

Toronto Community Housing



City Council Directions Requiring Board Attention

Item 7

January 30, 2023

Governance, Communications and Human Resources Committee

Report: GCHRC:2023-04

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

From: Vice President, Strategic Planning & Communications

Date: January 3, 2023

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”).

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.

This report includes new TCHC-related Council items since the November 14, 2022 GCHRC meeting and covers Council meetings held on December 14-15, 2022. Attachment 1 includes all outstanding or on-going items remaining from previous reports. 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. Items that have transitioned to other organizations and are no longer under TCHC’s

responsibility will also be removed in following reports. We have added a new status to the council tracker for items where “Work is pending further action from the City”. These items do not yet require action from TCHC but are relevant and may require action in the future.

COUNCIL ITEMS REQUIRING BOARD ATTENTION:

Report Name: MM2.16 Ensuring a Successful Tenant Advisory Committee at Toronto Community Housing Corporation - by Councillor Paula Fletcher, seconded by Councillor Shelley Carroll

Date at Council: December 14, 2022

Council Decision: Adopted without amendments

Attention Required From Board: This item recommends that the Deputy City Manager, Community and Social Services, review the proposal for a TCHC Tenant Advisory Committee including: Terms of Reference; recruitment and confirmation of members; the role of tenant directors; and the role of the City, and report to the February meeting of the Economic and Community Development Committee (“ECDC”) with their findings and recommendations.

Management Recommendations: Management is working with staff at the Housing Secretariat to provide the information they need as they complete their review and prepare to report to the ECDC in February 2023.

Report Name: ST1.2 - 2023 Schedule of Meetings

Date at Council: November 23, 2022

Council Decision: Adopted without amendments

Attention Required From Board: This item recommends that:

1. City Council approve the 2023 meeting schedule dates in Attachment 1 to the report from the City Clerk and that the published schedule serve as notice for these meetings.

2. City Council amend the list of days of cultural or religious significance when Council does not schedule Council or committee meetings to include the National Day for Truth and Reconciliation.

Management Recommendations: TCHC staff are aware of the 2023 meeting schedule.

SIGNATURE:

“Paula Knight”

Paula Knight
Vice President, Strategic Planning and Communications

ATTACHMENT:

1. City Council Items – Status Tracker

STAFF CONTACT:

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Item Code	Item	Date	Council Decision	Action or Attention by TCHC Board	Relevant Division	Work Status	Management Recommendations/ Status Report
19-AU2.1	<p><u>AU2.1 Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations</u></p>	<p>May 14 and 15, 2019</p>	<p>Adopted with Amendments</p>	<p><u>Attention:</u> 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.</p> <p>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.</p> <p>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.</p>	<p>Development</p>	<p>Work On-going</p>	<p>Development reports regularly through Internal Audit to the AG Office</p>

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				<p>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.</p>			
				<p>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.</p>			
				<p>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:</p> <ul style="list-style-type: none"> 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. 			

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				<p>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.</p> <p>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.</p> <p>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.</p>			

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21-PH21.2	<u>PH21.2 Activating a Revitalization Plan for the Dundas Sherbourne Neighbourhood</u>	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, Development Operations & FM	Work On-going	The Board review this item for information; TCHC will continue to support Housing Secretariat and CreateTO who were given lead to commence neighbourhood wide review. Although progress has been slowed due to supply chain issues, the remaining items are anticipated to be completed by Q2 2023.
21-MM35.19	<u>Taking Action to Protect Tenants from Extreme Heat - by Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow</u>	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 pending further action from the City (MLS & SDFA)	TCHC staff are aware of this recommendation, and are prepared to assist.
21-MM36.13	<u>MM36.13 Fixing Service Gaps in RentSafeTO - by Councillor Kristyn Wong-Tam, seconded by Councillor Paul Ainslie</u>	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).	FM	Work pending further action from the City (MLS)	FM staff are aware of this recommendation, and will be tracking the item for action required from TCHC.

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21- PH25.10	<u>PH25.10 A New Regulatory Framework for Multi-tenant Houses</u>	1-Oct-21	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 Completed	This item has been superseded by item CC2.1 2023 Housing Action Plan which directs City Council to waive all multi-tenant house licensing fees for TCHC.
21- PH28.2	<u>PH28.2 Housing Now Initiative - Annual Progress Update and Launch of Phase Three Sites</u>	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 has issued a resolution on June 28, 2022 to approve the transfer of a portion of lands at 1080 Eastern Ave. Development has presented a report at the June 17, 2022 BIFAC meeting. TCH staff is working with the City and CreateTO on the agreement of purchase and sale.
21- EC26.8	<u>EC26.8 Supporting Food Security in St. James Town</u>	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	TCHC staff are meeting with Housing Secretariat on January 9 to map out the Food hub development RFQ and its impact on 2 capital projects being led by FM at this site.

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21-IE26.16	<u>TransformTO – Critical steps to NetZero by 2040</u>	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 pending further action by the City (City Planning)	FM & Development are investigating how the implementation of the greenhouse gas emission limits may apply to TCHC.
21-PH29.7	<u>Lawrence Heights Revitalization – Phases 2 & 3 Interim Status & Budget Update</u>	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.	Development & Procurement	Work On-going	4. In progress – TCHC working in consultation with the Housing Secretariat, and CreateTO. There is currently no defined release timing for the RFP or the corresponding report back to Council. This is due to a number of changes in the City's planning framework and the project's funding requirements. Once these impacts has been fully reviewed by TCHC, the Housing Secretariat and CreateTO, and confirmed to be in line with existing approvals, a new release schedule will be set.

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				<p>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.</p>			<p>5. In progress. City led initiative, TCHC is working in consultation with Toronto Water, Transportation Services, Children's Services, and Park Forestry and Recreation.</p>
				<p>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.</p>			<p>8. In progress. TCHC working in consultation with the Housing Secretariat, and the City's Community Benefits Team.</p>
				<p>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 meet a minimum 10 percent target for apprenticeship, training and/or hiring opportunities in construction and professional services open primarily for residents of Lawrence Heights as well as to all residents across the Toronto Community Housing Corporation portfolio as well as consideration of social procurement and to report back to City Council as part of the approval of the proponent.</p>			<p>10. In progress. TCHC in consultation with the Housing Secretariat, CreateTO, and the City's Community Benefits Team.</p>

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21-PH29.20	<u>Bridging the Gap – Increasing RGI Units in Regent Park phase 3</u>	15-Dec-21	Adopted without Amendments	<p>Attention:</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	2. TCHC is in receipt of the draft Contribution Agreement. The Agreement will be considered by the TCHC Board in Q1 2023.
MM39.3	<u>1555-1575 Queen Street East - Conveyance of Parkland at 2 Phin Avenue from Toronto Community Housing Corporation to the City of Toronto - by Councillor Paula Fletcher, seconded by Councillor Jennifer McKelvie</u>	Feb 2 2022	Adopted without Amendments	<p>1. City Council exempt the conveyance of the off-site parkland dedication at 2 Phin Avenue associated with the proposed Toronto Community Housing Corporation revitalization project at 1555-1575 Queen Street East from the applicable provisions of the City policy entitled "Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act" and City Council authorize the City to accept the conveyance of the parkland dedication prior to environmental investigation and remediation of the parkland.</p> <p>3. City Council authorize the City Solicitor to amend the Section 37 Agreement registered on title to 1555-1575 Queen Street East to implement City Council's decision on this matter to the satisfaction of the General Manager, Parks Forestry and Recreation and the City Solicitor.</p>	Legal	Work On-going	TCHC Board of Directors resolution dated September 25, 2020 authorized the conveyance of a portion of the lands at 2 Phin Park Ave to the City of Toronto. TCH is working with City staff to facilitate land conveyance with the intent is to convey the land by the end of 2022.

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22-MM39.9	<u>Exploring Housing Renewal in Edgeley Village - by Councillor Anthony Perruzza, seconded by Mayor John Tory</u>	Feb 2 2022	Adopted without Amendments	1. City Council request the Chief Executive Officer, CreateTO, to consult with the President and Chief Executive Officer, Toronto Community Housing Corporation, the Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning and the Chief Executive Officer, Toronto Lands Corporation, on opportunities for City building, with a focus on public realm improvements and housing renewal in and around the Edgeley Village neighbourhood, and to report back to the Board of Directors, CreateTO with the findings of this work.	FM & Development	Work On-going	TCHC staff are aware of this recommendation, and are prepared to assist.
22-PH30.8	<u>New Affordable Rental and Ownership Homes in Phase Two of the Alexandra Park Revitalization</u>	Feb 2 2022	Adopted without Amendments	1. City Council authorize the Executive Director, Housing Secretariat to provide Section 37 funds from the Capital Revolving Reserve Fund for Affordable Housing (XR1058) in the amount of \$1,963,260.00 to Toronto Community Housing Corporation to facilitate the creation of four new affordable rental units in the rental replacement building at 130 Augusta Avenue to be owned by the Toronto Community Housing Corporation and rented at 80 percent Average Market Rent in perpetuity.	Development	Work On-going	City Council adopted this item on February 2, 2022 with amendments. TCHC and City to enter into Contribution Agreement for City to transfer s.37 funds to TCHC for construction of additional rental units.
22-EX30.2	<u>2022 Capital and Operating Budgets</u>	Feb 2 2022	Adopted without Amendments	16. City Council request the Executive Director, Housing Secretariat and the General Manager, Shelter, Support and Housing Administration to expedite the delivery of 300 additional housing opportunities for people experiencing homelessness in the shelter system over the next 6-12 weeks, and on a cost neutral basis to the City using existing funding programs including through the expansion of the Rapid Rehousing Program being delivered in partnership with Toronto Community Housing Corporation, new and enhanced partnerships with non-profit partners to increase access to supportive housing units, and access to rent supplement units through partnerships with private market landlords.	Programs & Partnerships, CSU	Work- Ongoing	Operations staff continue to work with the Housing Secretariat and SSHA to release and fill units allocated to Rapid Rehousing. As of December 20 the target of 450 units to be filled through Rapid Rehousing has been reached and surpassed with a new target of 500 being proposed for 2023. Finance staff are aware of this item and are tracking for future budgetary implications.

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				<p>34. City Council request the Provincial and Federal governments to provide funding support to offset the \$26.8 million in COVID impacts identified by Toronto Community Housing Corporation.</p> <p>147. City Council approve one-time funding of \$6.780 million in 2022 to fund one-time costs in Toronto Community Housing Corporation not expected to recur in future years.</p> <p>148. City Council approve budgeted funding of \$26.842 million in 2022 to the Toronto Community Housing Corporation to offset COVID-related operating pressures, subject to final 2022 COVID-19 impacts and secured COVID-19 funding supports.</p> <p>187. City Council request that capital funding requirements for Toronto Community Housing Corporation, including \$160.000 million of capital City funding in 2031, be revisited and confirmed in future years along with ongoing Provincial and Federal funding.</p>			

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22-EX29.2	<u>SafeTO Implementation Plan</u>	Feb 2 2022	Adopted without Amendments	<p>8. City Council request the Province of Ontario (Ministries of Children, Community and Social Services, Health, the Solicitor General, the Attorney General, Education and Municipal Affairs and Housing), and the Government of Canada (Department of Justice Canada, Public Safety Canada, the Public Health Agency of Canada, Indigenous Services Canada and Statistics Canada) to collaborate and directly partner with the City and other partners to establish and implement the following priority actions from the SafeTO Plan:</p> <ul style="list-style-type: none"> a. the Community Crisis Support Service pilots to better support community health and wellness by introducing an alternative, community-based health model of crisis response that is community-led, client-centred, trauma-informed and focused on reducing harm; b. the multi-sector Toronto Office to Prevent Gun Violence as a partnership between the City of Toronto, Toronto Public Health, the Toronto Police Service, the Toronto Police Services Board, Toronto Community Housing, and other partners to integrate investments and operationalize a cross-government approach to reduce violence. 	Programs & Partnerships	Work- Ongoing	TCHC and City staff have met and approved a Manager Violence Reduction Program on a 2 year contract to join the City Gun Office. Language was approved by Legal at TCHC and the City is committed to sending a draft agreement for signature before year end.
22-AU11.4	<u>Toronto Community Housing Corporation - Embedding Accountability into Service Delivery: Lessons Learned from the Audit of Contracted Property Management Services</u>	April 6 2022	Adopted with Amendments	<p>1. City Council request the Toronto Community Housing Corporation Board to direct the Chief Executive Officer, Toronto Community Housing Corporation to report on the implementation of the recommendations of the Auditor General each quarter, in anticipation of the Auditor General's review of this matter after one year, and forward the reports to the Auditor General for her information.</p> <p>At its meeting on December 9, 2021, the Toronto Community Housing Corporation (TCHC) Board of Directors considered the attached report entitled, "Toronto Community Housing Corporation - Embedding Accountability into Service Delivery: Lessons Learned from the Audit of Contracted Property Management Services". The Board adopted the recommendations 1-11, as made in the report.</p>	Operations	Work Ongoing	The board has adopted this recommendation in the December 9 2021 Board meeting. TCHC staff is reporting on the implementation of the Auditor General's recommendations, and are working to forward these to the Auditor General's office.

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22-MM47.33	<u>MM47.33 Tenants First Status Update - by Councillor Paula Fletcher, seconded by Councillor Ana Bailão</u>	July 19-20 2022	Adopted without Amendments	City Council direct that before any further work on the transfer of Toronto Community Housing Corporation development functions to CreateTO continues, the Chief Executive Officer, Toronto Community Housing Corporation advise the Deputy City Manager, Community and Social Services through Tenant's First implementation on the following: a. the legal structure related to current Toronto Community Housing Corporation developments; b. financial structure overview for all current development sites; and c. opportunities to restructuring of non-development functions within Toronto Community Housing Corporation such as relocation, engagement and quality control.	Development & Legal	Work Ongoing	In July 2022 there was a Council Members Motion that paused the transfer process and requested additional information on the legal and financial structures of the TCHC / Developer agreements and the possible configuration of a stay behind team at TCHC. That work is to be reported back to Council in Q1 of 2024 through the Deputy City Manager, Community and Social Services. Once that is complete it is anticipated that the transfer planning process will continue with CreateTO/TCHC and the City.
22-ST1.2	<u>ST1.2 - 2023 Schedule of Meetings</u>	Nov 23 2022	Adopted without Amendments	1. City Council approve the 2023 meeting schedule dates in Attachment 1 to the report from the City Clerk and that the published schedule serve as notice for these meetings. 2. City Council amend the list of days of cultural or religious significance when Council does not schedule Council or committee meetings to include the National Day for Truth and Reconciliation	Legal	Work Completed	TCHC staff are aware of the 2023 meeting schedule.

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22-MM2.16	<u>MM2.16 Ensuring a Successful Tenant Advisory Committee at Toronto Community Housing Corporation - by Councillor Paula Fletcher, seconded by Councillor Shelley Carroll</u>	Dec 14 2022	Adopted without Amendments	This item recommends that the Deputy City Manager, Community and Social Services, review the proposal for a TCHC Tenant Advisory Committee including: Terms of Reference; recruitment and confirmation of members; the role of tenant directors; and the role of the City, and report to the February meeting of the Economic and Community Development Committee with their findings and recommendations.	SPSR & Ops	Work Ongoing	Management is working with staff at the Housing Secretariat to provide the information they need as they complete their review and prepare to report to the ECDC committee in February 2023.