



**Councillor Ana Bailão**

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Wednesday, November 2, 2011

Councillor Paul Ainslie, Chair  
Government Management Committee  
Toronto City Council

**RE: Item # 9.10, Concerning the Transfer of 455 Dovercourt Road to Build Toronto**

Dear Councillor Ainslie,

On the agenda of the Government Management Committee's upcoming meeting, is item # 9.10, which concerns the property at 455 Dovercourt Road, a building on the border of Wards 18 and 19.

The report requests that this property be declared surplus for the purposes of turnover to Build Toronto. By transferring this building to Build Toronto, the City wishes to explore the economic benefit to the City by, likely, having this site residentially developed.

As Councillors for the affected Wards, we feel strongly that this property could be used to enhance the cultural character of the local neighbourhood and maintain the balance of residential and non-residential uses.

In light of the significant community needs of the area, we believe that social programming be a priority in considering this issue. A well known community organization has already come forward expressing interest to purchase this property, at fair market-value, for the purposes of delivering community programming.

This group, the Luso-Canadian Charitable Society, already owns one building in the City of Toronto, and one in the City of Hamilton. At their Toronto location, the organization was able to secure \$5 million in private funding for the project and currently serves over 80 clients with disabilities a day.

Further, the site is situated on a local road surrounded by predominantly single family houses making it unsuitable for condominium development. No doubt there will be significant local concerns about the potential problems that a large condominium in this neighbourhood would create that would decrease its potential value to developers.

Furthermore, the loss of 455 Dovercourt's tenants, which provided a variety of social services such as daycare, has already demonstrated a negative impact on the area.

We therefore invite members of the committee to request that the Luso-Canadian Charitable Society be given the opportunity to present their market-value offer to the City's Real Estate Department. Not only

does this decision respect the Staff Report to maximize property potential for economic benefit, but it also provides a significant community development to an area of Toronto in need.

Based on Real Estate Staff advice, we recommend that:

*3(h) and Appendix 4(h) of the item be amended to provide that the intended method of disposal of 455 Dovercourt Road be by way of inviting an offer to purchase from Luso Canadian Charitable Society or a corporation or other business entity wholly-owned and controlled by Luso Canadian Charitable Society, provided that if a recommendable offer to purchase is not received by March 30, 2012, then the intended method of disposal be by way of a transfer to Build Toronto on an "as is" basis, for nominal consideration (with Build Toronto to pay any applicable Land Transfer Tax, HST, registration and other costs).*

Thank you for your attention in this matter and we would be pleased to answer any questions your or members of the committee may have.

Sincerely,



Ana Bailão  
City Councillor  
Ward 18, Davenport



Mike Layton  
City Councillor  
Ward 19