

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #5/20, Friday, September 11, 2020

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **RAISING THE ROOF CHEZ TOIT – 1 CEDAR MAINS DRIVE, CALEDON**
Lease Amendment

KEY ISSUE

To amend the lease dated October 16, 2018 between Toronto and Region Conservation Authority (TRCA) and Raising the Roof Chez Toit (Raising the Roof) to allow for an 18-month extension.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto and Region Conservation Authority (TRCA) is in receipt of a request from Raising the Roof to extend the term of the lease dated October 16, 2018 between TRCA and Raising the Roof for an additional 18 month period, to enable Raising the Roof to secure funding from Canada Mortgage and Housing Corporation;

AND WHEREAS it is in the opinion of TRCA that it is in the best interest of TRCA in furthering its objectives, as set out in Section 20 of the *Conservation Authorities Act*, to cooperate with Raising the Roof in this instance;

THEREFORE LET IT BE RESOLVED THAT TRCA amend the existing lease with Raising the Roof to extend the total term, the initial term plus all options to extend, until April 15, 2040 to ensure the provision of affordable housing of the home located on the leased lands;

THAT the balance of the terms and conditions of the lease dated October 26, 2018 be substantially the same;

THAT said amendment be subject to the approval of the Minister of The Environment, Conservation & Parks in accordance with Section 21(2) of the *Conservation Authorities Act*, R.S.O. 1990, Chapter C.27 as amended, if required;

AND FURTHER THAT the authorized TRCA officials be directed to take whatever actions may be required to give effect thereto including obtaining any necessary approvals and signing and execution of documents.

BACKGROUND

At Board of Directors Meeting #3/18, held on April 20, 2018, Resolution #A50/18 was approved as follows:

WHEREAS Toronto and Region Conservation Authority (TRCA) is in receipt of a request from Raising the Roof to enter into a lease arrangement for lands located at 1 Cedar Mains Drive, Town of Caledon, Regional Municipality of Peel;

Item 7.4

AND WHEREAS it is in the opinion of TRCA that it is in the best interest of TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act, to cooperate with Raising the Roof in this instance;

THEREFORE LET IT BE RESOLVED THAT TRCA enter into a lease with Raising the Roof for the use of 0.2 hectares (0.5 acres), more or less, said land being part East Half Lot 20, Concession 6 (Albion);

THAT the lease with Raising the Roof be premised on the following:

(i) that the term of the lease agreement be for 10 years, with two renewal options for successive five-year periods subject to TRCA's approval;

(ii) that the consideration be a nominal sum of \$12.00 per annum plus HST (if applicable) along with a minimum capital investment of \$401,000.00 for building restoration to the satisfaction of TRCA staff;

(iii) that an archaeological review is to be completed at the expense of Raising the Roof with any mitigation measures being carried out to the satisfaction of TRCA;

(iv) that Raising the Roof is to be responsible for all permits and approvals required for restoration of 1 Cedar Mains Drive, Caledon;

(v) THAT the final terms and conditions of the agreement be satisfactory to TRCA staff and solicitors;

THAT said lease be subject to the approval of the Minister of Natural Resources and Forestry in accordance with Section 21(2) of the Conservation Authorities Act, R.S.O. 1990, Chapter C.27 as amended, if required;

AND FURTHER THAT the authorized TRCA officials be directed to take whatever actions may be required to give effect thereto including obtaining any necessary approvals and signing and execution of documents.

Raising the Roof, is a national charitable organization, that provides national leadership on long-term solutions to homelessness through partnership and collaboration with diverse stakeholders, investment in local communities and public education.

A lease was entered into with Raising the Roof on October 16, 2018 for the restoration of an historic building, while at the same time contributing to the development and operation of long term, affordable housing for youth at risk.

Raising the Roof committed over \$400,000 to this project and is now seeking funding in the amount of \$285,000 from the Canadian Mortgage Housing Corporation (CMHC). In order to qualify for this CMHC funding, Raising the Roof needs to ensure the provision of affordable housing for 1 Cedar Mains Drive, for a twenty-year term.

Upon execution of the lease, Raising the Roof proceeded with the renovations to the dwelling, meeting its obligations under the terms and conditions of the lease. However, during the

Item 7.4

renovation period, Raising the Roof encountered a number of challenges that contributed to the delay in the completion of the project. Some of the delays Raising the Roof encountered were a failing septic system, a failing foundation, which upon initial inspection was deemed safe, and the requirement to redesign the layout of the home, due to the discovery of old structural beams running across the home that were identified as significant by the heritage committee of the Town of Caledon. These repairs and modifications resulted in additional studies, approvals and cost to Raising the Roof's project.

The current lease is for a period of 10 years with two renewal options for successive five-year periods subject to TRCA's approval, expiring October 15, 2038. Due to the construction delays the current lease term will not provide the twenty-year term required for affordable housing making Raising the Roof ineligible for the CMHC funding. The proposed amendment to the lease will extend the term by approximately 18 months. All other terms and conditions of the lease dated October 16, 2018 will be substantially the same.

Attachment 1 is a sketch illustrating the location of the subject lands. Attachment 2 is an orthophoto illustrating the location of the subject lands.

RATIONALE

Amending the lease to allow for an 18-month extension to the term of the lease will enable the residence to be occupied for a period of 20 years by youth at risk and would qualify Raising the Roof to be eligible for the \$285,000 in funding dollars from CMHC. At the end of the term TRCA will have an improved asset and would have contributed to a much-needed community service.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 3 – Rethink greenspace to maximize its value

Strategy 7 – Build partnerships and new business models

Strategy 6 – Tell the story of the Toronto region

FINANCIAL DETAILS

TRCA will not bear any costs associated with this lease extension. All costs are the responsibility of Raising the Roof in accordance with the terms and conditions of the lease.

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Date: August 14, 2020

Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto