



STAFF REPORT ACTION REQUIRED

Expropriation of 303, 309 and 311 George Street for the redevelopment of Seaton House

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| Date: | February 2, 2015 |
| To: | Government Management Committee |
| From: | Chief Corporate Officer |
| Wards: | Ward 27 – Toronto Centre-Rosedale |
| Reference Number: | P:\2015\Internal Services\RE\Gm15004re |

SUMMARY

This report seeks authority to commence expropriation proceedings for the properties municipally known as 303, 309 and 311 George Street for use in connection with the redevelopment of Seaton House and the revitalization of the George Street neighbourhood.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council grant authority to initiate the expropriation process for the property interests listed in Appendix "A" (the "Lands") and shown on the sketches attached as Appendix "B".
2. City Council grant authority to serve and publish Notices of Application for Approval to Expropriate the Lands, to forward to the Chief Inquiry Officer any requests for hearing that are received, to attend the hearing to present the City's position, and to report the Inquiry Officer's recommendations to Council for its consideration.
3. City Council authorize the appropriate City Officials to take the necessary action to give effect hereto.

Financial Impact

The funding to acquire the remaining parcels of land on George Street was included in the 2014 Approved Capital Budget for Shelter, Support and Housing Administration (SSHA) in CHS031-05 capital account. As this budget was not spent in 2014, the funding is carried forward into 2015 and is included in the 2015 Recommended Capital Budget for SSHA.

The costs to serve and publish the required Notices of Application for Approval to Expropriate, together with any costs related to attendance at the Hearing of Necessity, if any, will be funded from the 2015 Recommended Capital Budget for SSHA. In the event of expropriation, expenditures for the market value of the Lands as well as disturbance (if any), interest, and land transfer tax costs, and all other associated costs as required under the *Expropriations Act* will also be funded from the 2015 Recommended Capital Budget for SSHA. The detailed funding amounts will form part of a subsequent report to Committee and Council seeking final approval for the expropriation, if necessary.

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

DECISION HISTORY

At its meeting of August 5, 2009, City Council adopted Item No. EX33.47 as amended, thus endorsing a ten year affordable housing plan called "Housing Opportunities Toronto: An Affordable Housing Action Plan 2010-2020". This plan sets out Council's strategy and directions to address Toronto's affordable housing challenges. Redeveloping selected emergency shelter sites is one of the actions identified for implementation by the City in the report on this matter, which can be found at:

<http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-21572.pdf>

On December 20, 2012, a status report entitled "Downtown East Revitalization Initiatives" from the Social Development, Finance & Administration and City Planning divisions was received for information by the Toronto and East York Community Council. The report referred to the potential Seaton House redevelopment as an important element for the advancement of a successful housing strategy in the George Street neighbourhood, and can be found at:

<http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-53970.pdf>

On July 16, 17, 18 and 19, 2013, City Council adopted Item No. EX33.17 as amended, approving in principle the redevelopment of Seaton House. The report on this matter from the Deputy City Manager (Citizen Centred Services) and the Deputy City Manager (Corporate Internal Services) and Chief Financial Officer, entitled "Update and Next Steps of Proposed Redevelopment of Seaton House and Revitalization of George Street" and dated June 18, 2013, provides authority for the Director of Real Estate Services to enter into negotiations with the owners of the Lands and report back to Council at a later date, if necessary. The report can be found at:

<http://www.toronto.ca/legdocs/mmis/2013/ex/bgrd/backgroundfile-59666.pdf>

ISSUE BACKGROUND

George Street is located in the Garden District neighbourhood, which is bounded by Yonge Street, Sherbourne Street, Carlton Street and Queen Street East. On April 8, 2014, the City acquired the properties located at 295, 297, 299, 301A and 305 George Street for incorporation into the Seaton House redevelopment.

To date, the City has been unsuccessful in negotiating the purchase of the Lands, which are the remaining properties at 303, 309 and 311 George Street. The acquisition of the Lands would complete the City's ownership of the entire block and would potentially optimize redevelopment. However, while redevelopment can occur without the Lands, acquisition of these last three properties would create one parcel of land, permitting an optimal distribution of the shelter and long-term care facilities and their common elements. The result would foster service excellence, maximize the benefits of a shared infrastructure and offer more potential efficiencies. Likewise, the proposed service hub could be more fully integrated into the redevelopment, better serving the local neighbourhood.

As the Seaton House Shelter has a large presence in the community, its redevelopment will enhance the Garden District as a whole and will be a key component in the revitalization of the Downtown East. Furthermore, the redevelopment will allow the City to take on a leadership role in the restoration and adaptive reuse of significant heritage properties.

COMMENTS

It is necessary to acquire the Lands listed in Appendix "A" and shown on the sketches attached as Appendix "B" for the purposes of optimizing the redevelopment of Seaton House and revitalizing the George Street neighbourhood. A stage one expropriation report must be approved by Council in order to move forward under the *Expropriations Act*.

CONTACT

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SIGNATURE

Josie Scioli
Chief Corporate Officer

ATTACHMENTS

Appendix "A" – Table of Property Requirements
Appendix "B" – Location Map – 303, 309 and 311 George Street

APPENDIX "A"

TABLE OF PROPERTY REQUIREMENTS

| PROPERTY ADDRESS | | LEGAL DESCRIPTION | PROPERTY REQUIREMENTS |
|-----------------------------------|-------------------|--------------------|---|
| WARD 27 – Toronto Centre-Rosedale | | | |
| 1. | 303 George Street | PLAN 150 PT LOT 11 | All right, title and interest in the entire property, approximately 143 m ² (1,539 ft ²) of land, as shown on Appendix "B" |
| 2. | 309 George Street | PLAN 150 PT LOT 11 | All right, title and interest in the entire property, approximately 263m ² (2,831 ft ²) of land, as shown on Appendix "B" |
| 3. | 311 George Street | PLAN 150 PT LOT 11 | All right, title and interest in the entire property, approximately 230 m ² (2,476 ft ²) of land, as shown on Appendix "B" |

APPENDIX "B"

LOCATION MAP – 303, 309 and 311 GEORGE STREET

