

Confidential Attachment 1 – made public

Select Toronto Community Housing Stand-Alone Properties Proposed for Sale by the Special Housing Working Group

Date:	September 24, 2012
To:	Executive Committee
From:	City Manager and General Manager, Shelter, Support and Housing Administration

Ward	Address ^(Note 1)	Property Description	Units	Potential Value (\$) ^(Note 5)	Mortgage (\$)	Ministerial Consent ^(Note 6)
5	14 Jopling Av.	1 Storey Semi-Detached Single Family House	1	544,670	Debenture	Yes
13	38 Parkview Gardens	2 Storey Detached Single Family House	1	671,770	Debenture	Yes
14	309 Indian Road Cr.	2 Storey Single Family Row House	1	444,230	33,848	Yes
16	81 Douglas Av.	2 Storey Semi-detached Single Family House	1	644,490	Debenture	Yes
18	2 Sylvan Av. ^(Note 2)	2.5 Storey Detached Single Family House	1	881,020	0	No
18	2A/2B Sylvan Av. ^(Note 2)	2.5 Storey Detached Duplex	2	852,600	0	No
18	4 Sylvan Av. ^(Note 2)	2 Storey Detached Duplex	2	774,070	0	No
18	6 Sylvan Av. ^(Note 2)	2 .5 Storey Detached Duplex	2	699,980	0	No
18	10 Sylvan Av.	2 .5 Storey Detached Duplex	2	801,040	0	No
18	14 Sylvan Av.	2 .5 Storey Detached Duplex	2	726,330	0	No
18	112 Havelock St. ^(Note 2)	2 Storey Detached Single Family House	1	632,400	0	No
19	201 Crawford St. ^(Note 3)	3 Storey Detached House	5	1,381,360	0	No
19	205 Crawford St.	2 Storey Semi-detached Duplex	2	884,120	0	No

Ward	Address ^(Note 1)	Property Description	Units	Potential Value (\$) ^(Note 5)	Mortgage (\$)	Ministerial Consent ^(Note 6)
19	215 Crawford St.	3 Storey Semi-detached Duplex	2	864,280	0	No
19	221 Crawford St.	3 Storey Semi-detached Duplex	2	704,940	0	No
19	223 Crawford St.	2 .5 Storey Row House Duplex	2	732,220	0	No
19	949 Dundas St. W.	2.5 Storey Detached Single Family House	1	649,140	0	No
19	959 Dundas St. W.	2 .5 Storey Semi-detached Duplex	2	621,550	0	No
19	989 Dundas St. W.	2 .5 Storey Detached Duplex	2	604,190	0	No
25	47 Roslin Av.	2 Storey Semi-Detached Single Family House	1	612,870	Debenture	Yes
25	55 Roslin Av.	2 Storey Semi-Detached Single Family House	1	618,760	Debenture	Yes
28	42 Geneva Av. ^(Note 3)	2 Storey Single Family Row House	1	614,730	34,193	Yes
29	125 Cambridge Av.	2 Storey Detached Single Family House	1	699,910	40,806	Yes
30	15 Hastings Av.	2 Storey Semi-Detached Single Family House	1	495,380	35,620	Yes
30	16 Howland Av.	3 Storey Semi-Detached Single Family House	1	1,320,290	Debenture	Yes
30	23 Howland Rd.	2.5 Storey Single Family Row House	1	622,790	31,816	Yes
30	23 Strathcona Rd.	2 Storey Semi-Detached Single Family House	1	691,610	Debenture	Yes
30	24 Harcourt Av.	2 Storey Detached Single Family House	1	639,840	31,606	Yes
30	26 Dingwall Ave.	3 Storey Detached House (SHOP house)	6	996,650	281,156	Yes
30	30 Albemarle Av.	3 Storey Semi-Detached Single Family House	1	702,770	Debenture	Yes
30	49 Bain Av.	2 Storey Semi-Detached Single Family House	1	666,190	Debenture	Yes
30	78 Victor Av.	3 Storey Semi-Detached Single Family House	1	709,280	Debenture	Yes
30	114 Booth Av.	2 Storey Semi-Detached Single Family House	1	396,000	22,741	Yes

Ward	Address ^(Note 1)	Property Description	Units	Potential Value (\$) ^(Note 5)	Mortgage (\$) ^(Note 4)	Ministerial Consent ^(Note 6)
30	176 Bain Av.	2 Storey Semi-Detached Single Family House	1	613,800	0	No
30	201 Logan Av. ^(Note 2)	2 Storey Single Family Row House	1	640,460	189,408	Yes
30	203 Pape Av.	2 Storey Detached House (SHOP house)	5	674,560	264,007	Yes
30	889 Gerrard St. E.	2 Storey Semi-Detached Single Family House	1	416,640	20,988	Yes
30	1228 Gerrard St. E.	2 Storey Semi-Detached Single Family House	1	367,970	19,731	Yes
32	11 Edgewood Grove	2 Storey Detached Single Family House	1	622,170	37,662	Yes
32	19 Haslett Av.	2 Storey Semi-Detached Single Family House	1	609,460	Debenture	Yes
32	20 Cedar Av.	2 Storey Detached Single Family House	1	688,510	Debenture	Yes
32	22 Cedar Av.	2 Storey Detached Single Family House	1	659,680	Debenture	Yes
32	100 Kingsmount Park Rd.	2 Storey Detached Single Family House	1	608,530	Debenture	Yes
32	127 Eastwood Rd.	2 Storey Detached Single Family House	1	621,860	Debenture	Yes
32	144 Balsam Av.	1 Storey Detached Duplex	2	1,434,370	0	No
32	155 Balsam Av.	2 Storey Detached Single Family House	1	748,650	Debenture	Yes
32	199 Silver Birch Av.	2 Storey Semi-Detached Single Family House	1	601,710	Debenture	Yes
32	264 Lee Av.	2 Storey Detached Single Family House	1	872,340	Debenture	Yes
32	295 Waverley Rd.	2 Storey Detached Single Family House	1	722,610	Debenture	Yes
32	304 Willow Av.	2 Storey Semi-Detached Single Family House	1	659,060	Debenture	Yes
32	46 Maclean Av.	2 Storey Semi-Detached Duplex	1	707,730	Debenture	Yes
32	50 Maclean Av.	2 Storey Semi-Detached Single Family House	1	683,240	Debenture	Yes
32	88 Maclean Av.	2 Storey Semi-Detached Single Family House	1	625,270	Debenture	Yes

Ward	Address ^(Note 1)	Property Description	Units	Potential Value (\$) ^(Note 5)	Mortgage (\$)	Ministerial Consent ^(Note 6)
42	27 Tunmead Sq.	2 Storey Detached Single Family House	1	336,050	Debenture	Yes
42	66 Bradstone Sq.	2 Storey Semi-Detached Single Family House	1	272,490	Debenture	Yes
TOTAL	55		80	38,058,620	1,043,582	38

Notes:

1. Listed are only those properties with a potential market value over \$600,000 or those properties which are in a poor state of repair with a Facility Condition Index (FCI) greater than 20%.
2. Properties subject to City of Toronto Rental Housing Protection Policy.
3. Properties subject to City of Toronto Heritage Protection Policy.
4. Property is part of a group of four properties secured on one mortgage with a remaining balance of \$189,408.
5. The *Potential Market Value* of the 55 properties listed is based on the average percentage price above the assessed value that TCH has received on the recent sale of eight stand-alone properties. The properties were most recently assessed by the Municipal Property Assessment Corporation (MPAC) in 2008.
6. 38 of the 55 properties require Provincial Ministerial Consent.