

Toronto Community Housing



City Council Directions Requiring Board Attention

Item 12B

February 15, 2024

Board of Directors

Report: TCHC:2024-12

To: Board of Directors (the “Board”)

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

Date: January 31, 2024

PURPOSE:

The purpose of this report is to provide 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 Board receive this report for information.

GCHRC:

This report was received by the GCHRC on January 31, 2024.

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 November 16, 2023 GCHRC meeting, covers Council meetings held on December 13, 14 and 15, 2023, and includes all outstanding or ongoing items remaining from previous reports.

COUNCIL ITEMS REQUIRING BOARD ATTENTION

Report Name: [EX10.2 - Advancing Generational Transformation of Toronto's Housing System - Aligning Housing Mandates and Strategic Efforts](#)

Date at Council: December 13, 2023

Council Decision: Adopted

Attention required from Board:

1. City Council amend Section 4.1.2(c) of the Toronto Community Housing Corporation Shareholder Direction to authorize Toronto Community Housing Corporation to facilitate the creation of complete communities across the Toronto Community Housing Corporation housing portfolio, through the development and intensification of its lands and buildings, including prioritizing the delivery of net new rent-geared-to-income, affordable and market rent-controlled homes, in addition to replacement of existing rent-geared-to-income homes, to support delivery of the City of Toronto's housing plans and targets; and City Council direct the City Solicitor to prepare such amendment and submit the appropriate Bills to City Council.
2. City Council request the Board of Directors of CreateTO to leverage City lands and partnerships to facilitate the creation of complete communities, and to prioritize the delivery of a range of new purpose-built rental homes including new rent-geared-to-income, affordable and market rent-controlled homes, to support delivery of the City of Toronto's housing plans and targets.
- 3. City Council request the Board of Directors of Toronto Community Housing Corporation and the Board of Directors of CreateTO to direct their respective Chief Executive Officers to ensure that the public retention of all sites designated for housing purposes is a top strategic priority, and work with the Deputy City Manager, Development and Growth Services to ensure alignment of their respective Strategic Plans with the City's housing plans and targets, as described in Parts 1 and 2 above, by the third quarter of 2024.**
4. City Council direct the Deputy City Manager, Development and Growth Services, in collaboration with the Deputy City Manager, Corporate Services,

the Chief Executive Officer, Toronto Community Housing Corporation, the Chief Executive Officer, CreateTO and the Executive Director, Housing Secretariat, to include recommendations on further actions required to ensure functional, structural and governance alignment to facilitate the implementation of the City's housing plans and targets, as part of the anticipated second quarter 2024 update report on the City-led development model at five 'housing ready' sites, as directed by Council in Item 2023.EX9.3.

5. City Council request the City Manager, in collaboration with the Deputy City Manager, Corporate Services, the Deputy City Manager, Development and Growth Services, the Chief Financial Officer and Treasurer, the Chief Executive Officer, Toronto Community Housing Corporation and the Chief Executive Officer, CreateTO, to report back with recommendations, based on short-term and longer term strategic considerations, to ensure sustainable operating models for Toronto Community Housing Corporation and CreateTO following the functional, structural and governance alignment referred to in Part 4 above.

Management Recommendations:

A report is coming to an upcoming Board of Directors meeting to provide information on the City's progress on the Generational Transformation of Toronto's Housing System, and to seek the Board of Directors' approval of TCHC undertaking the necessary next steps to assist in the City's initiative, to create a plan, timeline, and implementation framework for the City to achieve its new housing targets.

SIGNATURE:

"Ada Wong"

Ada Wong
Acting Vice President, Strategic Planning and Communications

ATTACHMENT:

1. City Council Items – Status Tracker

STAFF CONTACT:

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Item Code	Item Name	Date	Council Decision	Action or Attention by TCHC Board	Relevant Division	Work Status	Management Recommendations/ Status Report
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	Completed	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. **This item is complete and will be removed off the next tracker.
21- MM35.19	<u>Taking Action to Protect Tenants from Extreme Heat - by Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow</u>	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.
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	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

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				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.			party to facilitate this initiative, and the tentative new timelines for this project.
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	Development & Procurement	Work ongoing	4. In progress – TCHC working in consultation with the Housing Secretariat, and CreateTO to review and finalize the terms of the Phase 2 RFP. A report to the TCHC Board in December 2023 provided an update on the process and anticipated release date, which aims to align with the City's Generational Transformation report to urgently build more affordable homes. The RFP is scheduled to be released to the public in Q2 2024. 5. In progress. City led initiative, TCHC is working in consultation with Toronto Water,

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				<p>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</p>			<p>Transportation Services, Children's Services, and Park Forestry and Recreation. A Rental Housing Demolition Application for 3 & 5 Leila Lane and 31-109 Bagot Court was submitted to the City in Q2 2023 and anticipated approval recommendation to go to Community Council in February 2024.</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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				<p>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>22-MM39.9</p>	<p><u>Exploring Housing Renewal in Edgeley Village - by Councillor Anthony Perruzza, seconded by Mayor John Tory</u></p>	<p>Feb 2 2022</p>	<p>Adopted without Amendments</p>	<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>	<p>FM & Development</p>	<p>Work ongoing</p>	<p>TCHC staff are aware of this recommendation and prepared to assist.</p>
<p>22-PH30.8</p>	<p><u>New Affordable Rental and Ownership Homes in Phase Two of the Alexandra Park Revitalization</u></p>	<p>Feb 2 2022</p>	<p>Adopted without Amendments</p>	<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</p>	<p>Development</p>	<p>Work ongoing</p>	<p>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.</p>

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				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.			
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> <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 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</p>	Programs & Partnerships	Completed	<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. 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. Participation on ISCTs have been strong and an effective means to incident response.</p> <p>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.</p> <p>The Toronto Office to Prevent Violence (inclusive of THC VRP staff) has developed a shared Theory of Change based on a public health approach to violence prevention. The Theory of Change is underpinned by six principles and uses an all-of-systems approach to mobilize gun violence prevention initiatives across six domains.</p> <p>TOPV partners submitted work plans and violence prevention program inventories to the City of Toronto on December 1, 2023. The</p>

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				operationalize a cross-government approach to reduce violence;			<p>exercise will help inform work planning within individual institutions as well as help to develop a better understanding of gaps in service and to better align investments.</p> <p>TOPV members participated in a co-design day with the SafeTO Collaborative Analytics Lab (SCALE) on September 22, 2023. This kick-off event was the first step in developing a shared understanding of SCALE's role in supporting violence prevention work across the city.</p> <p>TOPV members have participated in knowledge exchange events with international partners, including London's Violence Reduction Unit, the RAND Corporation, and the Calgary Police Service.</p> <p>**This item is complete and will be removed off the next tracker.</p>
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	<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</p>	Operations	Work ongoing	<p>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.</p>

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				Contracted Property Management Services". The Board adopted the recommendations 1-11, as made in the report.			
22-MM47.33	MM47.33 Tenants First Status Update - by Councillor Paula Fletcher, seconded by Councillor Ana Bailão	July 19-20 2022	Adopted without Amendments	<p>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:</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>	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.
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</p>	Programs & Partnerships	Work ongoing	This item went to the Board on April 24th 2023. TSC approved the recommendations and provided the following next steps: <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

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				<p>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 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>			<ul style="list-style-type: none"> • Commence planning for a city-wide tenant forum in Q4 2023.

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				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.			
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 Board to adopt and implement The Sustainable City of Toronto Fleets Plan.	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.
23-MM6.35	MM6.35 – Authorization to Release Section 37 Funds to Rebuild the Community Garden at 133 Broadway Avenue	10-May	Adopted	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).	FM & Operations	Work ongoing	The first of two community meetings took place on Nov 22 nd . Tenants had an opportunity to discuss and share their vision for the community garden. As a result, the next meeting will take place on January 24 th and tenants will 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 tenants to review.

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				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.			
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	1. City Council request the Ombudsman to: a. investigate the destruction of the garden at 133 Broadway Avenue by Toronto Community Housing Corporation; and 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.	Operations	Work ongoing	TCHC will work with Ombudsman to address any recommendations for improvement.
23-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	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	Legal/Governance	Work Ongoing	At this time, we do not have a confirmed date for the Ombudsman to attend the board meeting.

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				<p>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>			
23-EX9.3	EX9.3 - Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes	8-Nov	Adopted with Amendments	<p>4. City Council direct the Deputy City Manager, Development and Growth Services, in consultation with appropriate Divisions Heads, CreateTO and the Toronto Community Housing Corporation, to advance early due diligence work on the list of potential housing sites outlined in Confidential Attachment 1 to the report (October 17, 2023) from the Deputy City Manager, Development and Growth Services, and to report back by end of the second quarter of 2024, with a prioritized list and recommendations, including any financial implications, to advance appropriate sites for housing purposes.</p>	Development, Finance & SPSR	Work Ongoing	<p>Recommendations 11 &14 are addressed in EX10.2 below.</p> <p>Development will have carriage of recommendation 23.</p>

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				<p>5. City Council direct that the confidential information contained in Confidential Attachment 1 remain confidential in its entirety, as it involves the security of property belonging to the City of Toronto, Build Toronto Inc./CreateTO and Toronto Community Housing Corporation, deals with a proposed or pending acquisition or disposition of land by the City of Toronto, Build Toronto Inc./CreateTO and Toronto Community Housing Corporation, deals with a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City, and contains commercial, financial and technical information supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.</p> <p>11. City Council request the Board of Directors of Toronto Community Housing Corporation to direct the President and Chief Executive Officer, Toronto Community Housing Corporation, in collaboration with the Deputy City Manager, Development and Growth Services, to review the Board's current strategic plan mandated by its shareholder direction and identify opportunities for enhanced alignment to support delivery of</p>			

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				<p>the City's housing plans and targets.</p> <p>13. City Council request the Deputy City Manager, Development and Growth Services, in collaboration with appropriate Division Heads, the Chief Executive Officer, CreateTO and the Chief Executive Officer, Toronto Community Housing Corporation, to report to the December 5, 2023, meeting of the Executive Committee, with recommendations to ensure alignment of the strategic plan of Toronto Community Housing Corporation and the mandate of CreateTO, with the City's housing plans and targets.</p> <p>14. City Council request the Board of Directors of Toronto Community Housing Corporation to request the President and Chief Executive Officer, Toronto Community Housing Corporation, as part of a continued effort, to work with the City's Deputy City Manager, Development and Growth Services and explore options to enhance the financial viability of Toronto Community Housing Corporation in-flight and planned revitalization and infill projects, including exploring both public and private options for financing, while delivering a wider range of net new rent-controlled affordable, Rent-Geared-to-Income and market rental homes and other City-building uses.</p>			

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				<p>15. City Council direct the Deputy City Manager, Development and Growth Services, in collaboration with the Deputy City Manager, Corporate Services, appropriate Division Heads, the Chief Executive Officer, CreateTO and the Chief Executive Officer, Toronto Community Housing Corporation, to harmonize all housing programs to reflect the City's income-based definition of affordable housing, as defined in City of Toronto By-Law 944-2021, to adopt Amendment 558 to the Official Plan for the City of Toronto respecting Affordable Rental and Ownership Housing Definitions, for all <u>new</u> projects on a go forward basis.</p> <p>23. 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 work with the City's Deputy City Manager, Development and Growth Services to report back to the Executive Committee by the second quarter 2024 on a strategy to accelerate the implementation of the Lawrence Heights Revitalization Phases II and III.</p>			
<p>23-EX10.2</p>	<p><u>EX10.2 - Advancing Generational Transformation of Toronto's Housing System - Aligning Housing Mandates</u></p>	<p>13-Dec</p>	<p>Adopted</p>	<p>1. City Council amend Section 4.1.2(c) of the Toronto Community Housing Corporation Shareholder Direction to authorize Toronto Community Housing Corporation to facilitate the creation of complete communities across the Toronto Community Housing Corporation</p>	<p>Development, Finance & SPSR</p>	<p>Work Ongoing</p>	<p>A report is coming to an upcoming Board of Directors meeting to provide information on the City's progress on the Generational Transformation of Toronto's Housing System, and to seek the Board of Directors approval of TCHC undertaking the necessary next steps to assist in the City's initiative, to create a plan,</p>

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	and Strategic Efforts			<p>housing portfolio, through the development and intensification of its lands and buildings, including prioritizing the delivery of net new rent-geared-to-income, affordable and market rent-controlled homes, in addition to replacement of existing rent-geared-to-income homes, to support delivery of the City of Toronto's housing plans and targets; and City Council direct the City Solicitor to prepare such amendment and submit the appropriate Bills to City Council.</p> <p>2. City Council request the Board of Directors of CreateTO to leverage City lands and partnerships to facilitate the creation of complete communities, and to prioritize the delivery of a range of new purpose-built rental homes including new rent-geared-to-income, affordable and market rent-controlled homes, to support delivery of the City of Toronto's housing plans and targets.</p> <p>3. City Council request the Board of Directors of Toronto Community Housing Corporation and the Board of Directors of CreateTO to direct their respective Chief Executive Officers to ensure that the public retention of all sites designated for housing purposes is a top strategic priority, and work with the Deputy City Manager, Development and Growth Services to ensure alignment of their respective Strategic Plans with the City's housing plans and targets,</p>			<p>timeline, and an implementation framework for the City to achieve its new housing targets.</p>

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				<p>as described in Parts 1 and 2 above, by the third quarter of 2024.</p> <p>4. City Council direct the Deputy City Manager, Development and Growth Services, in collaboration with the Deputy City Manager, Corporate Services, the Chief Executive Officer, Toronto Community Housing Corporation, the Chief Executive Officer, CreateTO and the Executive Director, Housing Secretariat, to include recommendations on further actions required to ensure functional, structural and governance alignment to facilitate the implementation of the City's housing plans and targets, as part of the anticipated second quarter 2024 update report on the City-led development model at five 'housing ready' sites, as directed by Council in Item 2023.EX9.3.</p> <p>5. City Council request the City Manager, in collaboration with the Deputy City Manager, Corporate Services, the Deputy City Manager, Development and Growth Services, the Chief Financial Officer and Treasurer, the Chief Executive Officer, Toronto Community Housing Corporation and the Chief Executive Officer, CreateTO, to report back with recommendations, based on short-term and longer term strategic considerations, to ensure sustainable operating models for Toronto Community Housing Corporation and CreateTO following the functional, structural and governance alignment referred to in Part 4 above.</p>			