

**Declaration as Surplus - Property Known
Municipally as 590 Jarvis Street
(Ward 24 - Downtown)**

(City Council at its regular meeting held on October 3, 4 and 5, 2000, and its Special Meetings held on October 6, 2000, October 10 and 11, 2000, and October 12, 2000, amended this Clause by adding thereto the following:

“It is further recommended that, in order to ensure that eviction notices are not issued and existing occupants do not experience financial hardship, the Commissioner of Corporate Services be directed to assist the existing occupants (such as the YWCA, the Metro-Women’s Abuse Council, the Black Secretariat, the Congress of Black Women and the Council of African Organizations) to find alternative locations with similar rental payments and report thereon to the first meeting of the Administration Committee in the new term of Council.”)

The Administration Committee recommends the adoption of the following report (August 31, 2000) from the Commissioner of Corporate Services:

Purpose:

To secure authority to declare the property known municipally as 590 Jarvis Street (which includes 100 Charles Avenue East) surplus to municipal requirements.

Financial Implications and Impact Statement :

The City will receive revenue from the eventual sale of 590 Jarvis Street.

Recommendations :

It is recommended that:

- (1) the property known municipally as 590 Jarvis Street, more particularly described as part of Park Lots 6 and 7, Concession 1 From the Bay and part of Lot 5 on Plan 19E, save and except for a strip for the widening of Hayden Street, be declared surplus to the City’s requirements and offered for sale as described in the body of the report and all steps necessary to comply with By-law 551-1998 be taken;
- (2) the Commissioner of Corporate Services be authorized to enter into negotiations with the Gerstein Centre for either the sale, as hatched on the attached sketch, or the long term lease of the Gerstein Centre, and report back on the results of these negotiations;
- (3) the costs associated with the relocation of the Toronto Police Services - Employee and Family Assistance Program to another facility be recovered from the proceeds of the sale;

- (4) the Commissioner of Corporate Services be directed to give notice to the occupants of 590 Jarvis Street of the City's proposed sale of the property and provide these groups with relocation assistance where feasible; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

590 Jarvis Street is located at the northwest corner of Jarvis Street and Charles Street East and is improved with two structures; a six storey office building, known as 590 Jarvis Street and a Victorian era house form building, known as 100 Charles Street East.

The property was acquired by the former Municipality of Metropolitan Toronto on July 10, 1967. Until approximately 1989, 590 Jarvis Street was used as the Headquarters of the Metropolitan Toronto Police Force and 100 Charles Street East was used as a staff house. An underground tunnel connects the two buildings and also acts as conduit to bring building services from 590 Jarvis Street to 100 Charles Street East. In addition, an underground storage area is located at the rear of 100 Charles Street East.

After Toronto Police Services (TPS) vacated the property, a number of former Metro Departments moved into the building at 590 Jarvis Street. Currently, the building is occupied by City staff temporarily relocated until occupancy is resolved through the Master Accommodation Plan, together with staff of TPS Employee and Family Assistance Program. In addition, eleven community based organizations, including the YWCA - Greater Toronto and the YWCA - Canada, occupy space in the building.

The building at 100 Charles Street East has been leased to the Gerstein Centre, a psychiatric support facility, since 1989.

There is no longer a municipal requirement for this property.

Comments:

A circulation to the City's Agencies, Boards, Commissions and Departments was undertaken to ascertain whether or not there is any municipal interest in retaining the property. The disposal circulation has been completed. Although there was no interest expressed in retaining the property, the following are comments received and issues identified resulting from this circulation.

Community and Neighbourhood Services has determined that, although they are not interested in developing this site for affordable housing under the *Let's Build* Programme, they do support the continued occupation of 100 Charles Street East by the Gerstein Centre.

Parks staff have advised that the neighbourhood is parks deficient and have identified opportunities to enhance privately owned, publicly accessible green space being developed immediately to the north of the subject.

Urban Development Services staff support utilizing the northerly portion of the site, shown cross-hatched on the attached sketch, to enhance the privately owned, publicly accessible green space proposed to be incorporated within the development at 600 Jarvis Street. Further, Planning staff support the mid-block pedestrian connection from Hayden Street to Charles Street East as well as a pedestrian connection to Jarvis Street. Planning staff also support the continued occupation of 100 Charles Street East by the Gerstein Centre.

Works and Emergency Services have identified a small portion of the Hayden Street frontage that should be retained for widening Hayden Street.

Accordingly, this report recommends the entire property be declared surplus to municipal requirements save and except for a strip for the widening of Hayden Street. The report also recommends methods for addressing the issues set out above. The Property Management Committee has reviewed this matter and concurs with the recommendations of this report.

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

- Subject Property: Northwest corner of Jarvis Street and Charles Street East
590 Jarvis Street, save and except for a strip for the widening of Hayden Street.
- Legal Description: Part of Park Lots 6 and 7, Concession 1 From the Bay and Part of Lot 5 on Plan 19E.
- Site Dimensions: Jarvis Street Frontage: 144 feet (43.89m)
Charles Street East Frontage: 340 feet (103.6m).
- Approximate Site Area: 56,800 sq.ft. (5276.7 sq.m.).
- Zoning: CR T4.0 C1.0 R4.0.
- Official Plan: Medium Density Mixed Commercial-Residential Area.

The aforementioned issues/opportunities surrounding the disposal of this site may be summarized as follows:

- (1) the manner in which the Gerstein Centre will continue to occupy 100 Charles Street East;
- (2) the manner in which a portion of the site can be used to enhance the green space to the north; and
- (3) the manner in which the occupants of 590 Jarvis Street will be provided for.

(1) Gerstein Centre

Staff have met with officials from the Gerstein Centre on several occasions to determine if the Centre is interested in continuing its occupancy past the end of the current lease which expires on June 14, 2002 and, if so, the manner of doing so. By letter dated July 27, 2000, the Gerstein Centre Board advised the City that they are interested in purchasing the building at 100 Charles Street East, together with an area of land sufficient to accommodate parking for eight cars and that they will be asking the Ministry of Health, through a Capital Project Funding request, to assist in obtaining the necessary funds. Alternatively, should funds for a purchase not be available, the Centre is interested in securing their tenure through a long term lease, to be assumed by the eventual purchaser of the larger site.

After a thorough investigation of the physical alternatives, the most efficient manner of delineating the portion of the site that could be conveyed to the Gerstein Centre should they secure funding, is set out hatched on the attached sketch. A surface easement, located immediately to the west of the building, should be granted to provide space for parking together with a right-of-way for access. The Centre would be responsible for acquiring building services. Services for 100 Charles Street East will be maintained for a minimum length of time until the Centre has had an opportunity to have the services replaced. Alternatively, should provincial funding not be secured, a long term lease would be secured for the building and 590 Jarvis Street property be offered for sale on the open market subject to the long term tenancy. The eventual purchaser would then have to deal with building services to the Centre accordingly.

(2) Privately Owned, Publicly Accessible Green Space:

The adjacent property immediately to the north, 600 Jarvis Street, is currently being redeveloped. A component of the development will be privately owned, publicly accessible green space, to be located at the rear of the property. The possibility of increasing this green space has been identified by severing, and offering for sale, the portion of the City's site shown cross-hatched on the attached sketch. This portion could then be offered for sale to the adjacent owner and/or to the purchaser of 590 Jarvis Street. The eventual purchaser may then make use of the density associated with this portion of the site, and the City may secure additional privately owned, publicly accessible green space through a future development agreement, subject to securing appropriate planning approvals.

In addition to the above, it may also be possible to secure, through future development agreements, pedestrian connections from Jarvis Street, along the north perimeter of the site, and between Hayden Street and Charles Street East. The possible future mid-block connections would result in improved sight lines and a wider mid-block connection in an east-west direction to Jarvis Street to those already proposed by the development at 600 Jarvis Street property.

(3) Occupants of 590 Jarvis Street:

The office building at 590 Jarvis Street is occupied by various City staff temporarily relocated until occupancy is resolved through the Master Accommodation Plan, together with the TPS - Employee and Family Assistance Program. The demand for this program is ongoing and an

alternative location will have to be secured. Any costs associated with this relocation should be recovered from the revenues to be received from the eventual sale of the property.

Community and Neighbourhood Services have working relationships and directly fund certain community based organizations currently occupying 590 Jarvis Street and have requested that these organizations be provided with as much notice as possible in order for them to relocate and secure affordable comparable space. Further, the City should offer relocation assistance where feasible.

Conclusions:

Given that the subject property is no longer required for municipal purposes, City Council should declare the entire property known municipally as 590 Jarvis Street, reserving a strip for the widening of Hayden Street, as surplus to its requirements. As a number of issues surrounding the disposal of this property have been identified, the manner of disposal should be as set out in the body of this report.

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List of Attachments:

Map

(A copy of the map attached to the foregoing report was forwarded to all Members of Council with the September 12, 2000, agenda of the Administration Committee and a copy thereof is also on file in the office of the City Clerk.)