

Toronto Community Housing



City Council Directions Requiring Board Attention

Item 8

November 16, 2023

Governance, Communications and Human Resources Committee

Report: GCHRC:2023-38

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

From: Vice President, Strategic Planning & Communications

Date: October 25, 2023

PURPOSE:

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

RECOMMENDATIONS:

It is recommended that the GCHRC receive this report for information and forward it to the Board for its information.

REASONS FOR RECOMMENDATIONS:

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

Attachment 1 includes new TCHC-related Council items since the September 21, 2023 GCHRC meeting, covers Council meetings held on October 11-12, 2023 and includes all outstanding or ongoing items remaining from previous reports.

COUNCIL ITEMS REQUIRING BOARD ATTENTION:**Report Name: DM11.1 – Ombudsman Toronto Report: An Investigation into Toronto Community Housing Corporation’s Tenant Human Rights Complaint Process**

Date at Council: October 11, 2023

Council Decision: Adopted with Amendments

Attention required from Board:

1. City Council amend Toronto Municipal Code Chapter 3, Accountability Officials, to require the Ombudsman Toronto to notify the board of a City-controlled corporation or local board (restricted definition) before commencing an investigation in relation to the corporation or local board and such notification may be made to the CEO or other appropriate official to provide the required notice to the board.

2. City Council amend Toronto Municipal Code Chapter 3, Accountability Officials, to require the Ombudsman Toronto to inform the board of a City-controlled corporation or local board (restricted definition) of the results of the investigation prior to reporting to City Council and include the response/decision from the board as part of the report to City Council.

3. City Council request the Ombudsman to follow up with the Board of Toronto Community Housing to discuss the report and the letter from the Board to City Council dated October 5, 2023.

4. City Council request the City Manager to review and report to the Economic and Community Development Committee on whether or not the Housing Secretariat has adequate resources to advise an assist on transfer requests related to human rights complaints.

Management Recommendations: N/A

SIGNATURE:

“Paula Knight”

Paula Knight
Vice President, Strategic Planning and Communications

ATTACHMENT:

1. City Council Items – Status Tracker

STAFF CONTACT:

Neil Carter, Manager, Stakeholder Relations
416-697-6912
Neil.Carter@torontohousing.ca

Item Code	Item Name	Date	Council Decision	Action or Attention by TCHC Board	Relevant Division	Work Status	Management Recommendations/ Status Report
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	<p>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.</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>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</p>	Development	Completed	<p>Development reports are submitted annually through Internal Audit to the AG Office.</p> <p>All items have now been addressed.</p> <p>*This item will be removed on the next tracking cycle.</p>

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				<p>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> <p>a. the timing and scope of approvals, including objectives and priorities for the revitalization; and</p> <p>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.</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</p>			

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				<p>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>			
21-PH21.2	PH21.2 Activating a Revitalization Plan for the Dundas Sherbourne Neighbourhood	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 ongoing	The Board review this item for information; TCHC continues to support Housing Secretariat and CreateTO who were given lead to commence neighbourhood wide review. TCHC has added various security infrastructure upgrades at the Dan Harrison Community Complex with the remaining items anticipated to be completed by Q4 2023.
21-MM35.19	Taking Action to Protect Tenants from Extreme Heat - by Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow	July 14 2021	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.

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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 ongoing	TCHC retained architect for the Food Hub project in January 2023, with construction likely to start in Q1 2024 which will take approximately 8-10 months to complete. TCHC staff met with City staff in August 2023 to discuss next steps. FM to explore having a third party to facilitate this initiative, and the tentative new timelines for this project.
21-IE26.16	TransformTO – Critical steps to NetZero by 2040	15-Dec-21	Adopted with Amendments	<u>Attention:</u> 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	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	Development & Procurement	Work ongoing	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

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				<p>and an update on funding opportunities to support the revitalization project.</p> <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>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>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</p>			<p>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.</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. In progress. TCHC working in consultation with the Housing Secretariat, and the City's Community Benefits Team.</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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				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.			
21-PH29.20	Bridging the Gap – Increasing RGI Units in Regent Park phase 3	Dec 15 2021	Adopted without Amendments	Attention: 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	Development, SPSR & FM	Completed	2. At the February 24 th 2023 Board meeting, TCHC's Board of Directors authorized Staff to finalize the terms and execute the Contribution Agreement. Staff worked with the City to finalize language in the agreement and executed the agreement on August 30 th 2023. *This item will be removed on the next tracking cycle.
22-MM39.9	Exploring Housing Renewal in Edgeley Village - by Councillor Anthony Perruzza, seconded by Mayor John Tory	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 ongoing	TCHC staff are aware of this recommendation and prepared to assist.

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22-PH30.8	New Affordable Rental and Ownership Homes in Phase Two of the Alexandra Park Revitalization	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 ongoing	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	2022 Capital and Operating Budgets	Feb 2 2022	Adopted without Amendments	<p>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.</p> <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</p>	Programs & Partnerships, CSU	Completed	<ul style="list-style-type: none"> • TCHC has completed the delivery of the 300 housing opportunities as per recommendation 16. • The 2023 target for Rapid Rehousing for Toronto Community Housing (family portfolio) is 500 units. • As of Aug 30, 2023, 312 units have been filled, for a total of 526 individuals housed • 91.8 of all households housed through RRHI have remained housed. The eviction rate is less than 1% <p>*This item will be removed on the next tracking cycle.</p>

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				<p>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>			
<p>22-EX29.2</p>	<p>SafeTO Implementation Plan</p>	<p>Feb 2 2022</p>	<p>Adopted without Amendments</p>	<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> <p>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;</p> <p>b. the multi-sector Toronto Office to Prevent Gun Violence as a partnership between the</p>	<p>Programs & Partnerships</p>	<p>Completed</p>	<p>The Partnership Agreement between TCHC and City of Toronto has been executed. The Manager, Violence Reduction Program was hired and started working with TCHC July 31, 2023.</p> <p>A/Director of Programs and Partnerships and Manager, VRP have been actively participating in the bi-weekly Multi-Sector Gun Violence Approach Steering Committee meetings and collaborations.</p> <p>VRP frontline teams have been working closely with City staff and other stakeholders to plan and implement approaches to reduce violence.</p>

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				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;			Participation on ISCTs have been strong and an effective means to incident response. TCHC VRP staff worked closely with multi-sector partners to help plan and implement the Strengthening School Community Safety and Well-being Symposium for the 2023-2024 School Year.
22-AU11.4	Toronto Community Housing Corporation - Embedding Accountability into Service Delivery: Lessons Learned from the Audit of Contracted Property Management Services	April 6 2022	Adopted with Amendments	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. 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.	Operations	Work ongoing	The board has adopted this recommendation in the December 9 2021 Board meeting. TCHC staff is working to implement recommendations and is reporting our progress to the Auditor General's office.
22-MM47.33	MM47.33 Tenants First Status Update - by Councillor Paula Fletcher,	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	Development & Legal	Work ongoing	In July 2022 there was a Council Members Motion that paused the transfer process and requested

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	seconded by Councillor Ana Bailão			<p>Officer, Toronto Community Housing Corporation advise the Deputy City Manager, Community and Social Services through Tenant's First implementation on the following:</p> <p>a. the legal structure related to current Toronto Community Housing Corporation developments;</p> <p>b. financial structure overview for all current development sites; and</p> <p>c. opportunities to restructuring of non-development functions within Toronto Community Housing Corporation such as relocation, engagement and quality control.</p>			<p>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.</p>
23-PH2.8	Ensuring a Successful Tenant Advisory Committee at Toronto Community Housing Corporation	29-Mar	Adopted with Amendments	<p>1. City Council direct the Toronto Community Housing Corporation Board of Directors to ensure that:</p> <p>a. the terms of reference for the Tenant Advisory Committee be developed in collaboration with the Tenant Advisory Committee and the City with consideration of the recent efforts and approach by Toronto Seniors Housing Corporation in establishing its Senior Tenant Advisory Committee;</p> <p>b. an additional round of recruitment be completed for the Tenant Advisory Committee in partnership with the City, which targets tenants who are not currently involved in Toronto Community Housing Corporation's tenant engagement system, and that meetings with the new and current Committee members begin early in the second quarter of 2023;</p> <p>c. Toronto Community Housing Corporation</p>	Programs & Partnerships	Work ongoing	<p>This item went to the Board on April 24th 2023. TSC approved the recommendations and provided the following next steps:</p> <ul style="list-style-type: none"> • Complete recruitment and onboarding of a Business Planner to focus on the execution of strategic activities to enhance tenant engagement; • Continue to implement the Planning and Housing Committee's recommendations on the Tenant Advisory Committee following their adoption by Council and the approval of the Board's; and • Commence planning for a city-wide tenant forum in Q4 2023.

Item Code	Item Name	Date	Council Decision	Action or Attention by TCHC Board	Relevant Division	Work Status	Management Recommendations/ Status Report
				<p>appoint up to three Tenant Directors to the Tenant Advisory Committee, and request that all current Toronto Community Housing Corporation Tenant Directors be offered an opportunity to join the Tenant Advisory Committee; and</p> <p>d. the formal reporting relationship between the Tenant Advisory Committee and the Board will continue to be through the Chief Operating Officer.</p> <p>3. City Council request the Deputy City Manager, Community and Social Services and the Chief Executive Officer, Toronto Community Housing Corporation, to jointly co-chair the Tenant Advisory Committee on a transitional basis to provide leadership and establish an effective Committee which will provide the basis for stronger voices from tenants within Toronto Community Housing Corporation.</p> <p>4. City Council request the Deputy City Manager, Community and Social Services, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to report back in the first quarter of 2024 on the progress of the new Tenant Advisory Committee, including the Terms of Reference that were developed.</p>			
23- IE3.5	IE3.5 - The Sustainable City of Toronto Fleets Plan (2023 Update and Status Report)	10-May	Adopted	4. City Council request the Toronto Transit Commission Board, the Toronto Police Services Board, the Toronto Community Housing Corporation Board of Directors, the Board of Governors of Exhibition Place, the Board of Management of the Toronto Zoo, the Toronto Parking Authority Board of Directors, and the Toronto Public Library	FM	Work ongoing	This is to confirm FM's commitment in aligning with the City goals for the transition of 50% of our fleet by 2030 and to achieve resilient fleet assets by 2040.

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				Board to adopt and implement The Sustainable City of Toronto Fleets Plan.			
23-MM6.35	MM6.35 – Authorization to Release Section 37 Funds to Rebuild the Community Garden at 133 Broadway Avenue	10-May	Adopted	<p>1. City Council increase the 2023 Operating Budget for Non-Program by \$50,000 gross, \$0 net, fully funded by Section 37 funds obtained in the development at 75 Broadway Avenue (Source Account: XR3026-3701211), secured for capital facilities in proximity to the subject site, for the purpose of providing one-time capital funding to Toronto Community Housing Corporation to rebuild the community garden, in consultation with Mr. Gorrell and the residents of 133 Broadway Avenue (Cost Centre: NP2161).</p> <p>2. City Council direct that the funds be forwarded to Toronto Community Housing Corporation upon the signing of a Letter of Undertaking by Toronto Community Housing Corporation that governs the use of the funds and the financial reporting requirements.</p>	FM & Operations	Work ongoing	The survey that was distributed to tenants showed that only 11% of tenants voted in favour of a Garden Committee. As a result, there will be two community meetings – first one set for No 22 nd - for tenants to vote on designs for the community garden. There will be three options that will be narrowed down to two. Feedback will be considered and renderings will be made for the second meeting in the new year.
23-MM6.36	MM6.36 - Requesting Accountability for the Destruction of the Community Garden at 133 Broadway Avenue - by Councillor Josh Matlow, seconded by Councillor Amber Morley	10-May	Adopted	<p>1. City Council request the Ombudsman to:</p> <p>a. investigate the destruction of the garden at 133 Broadway Avenue by Toronto Community Housing Corporation; and</p> <p>b. provide recommendations that empower residents' creative animation of public and private space by encouraging City Staff to exercise discretion when enforcing regulations that support a collaborative and respectful approach with Torontonians.</p>	Operations	Work ongoing	TCHC is working with the Ombudsman and will implement any recommendations for improvement.
23-EX7.2	EX7.2 - Urgently Building More Affordable Homes	6-Sept	Adopted with Amendments	1. City Council direct the City Manager, in consultation with the Deputy City Manager, Development and Growth Services, to work with all of the agencies, boards, corporations	Development, Finance & SPSR	Work Ongoing	*This will be a discussion item at the October 27th Board Meeting.

Item Code	Item Name	Date	Council Decision	Action or Attention by TCHC Board	Relevant Division	Work Status	Management Recommendations/ Status Report
				<p>and divisions at the City of Toronto to assess preliminary cost estimates, to create a plan, and an implementation framework and timeline to achieve 25,000 new rent-controlled homes by:</p> <ul style="list-style-type: none"> a. increasing the affordable housing target by a minimum of 7,500 affordable homes, of which a minimum 2,500 are new rent-geared-to-income homes; and b. adding a new target for 17,500 rent-controlled homes. <p>2. To support the above recommendation, City Council direct the Deputy City Manager, Development and Growth Services to report back in the fourth quarter of 2023 on:</p> <ul style="list-style-type: none"> a. an effective alignment of resources, mandates, structure, and personnel of all City of Toronto agencies, boards, commissions, corporations and divisions, in particular Toronto Community Housing and CreateTO, that would enable the City of Toronto to build new public and community housing in collaboration with co-ops, non-profit housing providers, governmental organizations and other partners; b. current suitable parcels of City lands that are available for development purposes; and c. identification of housing-ready sites that are immediately available and suitable, including land owned by the City, co-ops, non-profit housing providers, governmental organizations and other partners. d. analysis of the all costs associated with the updated housing target, as well as an 			

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				<p>update on the financial contributions required from both the federal and provincial governments in order to enable successful implementation of the Housing Plan.</p> <p>3. City Council, as Shareholder, request the Board of Directors of Toronto Community Housing Corporation to work with the Deputy City Manager, Development and Growth Services to undertake the development of complete communities on Toronto Community Housing Corporation lands and properties through revitalization, redevelopment or stand-alone developments on existing sites; and create a model that includes staff and Toronto Community Housing Corporation Board members to initiate and carry out this work.</p> <p>4. City Council request the Deputy City Manager, Development and Growth Services, to establish a pilot project in Ward 14-Toronto Danforth, for all active development applications, including East Harbour and Gerrard-Carlaw North Transit Oriented Communities, where the Housing Secretariat provides City Planning with a target goal for the number of affordable units to be achieved, with the minimum equal to the requirement under the city's Inclusionary Zoning Policy, as well as any other related criteria such as Transit Oriented Communities, Major Transit Station Areas, large sites and any other criteria deemed reasonable.</p> <p>5. City Council request the Chief Planner and Executive Director, City Planning to ensure that the target goal for the number of affordable units and related information be</p>			

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				presented as part of the statutory community consultation meeting.			
DM11.1	DM11.1 - Ombudsman Toronto Report: An Investigation into Toronto Community Housing Corporation's Tenant Human Rights Complaints Process	11-Oct	Adopted with Amendments	<p>1. City Council amend Toronto Municipal Code Chapter 3, Accountability Officials, to require the Ombudsman Toronto to notify the board of a City-controlled corporation or local board (restricted definition) before commencing an investigation in relation to the corporation or local board and such notification may be made to the CEO or other appropriate official to provide the required notice to the board.</p> <p>2. City Council amend Toronto Municipal Code Chapter 3, Accountability Officials, to require the Ombudsman Toronto to inform the board of a City-controlled corporation or local board (restricted definition) of the results of the investigation prior to reporting to City Council and include the response/decision from the board as part of the report to City Council.</p> <p>3. City Council request the Ombudsman to follow up with the Board of Toronto Community Housing to discuss the report and the letter from the Board to City Council dated October 5, 2023.</p> <p>4. City Council request the City Manager to review and report to the Economic and Community Development Committee on whether or not the Housing Secretariat has adequate resources to advise an assist on transfer requests related to human rights complaints.</p>	Legal/Governance	Work Ongoing	