

# Item 11C - City Council Directions Requiring Board Attention

## TCHC Public Board Meeting - July 28, 2022

### Report#: TCHC:2022-53 **Attachment 1**

Item Code	Date	Council Decision	Action or Attention by TCHC Board	Relevant Division	Work Status	Management Recommendations/ Status Report
<b>COUNCIL ITEMS REQUIRING BOARD ATTENTION/ACTION</b>						
19-AU2.1	May 14 and 15, 2019	Adopted with Amendments	<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>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"> <li>a. the timing and scope of approvals, including objectives and priorities for the revitalization; and</li> <li>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.</li> </ul> <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>	Development	Work On-going	Development reports regularly through Internal Audit to the AG Office

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			<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>			
19-EX7.1	16-Jul-19	Adopted with Amendments	<p><u>19-EX7.1 Implementing Tenants First - A New Seniors Housing Corporation and Proposed Changes to Toronto Community Housing Corporation's Governance</u></p> <p><b>Action:</b> 13. City Council, as sole shareholder, direct the Toronto Community Housing Corporation Board of Directors to direct the President and Chief Executive Officer, Toronto Community Housing Corporation to co-ordinate through the Executive Director, Housing Secretariat, who will work in consultation with the Deputy City Manager, Community and Social Services, Chief Executive Officer, CreateTO and the Chief Planner and Executive Director, City Planning, to identify opportunities for new affordable rental housing units on Toronto Community Housing Corporation lands through a program of infill construction in which the City of Toronto, or one of its agencies, retains ownership of all land currently held, unless City Council determines the ownership of these lands is no longer in the public interest.</p>	Development + Operations	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	<p><u>AU3.14 Opening Doors to Stable Housing: An Effective Waiting List and Reduced Vacancy Rates Will Help More People Access Housing</u></p> <p><b>Attention:</b> 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;</p>	Operations	Work Completed	TCHC is posting vacancies as per the City's Choice Based model with the first cycle on January 13 <sup>th</sup> . This approach posts unit photos and amenity information for applicants to make informed bids on.
19-GL8.16	October 29 and 30, 2019	Adopted with Amendments	<p><u>GL8.16 The City of Toronto 2019-2023 Green Fleet Plan (The Pathway to Sustainable City of Toronto Fleets Plan) and 2014-2018 Green Fleet Plan Results and Wrap-Up (Amended)</u></p> <p><b>Action:</b> City Council requested Toronto Community Housing Board of Directors implement The Pathway to Sustainable City of Toronto Fleets Plan.</p>	FM	Work On-Going	Facilities Management has submitted a report to the BIFAC Committee on June 17, 2022. Discussion with the City on this program are on-going.
21-PH21.2	March 10 2021	Adopted without Amendments	<p><u>PH21.2 Activating a Revitalization Plan for the Dundas Sherbourne Neighbourhood</u></p> <p><b>Attention:</b> City council adopted this report by SSHA directing TCHC and City Staff to undertake the necessary due diligence work to identify the financial and operational implications related to the full redevelopment of the Dan Harrison Community Complex by the fourth quarter of 2021. Report to the Planning and Housing Committee by the first quarter of 2022 with a proposed plan to improve the built-form and the operations of the Dan Harrison Community Complex and to create new supportive housing opportunities to better serve the needs of existing and future residents.</p>	SPSR, Operations & FM	Work On-going	The Board review this item for information; TCHC staff submitted due diligence report to City staff (Housing Secretariat) in December 2021. Housing Secretariat and CreateTO were given lead for a neighbourhood wide review, and TCHC will continue to support.
21-MM35.19	14-Jul-21	Adopted with Amendments	<p><u>Taking Action to Protect Tenants from Extreme Heat - by Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow</u></p> <p><b>Attention:</b> This item recommends the Executive Directors of Social Development, Finance and Administration and Municipal Licensing and Standards to report back to the Planning and Housing Committee on the feasibility of requiring all apartment buildings provide air conditioned units or an air conditioned cool room in the building.</p>	FM	Work On-going	FM staff are aware of this recommendation, and will be tracking the item for potential impact on TCHC.
21-EX25.3	1-Oct-21	Adopted with Amendments	<p><u>PH25.10 A New Regulatory Framework for Multi-tenant Houses</u></p> <p><b>Attention:</b> 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.</p>	SPSR & Ops	Work On-going	SPSR & Operations are aware of this recommendation, and are tracking how this new regulatory framework may apply to TCHC.

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21- MM36.13	1-Oct-21	<u>MM36.13 Fixing Service Gaps in RentSafeTO - by Councillor Kristyn Wong-Tam, seconded by Councillor Paul Ainslie</u>	Adopted without Amendments	Attention: Direct MLS to ensure staff are trained to deal with pest management and consider collaborating with other City Divisions and Agencies (i.e. Shelter, Support and Housing Administration and Toronto Community Housing Corporation). Due to TCHC's track record in pest management, the City has directed us, along with others, to communicate our methods in pest management to MLS.	TRO	Work On-going	FM staff are aware of this recommendation, and will be tracking the item for action required from TCHC.
21- PH28.2	10-Nov-21	<u>PH28.2 Housing Now Initiative - Annual Progress Update and Launch of Phase Three Sites</u>	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. Development has presented a report at the June 17, 2022 BIFAC meeting.
21- EC26.8	15-Dec-21	<u>EC26.8 Supporting Food Security in St. James Town</u>	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. Tenant engagement meetings were held May 10th and 11th regarding capital work on the Food Hub. TCHC has allocated budget for procurement of the design consultant through quality based selection. An RFQ to select a food hub animator is queued up for June, with the Evaluation Committee to be established in July, and info session for groups interested in responding to REOI to be held thereafter. The selection process should be completed by September-October allowing the successful proponent to engage in design consultation slated for <u>January – June 2023</u> .
21-IE26.16	15-Dec-21	<b>TransformTO – Critical steps to NetZero by 2040</b>	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	15-Dec-21	<b>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</b>	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 Completed	Municipal Capital Facilities Agreement referenced in the item does not take effect until the Single-Family properties have been received to the new housing providers. No action required from TCHC.

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21-PH29.7	15-Dec-21	Adopted with Amendments	<p>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.</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 TCHC 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 TCHC to request the President and Chief Executive Officer, TCHC, 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</p>	Development & Procurement	Work On-going	<p>4. In progress – The release of the Phase 2/3 RFP has been delayed and as such a Q3 2022 report back is not anticipated. TCHC staff are continuing to work with CreateTO and the Housing Secretariat.</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. Engagement with potentially affected tenants began in May 2022, TCHC is waiting on confirmation on the City's construction schedule prior to proceeding with relocations.</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>
21-PH29.20	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-gated-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>2. TCHC is in receipt of the draft Contribution Agreement. The Agreement will be considered by the TCHC Board in Q4 2022.</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	<p>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. Going forward, Toronto Seniors Housing Corporation will oversee this item.</p>

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MM39.3	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	TCH working with City staff to facilitate land conveyance. A report authorizing the conveyance is anticipated for the July, 2022 BIFAC meeting.
22-MM39.9	Feb 2 2022	Adopted without Amendments	<p>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.</p>	FM & DEV	Work On-going	TCHC staff are aware of this recommendation, and are prepared to assist.
22-PH30.8	Feb 2 2022	Adopted without Amendments	<p>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.</p>	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	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 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>	TRO	Work- Ongoing	Operations staff has actioned this request, and are actively working with SSHA in releasing and filling the additional units allocated to Rapid Housing (6-12 weeks' time frame). Finance staff are aware of this item and are tracking for future budgetary implications.

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22-EX29.2	Feb 2 2022	Adopted without Amendments	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: 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, CSU	Work- Ongoing	Operations has identified Director of Programs and Partnerships, Likwa and COO, Nadia to support the steering committee and Executive Leadership Team collaboratively on summer gun violence that will involve a coordinated data management strategy and development of a role to support the Toronto Office to Prevent Gun Violence.
22-AU11.4	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 reporting on the implementation of the Auditor General's recommendations, and are working to forward these to the Auditor General's office.
22-PH33.6	11-May-22	Adopted without Amendments	1. City Council direct the Executive Director, Housing Secretariat, in consultation with the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning, the Chief Executive Officer, CreateTO, the General Manager, Shelter, Support and Housing Administration and the President and Chief Executive Officer, TCHC, to undertake a community visioning and master planning exercise to support the future revitalization of the Dan Harrison Community Complex and improvements to the Dundas-Sherbourne neighbourhood, and report back to the Planning and Housing Committee in the fourth quarter of 2023 with the results of the visioning and master planning exercise. 2. City Council approve the Downtown East Housing Strategy Development Framework outlined in Attachment 1 to the report (April 11, 2022) from the Executive Director, Housing Secretariat, and direct the Executive Director, Housing Secretariat, in collaboration with the Chief Executive Officer, CreateTO, the Chief Planner and Executive Director, City Planning, the Executive Director, Social Development, Finance and Administration, the General Manager, Shelter, Support and Housing Administration and the President and Chief Executive Officer, Toronto Community Housing Corporation, to undertake a robust stakeholder engagement process to develop the full Downtown East Housing Strategy. 7. City Council direct the Executive Director, Housing Secretariat, in consultation with the Chief Executive Officer, CreateTO, the Executive Director, Social Development, Finance and Administration and the President and Chief Executive Officer, TCHC, to explore Federal and Provincial funding programs, as well as other partnership opportunities to support the a future revitalization of the Dan Harrison Community Complex and improvements to the wider Dundas-Sherbourne neighbourhood, including adding new affordable and supportive housing, and to report back to the Planning and Housing Committee in the fourth quarter of 2023.	Development	Work On-going	TCHC staff are aware of this recommendation, and are prepared to support the work that will be undertaken to develop the downtown East strategy.