnell, Vice-Chair	X
Councillor S. Carroll	-
Councillor P. Fletcher	X
Councillor N. Kelly	X
Councillor J. Mihevc	X
Councillor C. Palacio	X

* Members were present for all or part of the meeting.

Declarations of Interest under the *Municipal Conflict of Interest Act*.

None declared.

Confirmation of Minutes

On motion by Councillor Mihevc, the minutes of the meeting of the Affordable Housing Committee held on April 10, 2006 were confirmed.

3.1 Surplus School Board Sites and Review of the Inventory of City-owned Properties (All Wards)

The Affordable Housing Committee considered a report (April 24, 2006) from Sue Corke, Deputy City Manager, reporting on any possible school board facilities that are available to be converted to affordable housing or other public usage facilities including the necessary steps for the City and respective Boards to make this happen.

Recommendation:

It is recommended that this report be received information.

On motion by Councillor Palacio, the Affordable Housing Committee recommended to the Policy and Finance Committee that:

- (1) internal circulation to the City's Agencies, Boards, Commissions and Divisions concerning School Board surplus properties be made available to the Affordable Housing Office and discussed with the relevant area Councillor on a timely basis;
- (2) a copy of the outstanding report from the Chief Planner on Provincial requirements with respect to surplus school sites, among other matters, be circulated to the Affordable Housing Committee; and
- (3) the current inventory of City-owned properties that are under a review process categorized in the report (April 24, 2006) from Sue Corke, Deputy City Manager, as:
 - (a) properties having significant contamination issues to be resolved;
 - (b) properties being held pending release of restrictive covenant in order to realize full market value;
 - (c) properties being held pending completion of planning studies;
 - (d) properties held by Ward Councillor to resolve community concerns; and

- (e) residential parcels which have limited revenue potential

be made available to the Affordable Housing Office on a regular basis and discussed with the relevant area councillor on a timely basis.

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3.2 Affordable Housing Project at 111 Kendleton Drive (Ward 1 – Etobicoke North)

The Affordable Housing Committee considered a report (April 24, 2006) from Sue Corke, Deputy City Manager, recommending entering into a municipal housing project facility agreement with Toronto Community Housing Corporation (“TCHC”) for the affordable housing project at 111 Kendleton Drive in Ward 1, Etobicoke North.

Recommendations:

It is recommended that:

- (1) authority be granted to enter into a municipal housing project facility agreement together with any other agreements and security documents deemed necessary, for the 58 units Affordable Housing Project at 111 Kendleton, being developed by Toronto Community Housing Corporation, on terms and conditions satisfactory to Deputy City Manager, Sue Corke, and in a form satisfactory to the City Solicitor;
- (2) upon approval of the agreement with the Toronto Community Housing Corporation, the 2006 Approved Operating Budget for Shelter, Support and Housing Administration be increased by \$115,000 gross, \$0 net, to include funding from the Mayor’s Homelessness Initiative Reserve Fund for 111 Kendleton Drive; and
- (3) the appropriate City Officials be authorized and directed to take the necessary actions to give effect thereto.

On motion by Councillor Mihevc, the Affordable Housing Committee recommended to the Policy and Finance Committee that Council adopt the staff recommendations in the Recommendations Section of the report (April 24, 2006) from Sue Corke, Deputy City Manager.

(Policy and Finance Committee – May 11, 2006)

3.3 Sale of City-Owned Land Located East of Manse Road, South of Lawrence Avenue East to WRP Neighbourhood Housing for a Demonstration Affordable Home Ownership Project (Ward 44 – Scarborough East)

The Affordable Housing Committee considered a report (April 26, 2006) from the Deputy City Manager and Chief Corporate Officer seeking authorization for the sale of a surplus parcel of vacant land located east of Manse Road and south of Lawrence Avenue East to WRP Neighbourhood Housing (“WRP”) for the purpose of developing a demonstration home ownership project for affordable housing and a loan of up to \$800,000.00 from the Capital Revolving Fund if Council adopts the final Planning report as approved by the April 4, 2006 Scarborough Community Council regarding the rezoning of this site.

Recommendations:

It is recommended that:

- (1) if a plan of subdivision of 68 semi-detached dwelling units is approved by Council:
 - (a) the Offer to Purchase from WRP to purchase the City-owned vacant land located east of Manse Road, south of Lawrence Avenue East, being described on Sketch No. PMC-99-005e (the “Property”) at \$1,600,000.00, be accepted on the terms and conditions as outlined in Appendix “A” to this Report; and
 - (b) authority be granted to defer all development charges and planning fees, as itemized in the City’s Non-Profit Fee Exemption By-law, including any paid to date, for the WRP and Habitat for Humanity affordable housing unit, estimated to be \$767,000.00 on the terms and conditions set out in Appendix “A”;
- (2) in the alternative, if Council approves a plan of subdivision fees for fewer than 68 semi-detached dwelling units:
 - (a) the Offer to Purchase from WRP to purchase the City-owned vacant land located east of Manse Road, south of Lawrence Avenue East, being described on Sketch No. PMC-99-005e (the “Property”) at \$1,420,000.00, be accepted on the terms and conditions as outlined in Appendix “B” to this Report;
 - (b) a loan to WRP from the City’s Capital Revolving Fund for Affordable Housing of up to \$800,000.00 be approved in order to maintain the

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- affordability of the WRP homes on the terms and conditions set out in Appendix "B";
- (c) authority be granted to waive all development charges and planning fees, as itemized in the City 's Non-Profit Fee Exemption By-law, including any paid to date, for the WRP and Habitat for Humanity affordable housing units, estimated to be \$702,000.00;
 - (d) authority be granted to enter into a loan agreement with WRP and such other agreements deemed necessary, on terms and conditions satisfactory to the Deputy City Manager and in a form approved by the City Solicitor; and
 - (e) the 2006 Approved Operating Budget for Shelter Support and Housing Administration be adjusted by \$800,000.00 gross and \$.00 net to reflect the loan from the Capital Revolving Fund for Affordable Housing;
- (3) the Director of Real Estate Services and the Executive Director of Facilities and Real Estate be authorized, severally, to execute and accept the Offer to Purchase on behalf of the City as well as such other consents, approvals, directions and other documents as may be required for WRP to complete its due diligence process;
 - (4) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date and any other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable;
 - (5) the City Solicitor be authorized to approve and to execute the consents that will be required to release the City's restriction on the Property, in accordance with the terms of the Offer to Purchase with WRP;
 - (6) the City Solicitor be authorized to waive any fees with respect to providing the consents in recommendation (5);
 - (7) staff of the Affordable Housing Office be directed to evaluate and report back on the effectiveness of this affordable home ownership demonstration project; and
 - (8) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Kathleen Llewellyn-Thomas, Director, Development Engineering, Affordable Housing Office, Affordable Housing Development, gave a PowerPoint presentation.

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The following persons addressed the Affordable Housing Committee:

- Betty Smith, and filed a written submission; and
- Don York, Manse Valley Community Association.

Councillor Cowbourne was also present during consideration of this matter.

The Affordable Housing Committee:

- (A) recommended to the Policy and Finance Committee that:
 - (1) Council adopt the staff recommendations in the Recommendations Section of the report (April 26, 2006) from the Deputy City Manager and Chief Corporate Officer, subject to:
 - (a) deleting recommendation (1) (on motion by Councillor McConnell on behalf of Councillor Cowbourne); and
 - (b) amending Appendix A and Appendix B to allow the flexibility of securing the City's contribution of land and fees, or land and loan on the lands being transferred to the homes purchased by Habitat for Humanity Families, in addition to the homes purchased by the WRP Families (on motion by Councillor Mihevc); and
 - (2) in the event of an appeal to the proposed by-law to the Ontario Municipal Board, the Chief Planner, in consultation with the City Solicitor, report to the Scarborough Community Council, and City Council immediately thereafter, for further discussion prior to commencement of the OMB hearing (on motion by Councillor Mihevc); and

- (B) endorsed a subdivision of 60 semi-detached units, as per the Planning Report and the recommendations of the Scarborough Community Council (on motion by Councillor Mihevc on behalf of Councillor Cowbourne).

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Councillor Mammoliti vacated the Chair.

Councillor McConnell assumed the Chair.

3.4 Pandemic Influenza Plan for the City of Toronto

The Affordable Housing Committee considered a communication (April 11, 2006) from the Board of Health, advising that the Board of Health, on April 10, 2006, in considering a report (April 4, 2006) from the Medical Officer of Health on the status of pandemic influenza preparedness, among other things, referred the following motion moved by Cathy Crowe, Member, Board of Health, to the Affordable Housing Committee, with a request that the appropriate City staff report thereon to the Affordable Housing Committee:

“That City Council prioritize using the City’s current housing allowance allocation under the Affordable Housing Program to assist homeless persons who are eligible or on the City’s waiting list of social housing and that such priority be given to assist up to 500 homeless people or households and that priority be given to individuals with immuno-compromising conditions.”

The Committee also considered a communication (May 9, 2006) from Cathy Crowe, RN, Atkinson Economic Justice Fellow.

The following persons addressed the Affordable Housing Committee:

- Kathy Hardill, Regent Park Community Housing Corporation;
- Michael Shapcott, Senior Fellow, Wellesley Central, and filed a written submission; and
- Dr. Tomislav Svoboda, Community Medicine Specialist, St. Michael’s Hospital.

Councillor Kelly assumed the Chair.

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The Affordable Housing Committee:

- (1) referred the motion from the Board of Health and the deputations to the Affordable Housing Committee to the General Manager, Shelter, Support and Housing, for consideration and report back to the June 8, 2006, meeting of the Community Services Committee and the June 15, 2006, meeting of the Affordable Housing Committee on the status of the implementation of the Affordable Housing Program housing allowance initiative and response to the motion referred from the Board of Health (on motion by Councillor McConnell); and
- (2) referred the following motion by Councillor Palacio to the General Manager, Shelter, Support and Housing, for consideration when preparing the report (on motion by Councillor Palacio):

“That the motion from the Board of Health be amended to read as follows:

“That City Council prioritize using the City’s current housing allowance allocation under the Affordable Housing Program to assist homeless persons who are eligible or on the City’s waiting list of social housing and that such priority be given to assist up to 500 homeless people that are on the waiting list and that priority be given to individuals with immuno-compromising, mental, physical and other serious medical conditions.” (moved by)

(General Manager, Shelter, Support and Housing Administration; c.: Administrator, Community Services Committee, Secretary, Board of Health and Interested Persons – May 12, 2006)

Councillor McConnell resumed the Chair.

3.5 Matters Arising from Minutes

On motion by Councillor Fletcher, the Affordable Housing Committee requested the Chief Planner to report to the next meeting of the Affordable Housing Committee (June 15, 2006) with an update on the following motion from the January 18, 2006, Affordable Housing Committee meeting:

“the Chief Planner, in conjunction with the Chief Building Official, Deputy City Manager of Municipal Licensing and Standards, and the Medical Officer of Health report on regulations pertaining to maximum occupancy and any other relevant matters for rooming houses situated in areas that are zoned residential, to the Affordable Housing Committee and the Planning and Transportation Committee;”

[Reference Minute 1.1, January 18, 2006].

The meeting adjourned at 12:35 p.m.

Chair