

Item 2G - City Council Directions Requiring Board Attention
 TCHC Public Board Meeting - April 25, 2022
 Report#: TCHC:2022-19 **Attachment 1**

| Item Code | Date | Council Decision | Action or Attention by TCHC Board | Relevant Division | Work Status | Management Recommendations/ Status Report |
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| COUNCIL ITEMS REQUIRING BOARD ATTENTION/ACTION | | | | | | |
| 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 | 16-Jul-19 | Adopted with Amendments | <u>Action:</u> 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. | Ops | 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. |
| 19-AU3.14 | July 16-18, 2019 | Adopted with Amendments | <u>Attention:</u> 17. City Council request the General Manager, Shelter, Support and Housing Administration to: 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 | 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. |
| 19-GL8.16 | October 29 and 30, 2019 | Adopted with Amendments | <u>Action:</u> City Council requested Toronto Community Housing Board of Directors implement The Pathway to Sustainable City of Toronto Fleets Plan. | 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. |
| 21-PH21.2 | March 10 2021 | Adopted without Amendments | <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. | SPSR, Operations & FM | Work On-going | The Board review this item for information; TCHC staff submitted due diligence report to City staff (Housing Secretariat) in December 2021. Housing Secretariat is required to provide a report on this matter and will do this at a later date. |
| 21- MM35.19 | 14-Jul-21 | Adopted with Amendments | <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. | FM | Work On-going | FM staff are aware of this recommendation, and will be tracking the item for potential impact on TCHC. |
| 21- EX25.3 | 1-Oct-21 | Adopted with Amendments | <u>Attention:</u> 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 | Adopted without Amendments | <u>Attention:</u> 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. |

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| 21- PH28.2 | PH28.2 Housing Now Initiative - Annual Progress Update and Launch of Phase Three Sites | 10-Nov-21 | Adopted with Amendments | Attention: Council to direct the Board of Directors of Toronto Community Housing Corporation, when requested by the Deputy City Manager, Corporate Services and the Executive Director, Corporate Real Estate Management, to transfer a portion of lands located at 1080 Eastern Avenue and currently owned by Toronto Community Housing Corporation, to the City of Toronto at nominal cost to be included as part of the Housing Now site at 1631 Queen Street East, which it will thereafter form part of. | Development | Work On-going | The Board review this item for information;TCHC awaiting direction from DCM. |
| 21- EC26.8 | EC26.8 Supporting Food Security in St. James Town | 15-Dec-21 | Adopted without Amendments | This item recommends that City Council request the Board of Directors of Toronto Community Housing Corporation to request the President and Chief Executive Officer, Toronto Community Housing Corporation to undertake the capital improvements required to establish a community food space at 200 Wellesley Street East and to lead a Request for Expressions of Interest process, identifying a collaborative of community agencies to activate the space and operationalize the coordination, activation and resident participation for the space. | Operations, SPSR & FM | Work On-going | Section 37 funds were approved at the March 9 City Council meeting for a total gross amount of \$967,000.00. The REOI is being finalized and to be issued in mid April. |
| 21-IE26.16 | TransformTO – Critical steps to NetZero by 2040 | 15-Dec-21 | Adopted with Amendments | Attention: Council to direct the Chief Planner and Executive Director, City Planning, to accelerate implementation of the greenhouse gas emission limits performance measure in the Toronto Green Standard to ensure that buildings constructed in or after 2030 are near zero emissions, by revising the Toronto Green Standard Tier 1 mandatory performance measure as follows, to: the "High Performance" level (Toronto Green Standard Version 4 Tier 2) to apply in 2025; and the "Near Zero Emissions" level (Toronto Green Standard Version 4 Tier 3) to apply in 2028; | Development & FM | Work On-going | FM & Development are investigating how the implementation of the greenhouse gas emission limits may apply to TCHC. |
| 21-PH29.5 | Implementing Tenants First: Authority to Enter into a Municipal Capital Facilities Agreement for the Single-Family Homes being Transferred to the Non-Profit Housing Sector | 15-Dec-21 | Adopted without Amendments | Attention: Council to authorize the General Manager, Shelter, Support and Housing Administration to negotiate and enter into a municipal housing facility agreement (the City of Toronto's Contribution Agreement) with the housing providers described in Table 2 in the Financial Impact section in the report (November 10, 2021) from the General Manager, Shelter, Support and Housing Administration to secure affordable housing in accordance with the updated Municipal Capital Facilities By-Law, in return for the exemption from taxation for municipal and school purposes on terms and conditions satisfactory to the General Manager, Shelter, Support and Housing Administration and in a form approved by the City Solicitor. | Operations, SPSR & FM | Work On-going | Municipal Capital Facilities Agreement referenced in the item does not take effect until the Single-Family properties have been transferred to the new housing providers. |
| 21-PH29.7 | Lawrence Heights Revitalization – Phases 2 & 3 Interim Status & Budget Update | 15-Dec-21 | Adopted with Amendments | 4. City Council request the Executive Director, Housing Secretariat, in consultation with the appropriate City divisions, the Chief Executive Officer, CreateTO and the President and Chief Executive Officer, Toronto Community Housing Corporation, to report to City Council by the third quarter of 2022 with the outcome of the Toronto Community Housing Corporation procurement process and a recommended development partner, refined cost estimates and an update on funding opportunities to support the revitalization project. 5. City Council direct the General Manager, Toronto Water, the General Manager, Transportation Services, the General Manager, Children's Services and the General Manager, Parks, Forestry and Recreation and City Council request the Board of Directors of Toronto Community Housing Corporation to work together to advance the development of the community recreation centre to meet the Federal Government's requirements and deadline for project completion, should the City of Toronto receive federal funding to build the new community recreation centre in Lawrence Heights. 8. City Council request a full Community Benefits Agreement for the construction of Phases 2 and 3 of the Lawrence Heights Revitalization Project and that the plan be reported to the Planning and Housing Committee prior to finalizing. 10. City Council request the Board of Directors of the Toronto Community Housing Corporation to request the President and Chief Executive Officer, Toronto Community Housing Corporation, in consultation with the Executive Director, Housing Secretariat, the Chief Executive Officer, CreateTO and the Executive Director, Social Development, Finance and Administration, to incorporate in the Request for Proposals for Phases Two and Three of the Lawrence Heights Revitalization a Community Benefits Agreement to | Development & Procurement | Work On-going | 4. In progress – TCHC working in consultation with the Housing Secretariat, and CreateTO. 5. In progress. City led initiative, TCHC is working in consultation with Toronto Water, Transportation Services, Children's Services, and Park Forestry and Recreation. 8. In progress. TCHC working in consultation with the Housing Secretariat, and the City's Community Benefits Team. 10. In progress. TCHC in consultation with the Housing Secretariat, CreateTO, and the City's Community Benefits Team. |

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| 21-PH29.20 | 15-Dec-21 | Adopted without Amendments | <p>Attention: 1. City Council to authorize that up to 55 additional new rent-geared-to-income and new affordable rental units to be constructed in Phase 3 of the Regent Park Revitalization be eligible for waivers for building permit and development charge exemptions.</p> <p>2. City Council authorize the Executive Director, Housing Secretariat to negotiate and enter into, on behalf of the City of Toronto, a municipal housing project facility agreement (the "Contribution Agreement") with Toronto Community Housing Corporation for the development of the new rent-geared-to-income and new affordable housing, to be constructed on the lands known as 175 Oak Street, to secure the financial assistance being provided and to set out the terms of the operation of the new affordable rental units, on terms and conditions satisfactory to the Executive Director, Housing Secretariat and in a form approved by the City Solicitor</p> | Development, SPSR & FM | Work On-going | <p>1. This authorization is a technical amendment to align as-built or in construction Phase 3 building unit counts with existing City Council authorities. No action further action required by TCHC.</p> <p>2. In progress. Housing Secretariat reviewing final draft of Contribution Agreement.</p> |
| 21-MM38.51 | 15-Dec-21 | Adopted without Amendments | <p>Attention: Council to support an effective transition of operations from Toronto Community Housing Corporation to Toronto Seniors Housing Corporation and the successful implementation of the Integrated Service Model, City Council direct the Deputy City Manager, Community and Social Services, to have City staff, through the Tenants First initiative, lead the Senior Tenant Advisory Committee, oversee the recruitment and confirmation of new members, invite current members of the Senior Tenant Advisory Committee to continue their membership to provide continuity of leadership, and ensure that senior tenants can directly access, inform and influence services and programs to be provided by the new corporation.</p> <p>4. City Council direct the General Manager, Seniors Services and Long-term Care, to lead a review of the Seniors Health and Wellness model, including how hub sites are selected and make recommendations to Toronto Community Housing Corporation and Toronto Seniors Housing Corporation related to implementation.</p> <p>Action: 5. City Council request the Toronto Community Housing Corporation, given feedback from senior tenants, to remove 145 Strathmore Boulevard from consideration as a hub site pending review of Seniors Health and Wellness model.</p> | Operations & SPSR | Work On-going | TCHC is supporting the City on the motions and the removal of 145 Strathmore Blvd from consideration as a hub site pending the review of the Seniors Health and Wellness model. |
| 21-MM38.28 | 15-Dec-21 | Adopted without Amendments | <p>Attention: City Council require that any Member of Council who wishes to attend in person any City Council meeting, Committee meeting, tribunal meeting, or meeting of an City Agency, Board, or Corporation must provide proof of being fully vaccinated to the City Clerk prior to the meeting and that Members failing to do so will be required to participate remotely.</p> <p>3. City Council request and authorize any Agencies, Boards, and Corporations that are separately governed to adopt this Policy by appropriate means, including through an amendment to applicable procedural by-laws or rules.</p> | SPSR | Work Completed | The Board and Committee Meetings – Rules of Procedures have been amended to incorporate this requirement and other changes to the Rules. |
| 21-MM41.2 | 9-Mar-21 | Adopted without Amendments | <p>Attention: This items recommends that City Council increase the 2022 approved Operating Budget for Shelter, Support and Housing Administration on a one-time basis by \$967,000.00 gross, \$0 net, for transfer to Toronto Community Housing Corporation in order to undertake capital building upgrades to the building at 200 Wellesley Street East necessary to create a Food Hub, (cost centre: FD5101) fully funded by Section 37.</p> | Operations & SPSR | Work Completed | Section 37 funds were approved at the March 9 City Council meeting for a total gross amount of \$967,000.00. The REOI is being finalized and to be issued in mid April. |
| 21-PH31.2 | 9-Mar-21 | Adopted without Amendments | <p>Attention: The City is re-organizing the way it plans and delivers housing and homelessness services. This includes consolidating authorities, responsibilities and oversight for all housing services and functions under the Housing Secretariat. The Shelter, Support and Housing Administration division ("SSHA") will maintain its authorities and responsibilities for homelessness services. The Executive Director, Housing Secretariat will have all service manager consents to develop or redevelop a Toronto Community Housing Corporation housing project or the lands where it is located shall be authorized or given by Council.</p> | SPSR | Work Completed | TCHC is aware, and staff are fully engaged with the Housing Secretariat to ensure a smooth transition of these responsibilities. |