



## City Council Directions Requiring Board Attention

Item 2D

November 30, 2021

Governance, Communications and Human Resources Committee

**Report:** GCHRC:2021-39

**To:** Governance, Communications and Human Resources Committee (“GCHRC”)

**From:** Director, Strategic Planning & Stakeholder Relations

**Date:** October 12, 2021

### **PURPOSE:**

The purpose of this report is to provide the GCHRC with an update on TCHC-related Council decisions that require action by the TCHC Board of Directors (the “Board”).

### **REPORT HISTORY:**

The template for this report was presented and approved by the GCHRC on November 5, 2020. The iteration of this report provided at the February 1, 2021 GCHRC meeting included a catch-up of all TCHC-related Council items from 2019 and 2020.

The current report includes new TCHC-related Council items since the September 10, 2021 GCHRC meeting and covers Council meetings held on Oct 1- 4, 2021. Attachment 1 includes the new item(s) from this report, listed below, and all outstanding or on-going items remaining from the previous report. Items that have changed status to “Work Completed” will be updated in the first subsequent report upon its completion, and will be removed in following reports.

**RECOMMENDATIONS:**

It is recommended that the GCHRC receive this report for information.

**REASONS FOR RECOMMENDATIONS:**

Toronto City Council regularly makes decisions that impact the corporation. This report helps to keep the GCHRC informed of City Council decisions that require their attention, action and/or input.

**COUNCIL ITEMS REQUIRING BOARD ATTENTION:****Report Name: MM36.29 Providing an Exemption of Planning Application and Building Permit Fees for Toronto Community Housing Corporation's Single-Family and Rooming Houses - by Councillor Ana Bailao, seconded by Councillor Paula Fletcher**

Date at Council: October 1, 2021

Council Decision: Adopted with amendments

Attention required from Board: This item exempts TCHC from planning and building permit fees in order to transfer four properties in the scattered, agency and rooming house portfolios.

Management Recommendations: The Board review this item for information.

**Report Name: PH25.10 A New Regulatory Framework for Multi-tenant Houses**

Date at Council: October 1, 2021

Council Decision: Adopted without amendments

Attention required from Board: This report proposes the creation of a comprehensive city-wide regulatory framework for multi-tenant houses, one of the most affordable forms of housing, to respond to calls for deeply affordable and safe housing in all parts of the city. The framework uses a human rights lens and ensures regulatory oversight to protect tenant life safety and create liveable, well-maintained and affordable places to live that are part of complete communities.

Management Recommendations: SPSR & Operations are reviewing how this new regulatory framework may apply to TCHC, and will report back on any TCHC impacts at a future meeting.

**Report Name: MM36.13 Fixing Service Gaps in RentSafeTO - by Councillor Kristyn Wong-Tam, seconded by Councillor Paul Ainslie**

Date at Council: October 1, 2021

Council Decision: Adopted without amendments

Action required from Board: Direct MLS to ensure staff are trained to deal with pest management and consider collaborating with other City Divisions and Agencies (i.e. Shelter, Support and Housing Administration and Toronto Community Housing Corporation). Due to TCHC's track record in pest management, the City has directed us, along with others, to communicate our methods in pest management to MLS.

Management Recommendations: FM staff are aware of this recommendation, and will be tracking the item for action required from TCHC.

**SIGNATURE:**

*"Lindsay Viets"*

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Lindsay Viets  
Director, Strategic Planning & Stakeholder Relations

**ATTACHMENT:**

1. City Council Items – Status Tracker

**STAFF CONTACT:**

Minh Toan, Business Planner  
416-981-4371  
Minh.Toan@torontohousing.ca

Item Code	Date	Council Decision	Action or Attention by TCHC Board	Relevant Division	Work Status	Management Recommendations/ Status Report	
<b>COUNCIL ITEMS REQUIRING BOARD ATTENTION/ACTION</b>							
19-AU2.1	AU2.1 Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations	May 14 and 15, 2019	Adopted with Amendments	Attention: 1. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to make recommendations to City Council regarding city-building objectives that will be addressed through Toronto Community Housing Corporation revitalizations, and the related funding requirements to achieve those objectives, prior to proceeding with future revitalizations and/or phases that have yet to obtain planning approvals and Shareholder consent.	Development	Work On-going	Development reports regularly through Internal Audit to the AG Office
				4. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation and other relevant stakeholders, to evaluate the impacts of requiring that new affordable housing be provided by developers in any real estate development transactions; such evaluation should consider the financial implications and/or trade-offs to the City as a whole, as well as potential incentives and strategies that can make providing affordable housing more attractive to potential developers.			
				4. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation and other relevant stakeholders, to evaluate the impacts of requiring that new affordable housing be provided by developers in any real estate development transactions; such evaluation should consider the financial implications and/or trade-offs to the City as a whole, as well as potential incentives and strategies that can make providing affordable housing more attractive to potential developers.			
				5. City Council request the Executive Director, Social Development, Finance and Administration, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to ensure that Toronto Community Housing Corporation's long-term development capital and operating needs for revitalizations are considered as part of developing a long-term permanent funding model.			
				6. City Council request the City Manager to ask the Boards of CreateTO and Toronto Community Housing Corporation to ensure these organizations increase collaboration and consultation with a view to improving the function of each organization independently in the short-term; such work should commence as soon as possible.			
				7. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to bring forth recommendations to clarify the Shareholder Direction to Toronto Community Housing Corporation with respect to the City's approval and ongoing oversight of revitalizations, specifically:  a. the timing and scope of approvals, including objectives and priorities for the revitalization; and  b. the level of detailed reporting required annually on project progress, capital budget variances, updated forecasts and adherence with the Council-approved strategic direction and principles, including barriers and challenges.			
				9. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to report the outcomes (short, medium, and long-term) achieved at the completion of each phase of revitalization projects in order to demonstrate the overall financial and non-financial stakeholder impacts; such reports be completed as soon as practicable following the completion of each phase of a project.			
				10. City Council request the Toronto Community Housing Corporation Board to report annually to City Council through the City Manager and the City's Chief Financial Officer and Treasurer on the long-term building repair and development capital plans, including funding sources and any unfunded amounts the City needs to include in its Capital Plan.			

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			11. City Council request the City's Chief Financial Officer and Treasurer to ensure the City's 10-Year Capital Plan includes Toronto Community Housing Corporation's building capital repair and revitalization projects and identify shortfalls to be included in the overall city unfunded projects list, in addition, the City needs to identify any associated debt that needs to be included in the City's debt service targets.				
19-EX7.1	19-EX7.1 Implementing Tenants First - A New Seniors Housing Corporation and Proposed Changes to Toronto Community Housing Corporation's Governance	16-Jul-19	Adopted with Amendments	<p><b>Attention:</b> 1. City Council approve in principle the establishment under section 148 of the City of Toronto Act, 2006, of a wholly-owned City services corporation to manage and operate Toronto Community Housing Corporation's 83 seniors-designated buildings, as listed in Attachment 1 to the report (June 21, 2019) from the City Manager and the Deputy City Manager, Community and Social Services, and City Council direct the Deputy City Manager, Community and Social Services, to complete a due diligence process to ensure an appropriate understanding of the legal, financial and labour implications and report back with the results of the due diligence process in the first part of 2020.</p>	SHU	Work Completed	Update to Board provided to TSC and BIFAC reports January 2021; Creation of Toronto Seniors Housing Corporation was adopted by City Council on May 5 2021.
				<p><b>Action:</b> 4. City Council, as sole shareholder, direct the Toronto Community Housing Corporation Board of Directors to direct the President and Chief Executive Officer, Toronto Community Housing Corporation to implement the integrated service model for seniors as described in Attachment 5 to the report (June 21, 2019) from the City Manager and the Deputy City Manager, Community and Social Services, beginning with 10 sites selected from the 83 designated seniors-designated buildings in 2020 in partnership with the City and the Toronto Central Local Health Integration Network until such time as the new City services corporation referenced in Part 1 above is established.</p>	SHU	Work Completed	Update to Board provided to TSC and BIFAC reports September 2021; Phase 2 of the ISM is being rolled out in 2021, with Phase 3 in 2022.
				<p><b>Attention:</b> 10. City Council approve in principle the transfer of Toronto Community Housing Corporation's real estate development functions to CreateTO and/or the City in alignment with the City-wide real estate model, including infill housing opportunities, the functions related to treatment of property and property related transactions and direct the Deputy City Manager, Corporate Services, in consultation with the Chief Executive Officer, CreateTO and the Chief Executive Officer and President, Toronto Community Housing Corporation to complete a due diligence process to ensure an appropriate understanding of the legal, financial and labour implications of the transfer and report back by the end of 2019 with a transfer plan including governance.</p>	Development	Work Completed	Update to Board provided to TSC and BIFAC reports September 2021.
				<p><b>Attention:</b> 12. City Council direct that all proposals relating to future revitalizations and redevelopment opportunities of Toronto Community Housing assets, including any demolition and reconstruction of multiple buildings and infill opportunities, be directed to the Executive Director, Housing Secretariat, for review and recommendation working, in consultation with the Chief Executive Officer, CreateTO and the Chief Planner and Executive Director, City Planning prior to being recommended to City Council for approval.</p>	Development	Work Completed	All future revite and redevelopments are being reviewed by Housing Secretariat
				<p><b>Action:</b> 13. City Council, as sole shareholder, direct the Toronto Community Housing Corporation Board of Directors to direct the President and Chief Executive Officer, Toronto Community Housing Corporation to co-ordinate through the Executive Director, Housing Secretariat, who will work in consultation with the Deputy City Manager, Community and Social Services, Chief Executive Officer, CreateTO and the Chief Planner and Executive Director, City Planning, to identify opportunities for new affordable rental housing units on Toronto Community Housing Corporation lands through a program of infill construction in which the City of Toronto, or one of its agencies, retains ownership of all land currently held, unless City Council determines the ownership of these lands is no longer in the public interest.</p>	SPSR	Work On-Going	Continue to engage with the Housing Secretariat to determine when and if an infill construction program would be of benefit to the city's overall affordable housing plan. No action at this time.
			<p><b>Attention:</b> 16. City Council request the General Manager, Shelter, Support and Housing Administration, in collaboration with the Chief Executive Officer, Toronto Community Housing Corporation, to ensure that a maximum number of social housing units are being used for housing and to complete a review of all housing units that are used for other purposes; and, establish a process that requires service manager approval prior to the removal of any housing units from service.</p>	Operations	Work Completed	TCHC has worked with city staff (SSHA) to develop a procedure for review and approval of units to be taken out of circulation.	

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19-AU3.14	July 16-18, 2019	Adopted with Amendments	<p><u>Attention:</u> 17. City Council request the General Manager, Shelter, Support and Housing Administration to:</p> <p>a. work, in collaboration with the Chief Executive Officer, Toronto Community Housing Corporation, to develop an interim process to efficiently and publicly post information on buildings with hard-to-rent vacancies to support applicants in making more informed housing choices; and</p>	Operations	Work On-Going	TCHC working with City staff (SSHA) has completed the delivery of virtual "Open Houses" in mid-2021. The next phase that will involve publicly posting information on buildings and vacancies and providing applicants with information to make an informed housing choice will be completed by 2022 Q1.
			<p><u>Attention:</u> 21. City Council request the General Manager, Shelter, Support and Housing Administration, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to consider the feasibility of using Toronto Community Housing Corporation vacant units held for revitalization to meet the demand for emergency shelter as an alternative to hotels or other temporary shelter options.</p>	Development	Work Completed	Implemented in Regent Park
19-GL8.16	October 29 and 30, 2019	Adopted with Amendments	<p><u>Action:</u> City Council requested Toronto Community Housing Board of Directors implement The Pathway to Sustainable City of Toronto Fleets Plan.</p>	FM	Work On-Going	Facilities Management preparing report which will be provided in Q2 2022. Discussion with the City on this program are on-going.
20-MM24.31	September 30 and October 1, 2020	Adopted without Amendments	<p><u>Action:</u> 4. City Council request the City Manager to forward this Item to the Toronto Community Housing Corporation Board, with a request that the Board advise the City Manager about what concrete actions and plans have been implemented as part of a Community Safety Plan, and City Council request the City Manager to report to the Economic and Community Development Committee.</p>	Operations	Work Completed	COO reported to TSC then Board in Q1 2021 as per City Council request; Update on Lawrence Heights Safety program included in Q1 VRP Activity in Item 9G to TSC on May 4 2021.
			<p><u>Attention:</u> 1. City Council request the Toronto Community Housing Corporation in cooperation with the community to examine a possibility of establishing a Community Resource Safety House in order to support local residents, community building and safety enhancing effort.</p>	Operations		
20-EX.17.2	October 27 and 28, 2020	Adopted without Amendments	<p><u>Action:</u> 1. City Council adopt the 2021 Mandate Direction Document for Toronto Community Housing Corporation outlined in Attachment 1 to the report (October 6, 2020) from the Deputy City Manager, Community and Social Services and, as Shareholder, request the Board of Directors of Toronto Community Housing Corporation to work with the Deputy City Manager, Community and Social Services to carry out the actions described in the 2021 Mandate Direction document.</p>	SPSR	Work Completed	Update to Board via report presented to TSC November 24, 2020; letter to the Shareholder and Annual Report presented to Board on April 27 2021.
21-PH21.2	March 10 2021	Adopted without Amendments	<p><u>Attention:</u> City council adopted this report by SSHA directing TCHC and City Staff to undertake the necessary due diligence work to identify the financial and operational implications related to the full redevelopment of the Dan Harrison Community Complex by the fourth quarter of 2021. Report to the Planning and Housing Committee by the first quarter of 2022 with a proposed plan to improve the built-form and the operations of the Dan Harrison Community Complex and to create new supportive housing opportunities to better serve the needs of existing and future residents.</p>	SPSR, Operations & FM	Work On-going	The Board review this item for information;TCHC staff in consultation with City staff are working to complete the report by Q4 2021.
21- MM35.19	14-Jul-21	Adopted with Amendments	<p><u>Attention:</u> This item recommends the Executive Directors of Social Development, Finance and Administration and Municipal Licensing and Standards to report back to the Planning and Housing Committee on the feasibility of requiring all apartment buildings provide air conditioned units or an air conditioned cool room in the building.</p>	FM	Work On-going	FM staff are aware of this recommendation, and will be tracking the item for potential impact on TCHC.
21-EX25.12	14-Jul-21	Adopted without Amendments	<p><u>Attention:</u> This report transmits materials submitted by the Board of Directors of Toronto Community Housing Corporation (TCHC) to the City and recommends the actions necessary to comply with the requirements of the Business Corporations Act, Ontario (OBCA) for holding the Annual General Meeting of the Shareholder of TCHC, including receipt of its Annual Report and Audited Consolidated Financial Statements (Statements) for 2020 and appointment of the auditor for 2021.</p>	Legal, SPSR & Finance	Work Completed	The Board review this item for information; City Council received and approved materials from TCHC including TCHC's 2020 Audited Annual Financial Statements, Letter to the Shareholder, Annual Report, Shareholder Direction and the 2020 Financial Impacts of COVID-19. City Council amended Section 6.1 of the Board Composition to include three tenant directors.

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21-EC23.4	14-Jul-21	EC23.4 St. James Town Community Food Table Adopted with Amendments	<u>Action:</u> This report details the outcomes of the table to date which include: the development of an Interim Collaborative Framework that describes a collective vision for food programming in St. James Town, the identification of three key actions and corresponding next steps to address food security in the neighbourhood, and a list of local spaces that could be made available for food-related programming and initiatives as well as the processes to secure these spaces.	Operations, SPSR & FM	Work On-going	SPSR, FM and Operations, in consultation with SDFA, are leading work to plan and activate space at 200 Wellesley for use by food agencies.
21- MM36.29	1-Oct-21	MM36.29 Providing an Exemption of Planning Application and Building Permit Fees for Toronto Community Housing Corporation's Single-Family and Rooming Houses - by Councillor Ana Bailao, seconded by Councillor Paula Fletcher Adopted with Amendments	Attention: This item exempts TCHC from planning and building permit fees in order to transfer 4 rooming house properties.	SPSR	Exemption granted	The Board review this item for information.
21- EX25.3	1-Oct-21	PH25.10 A New Regulatory Framework for Multi-tenant Houses Adopted with Amendments	Attention: This report proposes the creation of a comprehensive city-wide regulatory framework for multi-tenant houses, one of the most affordable forms of housing, to respond to calls for deeply affordable and safe housing in all parts of the city. The framework uses a human rights lens and ensures regulatory oversight to protect tenant life safety and create liveable, well-maintained and affordable places to live that are part of complete communities.	SPSR & Ops	Work On-going	SPSR & Operations are investigating how this new regulatory framework may apply to TCHC.
21- MM36.13	1-Oct-21	MM36.13 Fixing Service Gaps in RentSafeTO - by Councillor Kristyn Wong-Tam, seconded by Councillor Paul Ainslie Adopted without Amendments	Attention: Direct MLS to ensure staff are trained to deal with pest management and consider collaborating with other City Divisions and Agencies (i.e. Shelter, Support and Housing Administration and Toronto Community Housing Corporation). Due to TCHC's track record in pest management, the City has directed us, along with others, to communicate our methods in pest management to MLS.	TRO	Work On-going	FM staff are aware of this recommendation, and will be tracking the item for action required from TCHC.