



City Council Directions Requiring Board Attention

Item 2G

April 25, 2022

Board of Directors

Report: TCHC:2022-19

To: Board of Directors (the “Board”)

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

Date: April 5, 2022

PURPOSE:

The purpose of this report is to provide the Board 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 January 6, 2021 GCHRC meeting and covers Council meetings held on December 15-16, 2021 and March 9, 2022. 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 Board 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: IE26.16 TransformTO – Critical steps to NetZero by 2040**

Date at Council: December 15, 2021

Council Decision: Adopted without amendments

Attention required from Board: 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.

Management Recommendations: FM & Development are investigating how the implementation of the greenhouse gas emission limits may apply to TCHC.

Report Name: 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

Date at Council: December 15, 2021

Council Decision: Adopted without amendments

Attention required from Board: This item recommends that City Council 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.

Management Recommendations: 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.

Report Name: PH29.7 Lawrence Heights Revitalization – Phases 2 & 3 Interim Status & Budget Update

Date at Council: December 15, 2021

Council Decision: Adopted with amendments

Attention required from Board: 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 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.

Management Recommendations: 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.

Report Name: PH29.20 Bridging the Gap – Increasing RGI Units in Regent Park phase 3

Date at Council: December 15, 2021

Council Decision: Adopted without amendments

Attention required from Board: 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.

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-g 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"

Management Recommendations: 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. 2. In progress. Housing Secretariat reviewing final draft of Contribution Agreement.

Report Name: Strengthening Tenant Voicies at Toronto Seniors Housing Corp.

Date at Council: December 15, 2021

Council Decision: Adopted without amendments

Attention required from Board: 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. 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.

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.

Management Recommendations: 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.

Report Name: PH29.5 Policy to Require Members of Council and Public Appointees to Provide Proof of Vaccination to attend Legislative Meetings in person - by Councillor Gord Perks, seconded by Councillor John Fillion

Date at Council: December 15, 2021

Council Decision: Adopted without amendments

Attention required from Board: 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.

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.

Management Recommendations: The Board and Committee Meetings – Rules of Procedures have been amended to incorporate this requirement and other changes to the Rules.

Report Name: MM41.2 Reallocation of Section 37 Funds for St James Food Table - by Councillor Kristyn Wong-Tam, seconded by Councillor Mike Layton

Date at Council: March 9, 2021

Council Decision: Adopted without amendments

Attention required from Board: 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.

Management Recommendations: 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.

Report Name: PH31.2 Delegation of Authorities to Administer Housing and Homelessness Services

Date at Council: March 9, 2021

Council Decision: Adopted without amendments

Attention required from Board: 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.

Management Recommendations: TCHC is aware, and staff are fully engaged with the Housing Secretariat to ensure a smooth transition of these responsibilities.

SIGNATURE:

"Paula Knight"

Paula Knight
VP, Strategic Planning and Communications

ATTACHMENT:

1. City Council Items – Status Tracker

STAFF CONTACT:

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