



STAFF REPORT ACTION REQUIRED

To Declare Surplus a Portion of a City-owned Parcel of Land adjoining 47 Touchstone Drive

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| Date: | June 20, 2007 |
| To: | Government Management Committee |
| From: | Chief Corporate Officer |
| Wards: | Ward 12 – York South Weston |
| Reference Number: | P:\2007\Internal Services\F&re\Gm07070F&re - (AFS 5435) |

SUMMARY

The purpose of this report is to declare a portion of a City-owned parcel of land adjoining 47 Touchstone Drive surplus to municipal requirements and to authorize the Chief Corporate Officer to invite an offer to purchase from Habitat for Humanity Toronto, for a purchase price at below market value, for the development of affordable ownership housing.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council declare the parcel of land adjoining 47 Touchstone Drive, being Part of Block 268 on Plan 66M-2340 and shown as Part 1 on Sketch No. PS-2007-153 (the “Property”), surplus to the City’s requirements.
2. City Council authorize the Chief Corporate Officer, in consultation with the Director of Development, Affordable Housing Office, to invite an offer to purchase the Property from Habitat for Humanity Toronto (“Habitat”), at a purchase price below market value.
3. Staff take all steps necessary to comply with the City’s real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code.

Financial Impact

Although there are no financial implications associated with the adoption of this report, full market value for the sale of the Property will not be realized if the City proceeds as

recommended. The sale of the Property at below market value for affordable housing will result in the City foregoing revenue that would have been realized from the sale of the Property at full market value, currently estimated at \$167,000.00. No funding is required from the City's capital budget.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

ISSUE BACKGROUND

In 1999, pursuant to a subdivision agreement, the parcel of land located between 47 and 53 Touchstone Drive, being Block 268 on Plan 66M-2340 and shown as Parts 1 and 2 on Sketch No. PS-2007-153 ("Block 268"), was conveyed to the City for future road allowance purposes for the extension of Industry Street to Touchstone Drive. The subdivision services for Plan 66M-2340 have been assumed by the City and residential construction is complete. Block 268 however has become an illegal dumping site. In 2005, upon review of the relationship between the subdivision and the adjacent industrial lands to the east, Transportation Services deemed that Industry Street should not be connected into the subdivision, as originally contemplated. Transportation Services has confirmed that Block 268 is no longer required for future road allowance, and hence surplus to their requirements.

Part 2 on Sketch No. PS-2007-153 has been jurisdictionally transferred to the Toronto Transit Commission ("TTC") to serve as a short pedestrian path for TTC bus operators to walk from a bus in service to their divisional office located at the new Mount Dennis Bus Garage at Industry Street.

COMMENTS

A circulation to the City's Agencies, Boards, Commissions and Divisions was undertaken to ascertain whether or not there is any municipal interest in retaining the Property.

Staff of the Affordable Housing Office ("AHO") advise that the Property would be suitable for a Habitat project. Habitat has been consulted and has stated that the land would be suitable for its building program in Toronto.

It is anticipated that Habitat will offer to purchase the Property on terms similar to other land transactions involving Habitat, i.e. Habitat would purchase the Property as is, Habitat would offer to pay \$10,000.00 per housing unit, Habitat would offer the housing to a lower income family who would contribute sweat equity to the project and the housing would be occupied by the family within a defined time frame.

The development of the Property by Habitat will provide an ownership home for a low income family at a cost not currently offered in the market. This Habitat initiative demonstrates the City of Toronto's commitment to work with community based organizations to facilitate the construction of affordable housing using City-owned land.

Accordingly, this report recommends that the Property be declared surplus to municipal requirements and that Habitat be invited to submit an offer to purchase the Property at

below market value. The Property Management Committee has reviewed this matter and concurs.

Details of the Property to be declared surplus are as follows:

| Subject Property | Parcel adjoining 47 Touchstone Drive |
|-----------------------------|---|
| Legal Description: | Part of Block 268 on Plan 66M-2340 |
| Assessment Roll No.: | Part of 1908-02-2-050-01400 |
| Approximate Size: | 17m x 30m ± (55.6ft x 98.4ft ±) |
| Approximate Area: | 512 m ² ± (5,511 ft ² ±) |
| Zoning: | Multiple Family Dwelling (RM1) |
| Official Plan: | Neighbourhoods |
| Current Status: | Vacant land |
| Existing Easements: | Hydro easement over the easterly 3 metres. Consumers' Gas easement over the northerly 3 metres shown as Parts 1 & 2 on Plan 66R-18362 |

In order to proceed with the disposal of the Property, the City must comply with its procedures governing the disposal of property. Before disposing of any property (including a lease of 21 years or longer), Council declares the property to be surplus by by-law or resolution, notice of the proposed disposal and the manner of disposition is given to the public, and at least one appraisal of the market value of the property is obtained.

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SIGNATURE

Bruce Bowes, P. Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix A – Site Map