

Clause embodied in Report No. 12 of the Administration Committee, as adopted by the Council of the City of Toronto at its meeting held on October 1, 2 and 3, 2002.

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**Declaration as Surplus  
22 Wascana Avenue  
(Ward 28 - Toronto Centre - Rosedale)**

*(City Council on October 1, 2 and 3, 2002, adopted this Clause, without amendment.)*

**The Administration Committee recommends the adoption of the following report (August 27, 2002) from the Commissioner of Corporate Services:**

Purpose:

To secure authority to declare the property surplus to municipal requirements.

Financial Implications and Impact Statement:

Revenue generated from the eventual sale is subject to revenue sharing pursuant to the Trefann Court Redevelopment Plan Agreement with the City of Toronto receiving 25 percent, the Province of Ontario receiving 25 percent and Canada Mortgage and Housing Corporation receiving 50 percent.

Recommendations:

It is recommended that:

- (1) the property municipally known as 22 Wascana Avenue, described as Lot 5 on Plan 860, be declared surplus to the City's requirements and the property be listed for sale on the open market and all steps necessary to comply with Chapter 213 of the Municipal Code be taken; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

On April 14, 1966, the former City Council passed By-Law No. 22827 to designate Trefann Court Redevelopment Area as a redevelopment area under the *Planning Act*. By-Law No. 301-72 was passed on December 11, 1972, to adopt a First Phase Redevelopment Plan for the Trefann Court Redevelopment Area. Subsequently on July 25, 1977, By-Law No. 431-77 was passed to adopt a Second Phase Redevelopment Plan for the Trefann Court Redevelopment Area. Various cost sharing agreements for both Phase 1 and Phase 2 were entered into between

the Province of Ontario (25 percent), the City of Toronto (12.5 percent), the Municipality of Metropolitan Toronto (12.5 percent) and Central Mortgage and Housing Corporation (50 percent) respecting, among other things, funding and cost sharing of the redevelopment scheme and recoveries on the wind up of the project. There is an interest in closing out the plan for Trefann Court and disposing of the remaining properties.

On October 3, 1972, the former City of Toronto acquired 22 Wascana Avenue for the Trefann Court Urban Renewal Area to provide housing for neighbourhood residents who were to be relocated to facilitate the construction phase of new housing under the Trefann Court Redevelopment Plan.

On April 10, 1978, the former City Council adopted Clause 32 of Report No. 16 of the Executive Committee thereby authorizing the sale of certain properties in Trefann Court. At the meeting held on February 19, 1979, City Council adopted Clause No. 15 of Executive Committee Report No. 14 thereby authorizing that, subject to the approval of the Ontario Minister of Housing, 22 Wascana Avenue be removed from the Trefann Court Redevelopment Plan and it be retained by the City or sold to the former City of Toronto Non-Profit Housing Corporation so that the low income tenant could remain in occupancy. The Executive Committee, at its In Camera meeting on September 24, 1979, recommended that the City retain 22 Wascana Avenue and on October 29, 1979, Council passed By-law No. 892-79 to further amend the Second Phase Redevelopment Plan for the Trefann Court Redevelopment Area to reflect this change.

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 22 Wascana Avenue. No municipal interest was expressed. Staff from Shelter, Housing and Support Division of the Community and Neighbourhood Services advised that there is no interest in developing the property for affordable housing under the *Let's Build* programme. 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: 22 Wascana Avenue.

Legal Description: Lot 5, Plan 860.

Tax Roll No.: 1904-07-2-031-02300.

Site Dimensions: Frontage: 4.8 metres (15.75 ft).  
Depth: 20.15 metres (66 ft).

Approximate Area: 96.62 m<sup>2</sup> (1,040 sq.ft.).

Improvements: 2-storey row house.

Gross Floor Area: 106.09 m<sup>2</sup> (1,142 sq.ft.).

Current Status: Vacant - in a deteriorated condition.

Zoning: R3 Z1.0 – Residential.

Official Plan: Low Density Residential Area.  
Trefann Court Part II Plan - Mixed Commercial-Residential Density.

In order to proceed with the disposal of 22 Wascana Avenue, the City must comply with the procedures governing disposal of property. Section 193(4) of the *Municipal Act* requires that, before selling any property, Council must declare the property to be surplus by by-law or resolution passed at a meeting open to the public, give notice to the public of the proposed sale and obtain at least one appraisal of the market value of the property, unless exempted by regulations passed under the legislation.

Conclusions:

As no municipal interest has been expressed in retaining the subject property, City Council should declare 22 Wascana Avenue surplus to the City's requirements and the property be listed for sale on the open market.

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List of Attachments:

Site Maps.

(A copy of the Site Maps attached to the foregoing report was forwarded to all Members of Council with the September 10, 2002, agenda of the Administration Committee and a copy thereof is also on file in the office of the City Clerk, City Hall.)