

**REPORT FOR ACTION****Implementing the “Housing Now” Initiative**

**Date:** January 11, 2019  
**To:** Executive Committee  
**From:** City Manager  
**Wards:** All

**SUMMARY**

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On December 13, 2018, City Council approved the new Housing Now Initiative to activate 11 City-owned sites (the "11 Properties") for the development of affordable housing within mixed-income, mixed-use and transit-oriented communities.

City Council also requested the City Manager to report to Executive Committee in January 2019 with an action plan to deliver the Initiative and to identify the resources required to expedite the implementation process.

The Housing Now Initiative represents a new city-building approach to the disposition of City-owned lands. The Initiative will stimulate the creation of complete communities with a range of new mixed-income housing in close proximity to commercial and employment areas and transit hubs, providing the opportunity for Toronto residents to live in these new mixed-income developments.

Over the last decade, the cost of housing and residents' housing choices have become increasingly restricted. The cost of both rental and ownership housing has increased significantly, while incomes have not kept pace. The Deputy City Manager, Community and Social Services will report to Council in fall 2019 with a 10-year Housing Plan that outlines actions addressing the growing need and demand across the housing continuum. Staff will also provide a costing plan for the Housing Plan for Council's consideration.

While new residential construction has been dominated by the development of condominiums, rental housing development has lagged behind. In Toronto, over the last five years, about 80,000 new condominium units have been completed compared to 4,500 purpose-built rental units.

The first phase of the Housing Now Initiative and the recommendations in this report will activate the 11 Properties with the potential to create approximately 10,000 new residential units. The report proposes a minimum two-thirds of all residential units created on the 11 Properties be purpose-built rental housing with at least 50% of the

rental units as affordable rental housing (approximately 3,700 units) with rents set at 80% of Toronto's average market rent.

This target is in addition to the affordable rental homes to be provided on non-City sites in partnership with non-profit and private housing organizations through the 2019 Open Door Call for Affordable Rental Housing Applications.

This report sets out an action plan kick-starting the Housing Now Initiative and provides recommendations on the organizational structure and processes to deliver the Housing Now Initiative, the proposed affordable housing program, and the overall financial implications of the program.

Subject to City Council approval of this report, the City Manager will establish a Housing Secretariat to manage the overall implementation of the Housing Now Initiative. The Housing Secretariat will be led by an Executive Director who will report directly to the Senior Leadership Team (through the Deputy City Manager, Community and Social Services). The Executive Director, Housing Secretariat will initially lead the delivery of the Housing Now Initiative through developing an inter-divisional governance model in partnership with City divisions, CreateTO, and other City agencies, liaising with City Councillors, and proactively identifying or resolving issues arising in the development process.

During the next stage of work, City Staff and CreateTO will undertake more detailed due diligence and develop business cases, including financial plans, for each of the 11 Properties and will report to the CreateTO Board of Directors on directions and impacts prior to marketing.

In recognition of the urgency to provide affordable rental housing in our city, the report also outlines a range of recommendations to expedite the delivery process for the 11 Properties, the procurement of developers, and the development approval processes to facilitate construction, completion and occupancy including decision making on real estate matters delegated to the Deputy City Manager, Corporate Services, Chief Financial Officer and Treasurer, Executive Director, Housing Secretariat, and the CreateTO Board of Directors. The Deputy City Manager, Community and Social Services and Deputy City Manager, Corporate Services will provide an annual report to the Planning and Housing Committee on the progress of the Housing Now Initiative.

In the absence of the Housing Now Initiative, the 11 Properties would be sold at market prices mainly resulting in the development of market condominiums. The Housing Now Initiative sets a new course to create much needed affordable rental housing in mixed-income communities.

This report has been prepared with input from the Affordable Housing Office, CreateTO, City Legal, City Planning, Real Estate Services, Shelter, Support and Housing Administration, Financial Planning, Corporate Finance, and City Building and Engineering and Construction Services.

## RECOMMENDATIONS

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The City Manager recommends that:

### *Land Considerations*

1. City Council direct the Deputy City Manager, Corporate Services and the Director, Real Estate Services to review, on an expedited basis, the 11 sites identified in Appendix 3 (the "11 Properties"), including any prior terms of transfer that have been approved by Council, and authorize them to determine, in consultation with the City Manager, whether such terms should be amended in order to achieve the objectives of the Housing Now initiative.
2. City Council authorize the Deputy City Manager, Corporate Services, where it is determined such action is appropriate to achieve the objectives of the Housing Now Initiative, to declare all or portions of each of the 11 Properties surplus, and to amend any prior declaration(s) of surplus, subject to the retention of those areas and interests as have been determined critical to the operational requirements of a division or agency.
3. City Council amend the existing delegated approvals and signing authorities in Item EX27.12, City-Wide Real Estate - Delegated Authorities Framework and Transition Plan, adopted by City Council on October 2, 3 and 4, 2017, to authorize the Deputy City Manager, Corporate Services and Chief Financial Officer and Treasurer to approve any lease, transfer and other property transactions involving these 11 Properties for the purpose of achieving the City's affordable housing objectives notwithstanding that the related compensation may exceed \$5 Million Dollars, and authorize the Deputy City Manager, Corporate Services and Chief Financial Officer and Treasurer to treat the estimated value of the rental savings that will be realized by tenants of the affordable housing units as compensation received by the City when assessing whether a proposed transaction reflects market value, provided that the Executive Director, Housing Secretariat, and the Board of CreateTO or the Board of Directors of the relevant CreateTO corporate entity concur with the proposed transaction terms.
4. City Council authorize the Deputy City Manager, Corporate Services, to approve the transfer of title to any of the 11 Properties, or a portion thereof to corporate entities controlled by the Board of CreateTO at nominal consideration where permitted by law, and where the Deputy City Manager, Corporate Services, the Executive Director, Housing Secretariat and the Chief Executive Officer, CreateTO have agreed upon the terms of transfer that will be reflected in a Transfer Agreement between the City and the corporate entity controlled by the CreateTO Board.
5. City Council waive the restrictions of Section 2.4(a) of the shareholder direction of Build Toronto Inc., controlled by the Board of CreateTO, solely for transactions relating to the 11 Properties on terms and conditions satisfactory to the City Manager and in a form approved by the City Solicitor, and allow for donations or similar contributions to any charity or charitable organization, or to a non-profit organization for the purpose of facilitating the provision of affordable housing units at the 11 Properties where

determined appropriate by the CreateTO Board of Directors, in consultation with the Deputy City Manager, Corporate Services and the Executive Director, Housing Secretariat.

6. City Council authorize the City Solicitor to complete the transactions provided for in City Council's decision on behalf of the City, including making payment of any necessary expenses related to closing, amending the closing and other dates to such earlier or later dates, and amending or waiving the terms and conditions, as the City Solicitor may from time to time consider reasonable.

#### *Planning Process*

7. City Council request the Chief Planner and Executive Director, City Planning, to:

- a. provide key planning principles and guidelines for each of the 11 Properties to be included as part of the public market offering process.
- b. expeditiously advance any Official Plan Amendments and Zoning By-law Amendments required to prepare the properties for marketing and ensure a range of housing opportunities within each of the 11 Properties.
- c. support the Housing Now Initiative by implementing an expedited review process and setting timelines for the completion of review of the related development applications submitted by the selected developers of each site.

#### *Affordable Housing Program*

8. City Council approve an overall development target across the 11 Properties of a minimum of one-third affordable rental units with average rents not to exceed 80% of annual Canada Mortgage and Housing Corporation average market rent and one-third market rental housing, and a maximum of one-third ownership homes, with the development targets for each property to be substantially similar to those outlined in Appendix 2.

9. City Council authorize the Director, Affordable Housing Office, to offer the Open Door incentives for affordable rental housing, for the term of affordability, including property taxes exempted for municipal and school purposes from the date of occupancy, for up to 3,700 homes representing one-third of the total number of the homes anticipated to be developed throughout the 11 Properties at an estimated net present value of approximately \$280,000,000 over 99 years.

10. City Council authorize the Director, Affordable Housing Office to exempt the affordable rental housing, including any applicable ancillary and related amenity space on the 11 Properties from the payment of development charges and provide a waiver of all planning and building permit fees and parkland dedication fees.

11. City Council authorize the Director, Affordable Housing Office, to negotiate and enter into, on behalf of the City, municipal housing facility agreements (the City's Contribution Agreement) with the developers chosen for each of the 11 Properties, on

terms and conditions satisfactory to the Director, Affordable Housing Office, and in a form approved by the City Solicitor.

12. City Council authorize severally each of the Director, Affordable Housing Office and the General Manager, Shelter, Support and Housing Administration to execute, on behalf of the City, any security or financing documents required by the developers of the 11 Properties to secure construction and conventional financing and subsequent refinancing, including any postponement, confirmation of status, discharge or consent documents where and when required during the term of the municipal housing facility agreement, as required by normal business practices, and provided that such documents do not give rise to financial obligations on the part of the City that have not been previously approved by Council.

13. City Council authorize the Deputy City Manager, Corporate Services, in consultation with the Deputy City Manager, Community and Social Services, to provide any consent necessary to transfer or encumber the 11 Properties and to negotiate and enter into any agreements or other documents required to effect any future transfer or assignment of any of the 11 Properties and the associated legal agreements with the City to another legal entity, on terms and conditions satisfactory to them and in a form approved by the City Solicitor.

#### *Funding and Budget Considerations*

14. City Council approve an initial allocation of \$20,000,000 from the City Building Reserve Fund (XR1730) to the Capital Revolving Reserve Fund for Affordable Housing (XR1058) to be overseen and used by the Director, Affordable Housing Office in consultation with the Executive Director, Housing Secretariat to prepare the 11 Properties for marketing, including adding temporary staff complement and undertaking necessary environmental studies and remediation, market analyses, planning and other consultant studies.

15. City Council approve \$1 million, out of the \$20,000,000 referred to in Recommendation 14, to develop a Non-profit Housing Capacity Fund to support the participation of non-profit organizations in the Housing Now Initiative.

16. City Council establish a budget of \$7,000,000 gross, \$0 net, for the Housing Secretariat through the Affordable Housing Office, funded from the Capital Revolving Reserve Fund for Affordable Housing Office (XR1058), subject to approval of Recommendation 14, to be utilized as below and considered as part of the 2019 budget process, with the future year requests subject to Council approval through the annual budget process:

- a. Funding of \$352,500 for three (3) temporary positions including salary, benefits and equipment for the Housing Secretariat Office to manage the overall implementation of the Housing Now Initiative, subject to approval of Recommendation 14, with future year staffing requests subject to Council approval through the annual budget process.

b. Increase the 2019 Staff Recommended Operating Budget for City Planning by \$195,000 gross, \$0 net, for two (2) new temporary positions for four years, including salary, benefits and equipment to support expedited delivery of the 11 Properties, subject to approval of Recommendation 14, with future year staffing requests subject to Council approval through the annual budget process.

c. Increase the 2019 Staff Recommended Operating Budget for CreateTO by \$292,500 gross, \$0 net, for two (2) temporary positions for four years, including salary, benefits and equipment, to support expedited delivery of the 11 Properties, subject to approval of Recommendation 14, with future year staffing requests subject to Council approval through the annual budget process.

d. Increase the 2019 Staff Recommended Operating Budget for the Affordable Housing Office by \$500,000 gross, \$0 net, funded from the Non-Profit Capacity Fund referenced in Recommendation 15, subject to approval of Recommendation 14, with future year impacts subject to Council approval through the annual budget process.

e. Increase the 2019 Staff Recommended Operating Budget for the Affordable Housing Office by the balance of the \$7,000,000 budgeted above in 2019, or \$5,660,000 whichever is higher, to undertake environmental studies and remediation, market analyses, planning and other consultant studies to support expedited delivery of the 11 Properties, subject to approval of Recommendation 14, with future year impacts subject to Council approval through the annual budget process.

17. City Council request the Chief Financial Officer and Treasurer, in consultation with Director, Affordable Housing Office, to report through the 2020 budget process on options and financial resources associated with the recommended tax and fee exemptions or expenditures including converting tax expenditures to a grant program.

18. City Council delegate authority to the City Manager and Chief Financial Officer and Treasurer to review and approve an expenditure plan for the use of funds referred to in Recommendation 14, to be prepared by the Director, Affordable Housing Office in consultation with Executive Director, Housing Secretariat, Executive Director, Financial Planning and the Chief Executive Officer, CreateTO, and report annually on the expenditures during the preceding year, through the Planning and Housing Committee.

19. City Council direct the Chief Financial Officer and Treasurer to report back, on an annual basis, with the recommendations for disbursing the proceeds of the sale or lease of any of the 11 Properties sold and/or leased during the year, either by the City or through CreateTO.

20. City Council direct the Chief Financial Officer and Treasurer, in consultation with the Deputy City Manager, Corporate Services and Executive Director, Housing Secretariat, to identify appropriate funding solutions to address critical operational needs identified by City divisions or agencies on the 11 Properties and to seek funding approval in future budget years so that funding is available in line with the development schedule for the 11 Properties.

21. City Council direct the Deputy City Manager, Community and Social Services to compensate CreateTO for provision by CreateTO of the services referred to in Recommendation 14, with payment to be made to CreateTO on a cost-recovery basis from the \$20,000,000 to be transferred to Capital Revolving Reserve Fund for Affordable Housing, referred to in Recommendation 14.

22. City Council request the City Manager and Chief Financial Officer and Treasurer, in consultation with the Director, Affordable Housing Office, General Manager, Shelter, Support and Housing Administration, Chief Planner and Executive Director, City Planning, City Solicitor, Executive Director, Corporate Finance, Executive Director, Financial Planning and the Chief Executive Officer, CreateTO, to review the operating and capital funding requirements of the Housing Now Initiative and incorporate the Housing Now Initiative into future City Operating and Capital budgets starting in 2020 and the new 10-year Housing Plan 2020-2030 to be considered by City Council in Fall 2019.

#### *Market Offering Process*

23. City Council direct the utilization of the 11 Properties identified in Appendix 3 for the Housing Now Initiative through a market offering process with a priority of retaining public ownership through long-term land leases.

24. City Council direct the Deputy City Manager, Corporate Services, and Chief Financial Officer and Treasurer to approve the business case and marketing offering process for each property provided that the Executive Director, Housing Secretariat and the CreateTO Board of Directors or the Board of Directors of the relevant CreateTO corporate entity concur with the proposed business case and market offering process.

25. City Council direct the Chief Executive Officer, CreateTO to administer the market offering process for the 11 Properties and utilize its existing pre-qualified Broker roster to expedite marketing, subject to the approvals required in Recommendation 24.

26. City Council request the Executive Director, Housing Secretariat to work with the Director, Affordable Housing Office, the Chief Executive Officer, CreateTO, Deputy City Manager, Corporate Services and Chief Financial Officer and Treasurer in overseeing the market offering process related to the 11 Properties including the selection of preferred proponents, and the co-ordination of government funding and financing incentives to ensure that the affordable housing project is financially viable.

27. Council request the Executive Director, Housing Secretariat, the Chief Executive Officer, CreateTO and the Director, Affordable Housing Office to encourage the involvement and participation of non-profit and co-operative housing organizations in the market offering process for the 11 Properties, including the opportunity for long-term operation of the affordable rental units.

28. Council request the Executive Director, Housing Secretariat, the Chief Executive Officer, CreateTO and the Director, Affordable Housing Office in consultation with the Executive Director, Social Development, Finance and Administration to incorporate, in

the market offering process through the implementation of Housing Now Initiative, measureable community benefits opportunities, such as social procurement and apprenticeship, training, and/or other hiring opportunities for people from equity-seeking communities.

### *Other Considerations*

29. City Council authorize the City Manager to request the Federal government, through Canada Mortgage and Housing Corporation, to:

- a. approve a portfolio approach to the funding and financing of the initial 11 Properties;
- b. extend the Rental Construction Financing Initiative beyond 2021 or introduce a similar program to ensure that approved developments through the Housing Now Initiative have access to favourable construction financing; and
- c. reiterate the request to identify surplus lands within Toronto and dedicate such surplus lands to be utilized to create new mixed-income communities, including new affordable and market rental units.

30. City Council authorize the City Manager to request the Ontario government to support the development of new mixed-income developments by providing assistance to individuals with housing and support needs through the provision of capital and operating funding to the Housing Now Initiative, and to reiterate the request to the Provincial government to identify surplus lands within Toronto, including those identified in Appendix 4, and dedicate such surplus lands and any future surplus lands to be utilized to create new mixed-income communities, including new affordable and market rental units.

31. City Council direct the Deputy City Manager, Community and Social Services and the Deputy City Manager, Corporate Services in consultation with the Chief Executive Officer, CreateTO to report annually to the Planning and Housing Committee on the status and results of the Housing Now Initiative including any required program adjustments and key items from the Initiative's delivery framework, as outlined in this report.

32. City Council direct the Deputy City Manager, Community and Social Services to report back to Planning and Housing Committee by the second quarter of 2019 on a framework that provides that Toronto Community Housing Corporation includes net new affordable rental units as part of all new development projects on its lands.

## **FINANCIAL IMPACT**

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This report proposes a minimum two-thirds of all residential units created on the 11 Properties be purpose-built rental housing with at least 50% of the rental units as affordable rental housing. Up to one-third of all units created as part of this program may be market ownership units.



It is anticipated that the first phase of the Housing Now Initiative, as proposed in this report, will deliver up to 3,700 affordable rental units, in addition to approximately 3,700 market rental units and approximately 2,600 market ownership units.

## **1 - Due Diligence, Pre-Development and Marketing**

This report seeks City Council approval on an initial allocation of \$20,000,000 from the City Building Reserve Fund (XR1730) to the Capital Revolving Reserve Fund for Affordable Housing (XR1058) to fund due diligence, pre-development and marketing efforts required to prepare the 11 sites for market offering over a four-year period.

As part of this report, staff request \$7,000,000 be referred to the 2019 budget process to be used for site due diligence tasks, additional staffing requirements in 2019 (see Table 1), and creating a Non-Profit Housing Capacity Fund to support the participation of non-profit organizations in the Housing Now Initiative.

The Director, Affordable Housing Office in consultation with the Executive Director, Housing Secretariat, Executive Director, Financial Planning and CreateTO will prepare an expenditure plan for the use of \$20,000,000, to be reviewed and approved by the City Manager and Chief Financial Officer and Treasurer, and will report annually to the Planning and Housing Committee on the expenditures during the preceding year.

The expenditure plan will outline costs associated with marketing, necessary environmental studies and remediation, appraisals, market analyses, planning and other consultant studies, as well as additional temporary staff resources as needed.

### *Staffing Requirements*

Subject to City Council approval of this report, a new Housing Secretariat, led by an Executive Director with two support staff, will be established. This report also recommends additional resources within CreateTO, City Planning, City Legal and Shelter, Support and Housing Administration to deliver on the Housing Now Initiative.

The chart below identifies the key resources needed and the anticipated 2019 budget impact. Future years' impact will be identified through the annual budget process beginning in 2020.

**Table 1- Proposed Staffing Requirements**

Division	Job Title	Status	Estimated Annual Salary, Benefit, Equipment	2019 Budget Impact	2020 Budget Impact
<b>Starting in 2019</b>					
Housing Secretariat	Executive Director	Temporary (4 years)	\$265,000	\$199,000	\$265,000
	Co-ordinator	Temporary (4 years)	\$125,000	\$93,500	\$125,000
	Support Assistant B	Temporary (4 years)	\$80,000	\$60,000	\$80,000
City Planning	Senior Planner	Temporary (4 years)	\$130,000	\$97,500	\$130,000
	Senior Planner	Temporary (4 years)	\$130,000	\$97,500	\$130,000
CreateTO	Development Director	Temporary (4 years)	\$230,000	\$173,000	\$230,000
	Development Manager	Temporary (4 years)	\$160,000	\$119,500	\$160,000
Total Impact	n/a	n/a	\$ 1,120,000	\$840,000	\$1,120,000
<b>Starting in 2020</b>					
Shelter, Support and Housing Administration	Housing Consultant	Temporary (3 years)	\$140,000	n/a	\$140,000
	Housing Consultant	Temporary (3 years)	\$140,000	n/a	\$140,000
City Legal	Solicitor Level 1	Temporary (3 years)	\$ 227,000	n/a	\$ 227,000
Total Impact	n/a	n/a	\$507,000	n/a	\$507,000

## 2 - Delivery of Affordable Housing Component

To deliver the proposed affordable housing outcomes, staff from Affordable Housing Office, CreateTO and City Planning will prepare a business case for each of the 11 Properties to determine the funding and financing required to make Housing Now projects financially viable. At this stage, development cost schedules will be detailed, land value contribution will be determined, and additional funding and financing needs along with capital and operating requirements required for each of the 11 Properties will be identified.

The National Housing Co-Investment Fund and the Rental Construction Financing Initiative, administered by the Canada Mortgage and Housing Corporation (CMHC), are essential to the delivery of the Housing Now Initiative. Business cases developed for each of the 11 Properties will take into consideration net benefit of financing through these National Housing Strategy initiatives.

The Deputy City Manager, Corporate Services, Chief Financial Officer and Treasurer and the Executive Director, Housing Secretariat will review and approve the business case prepared for each property. Following their review and approval, CreateTO staff will then report to the CreateTO Board of Directors.

*Land Value Contribution*

Land value contribution will be determined in the business case process and will depend on various factors, such as transaction structure (lease vs. land sale), rental to ownership ratio (which might vary per site), market rents and land values at the time of offering, and costs of any additional city building needs that may be funded by land value. It is expected that other city building priorities identified on the 11 Properties by City divisions and agencies will be reviewed and approved through the City’s budget process.

*Open Door Program Incentives*

This report recommends that City Council as part of the Open Door Program allocate funding and financial incentives to support the creation of up to 3,700 affordable rental units in phase one of the Housing Now Initiative.

This report is based on the best available data at this time. The total number of affordable homes will be determined based on the results of the market offering process, selection of successful proponents, and the planning review and approval process.

This report proposes investments of approximately \$280 million in City incentives for up to 3,700 affordable rental homes over a 99-year term, as summarized in Table 2.

The City's financial incentives include relief from development charges, building permit fees, planning application fees and parkland dedication fees as well as property taxes for municipal and school purposes starting from occupancy. The estimated contribution of \$280 million is not a direct capital payment as it represents the forgiveness of City levies and is thus foregone revenue to the City. Any impact on divisional services will be considered through annual budget processes.

**Table 2 – Financial Incentives**

<b>Affordable Rental Homes</b>	<b>Estimated Affordability Period</b>	<b>Estimated Development Charges*</b>	<b>Estimated Fees and Charges</b>	<b>Estimated Net Present Value of Property Taxes</b>	<b>Estimated Total Value of Incentives</b>
3,700	99 Years	\$150,000,000	\$26,162,394	\$104,164,803	\$280,327,197

\* Calculated using November 2020 rates.

The value of the annual property tax exemption is estimated at \$3,301,906 at 2018 rates. The net present value over the 99 year-term is estimated at \$104,164,803, captured under the City Incentives in the table above and summarized in greater detail below:

**Table 3- Property Taxes**

<b>Property Tax</b>	<b>Annual</b>	<b>Net Present Value (99 Years)</b>
City	\$2,406,848	\$75,928,513
Education	\$883,272	\$27,864,463
City Building	\$11,786	\$371,827
Total	\$3,301,906	\$104,164,803

### **3 - Other Operational and Transitional Costs**

Relocation expenses related to tenants or City divisions and agencies, such as costs of providing new accommodation, and costs associated with achieving other city building objectives such as creating new community service facilities will be identified in the business case and addressed in future year capital and operating budget cycles, with potential funding pressures to be offset by proceeds arising from revenues achieved through land transactions.

This report proposes that Chief Financial Officer and Treasurer, in consultation with the Deputy City Manager, Corporate Services and Executive Director, Housing Secretariat identify appropriate funding solutions to address critical operational needs identified by City divisions or agencies on the 11 Properties and to seek funding approval in future budget cycles so that funding is available in line with the development schedule for the 11 Properties, as required.

In cases where there are additional capital or operating funding requirements with 2019 budget impacts, staff will report through the quarterly Capital or Operating Variance Report.

### **EQUITY IMPACT STATEMENT**

Accelerating the creation of affordable housing will increase the opportunity for lower-income and vulnerable individuals and families to access safe, healthy and adequate homes. This will also assist in improving Toronto's economic and social well-being and easing health, justice and social costs. Through incorporating social procurement principles in the market offering process for the 11 Properties, the implementation of the Housing Now Initiative will encourage local hiring and create employment, training and apprenticeship opportunities for people experiencing economic disadvantage, including those from equity-seeking communities.

Adopting a transit-oriented development approach in the Housing Now Initiative provides an opportunity to create complete communities with a range of housing options and increased opportunities for low-and-moderate income individuals to live and work locally.

Locating affordable housing near high-order transit services can reduce mobility costs and travel times for low-and-moderate income individuals and families. These residents would otherwise seek housing in locations that require greater expenses of time and/or money to access employment, education and services.

## DECISION HISTORY

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On Dec. 13, 2018, City Council adopted the Housing Now Initiative by approving the activation of the 11 sites for the development of affordable housing as part of creating mixed-income, mixed-use and transit oriented communities. City Council requested the City Manager on an urgent basis to report to the Executive Committee in January 2019 on "Housing Now" with an action plan to roll-out this Initiative and identify the resources required to expedite the implementation process. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC1.3>

City Council on July 12, 13, 14 and 15, 2016, adopted with amendments EX16.26 Implementing the Open Door Affordable Housing Program which provided financial and Implementation details for the City's new initiative. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX16.26>

City Council on December 9 and 10, 2015 adopted EX10.18 Affordable Housing Open Door Program with amendments which detailed land, planning and financial actions aimed at enhancing the City's ability to deliver affordable housing and achieve its approved housing targets. Council adopted actions to better utilize surplus public lands and provide financial contributions for new affordable housing from the City's Development Charges Reserve Fund for Subsidized Housing (XR2116). The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX10.18>

## COMMENTS

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### Housing Now Initiative Guiding Principles

The Housing Now Initiative is a kick-start in scaling up and accelerating the City's efforts in creating affordable housing on City-owned properties suitable for residential development. The Housing Now Initiative is designed to provide housing opportunities for a wide range of Toronto residents and to encourage the development of complete communities where people can live, work and thrive. The Housing Now Initiative will also help to promote Toronto's competitive advantage by delivering more of the types of housing needed to sustain the city's workforce in key areas.

The Housing Now action plan incorporates the following guiding principles approved by City Council:

- Sites to be activated to achieve the highest possible public benefits;
- A priority be provided to optimize the development of market and affordable rental housing with a mix of unit types and sizes;
- A requirement be included in the offering of the sites to create homes affordable for a diverse range of incomes including deeply affordable homes;

- Through the planning and development process, existing City and other operations and uses on the 11 sites be appropriately addressed and accommodated;
- Utilization of the surplus properties with a priority for the public retention of sites including long-term land leases; and
- A strong commitment to public consultation and engagement with City Councillors and local communities be included in planning and developing of each site.

## **Organizational Structure to Support Delivery of the Housing Now Initiative**

In order for the Housing Now Initiative to achieve its objectives and deliver real housing outcomes, a more efficient and accountable project delivery structure within the City is required.

Subject to City Council approval of this report, the City Manager plans to establish an Executive Director, Housing Secretariat role to facilitate the planning and development of the 11 Properties. The Executive Director, Housing Secretariat will be supported by a dedicated, coordinated team of staff from the Affordable Housing Office, City Planning, CreateTO, Shelter, Support and Housing Administration and other City divisions, agencies and corporations. This report highlights the roles of executives and staff teams in the advancement of specific tasks.

### **1. Housing Secretariat**

The Housing Secretariat will steward projects through City divisions, CreateTO and other City agencies and corporations, and lead the planning of future phases of the Initiative. The Executive Director, Housing Secretariat will be directly accountable to the Senior Leadership Team (through the Deputy City Manager, Community and Social Services) for delivering the Housing Now Initiative and is to be supported by the City's executive team including the Deputy City Manager, Corporate Services, Deputy City Manager, Social and Community Services, Deputy City Manager, Infrastructure and Development Services and the Chief Financial Officer and Treasurer.

### **2. City Planning**

In order to fast-track the rezoning and overall planning of the 11 Properties, staff resources will need to be dedicated to the site-specific work from within City Planning. This report is recommending the creation of two temporary Senior Planner positions to lead City-initiated zoning and policy amendments and coordinate with district-level staff, CreateTO and other divisions, agencies and corporations.

This work will include concept development, coordination of community consultations, the preparation of staff reports and bylaws and coordination with CreateTO and the developer partner through the selection process and thereafter. The Senior Planners may also be required to participate in hearings at the Local Planning Appeal Tribunal.

### **3. CreateTO**

For all Housing Now properties, CreateTO will be responsible for completing a business plan and full due diligence including title, environmental and geotechnical conditions, servicing and transportation capacities and requirements, market conditions and, in conjunction with the Housing Secretariat, Real Estate Services and City Planning, obtaining the surplus declaration and transfer to CreateTO (where required) and

identifying the optimum built form, public realm, mix of tenure and other public services or facilities to be included on the property.

To bring the Housing Now Initiative to fruition, CreateTO will require the addition of two staff, including a development director and a manager, supported by its team of experts in customer relations, communications, financial analysis, legal, environment and planning.

#### **4. Shelter, Support and Housing Administration**

As part of 2020 budget process, Shelter, Support and Housing Administration will be requesting two additional Housing Consultants to provide post-occupancy and administrative expertise to the Housing Secretariat to ensure that projects are sustainable and the assets remains viable over the term of the 99-year agreements.

Prior to occupancy, the Housing Consultants will assist in defining the target housing groups and engage with the operators to develop a tenant access plan and establish annual reporting requirements. In addition, the Housing Consultants will have on-going responsibility to ensure that the affordable housing is maintained in accordance with the signed affordable housing contribution agreements, including adherence to access requirements and that rent levels are kept affordable throughout the term of the agreements.

#### **5. City Legal**

As part of 2020 budget process, the City Solicitor will consider the necessity for a request, funded from the Housing Secretariat budget, for one additional Solicitor 1 position to assist in delivering the Housing Now Initiative by facilitating various aspects of the Initiative, including but not limited to formalizing agreements related to the due diligence, market offering and selection of developers for the sites, transfer of lands (including leases) arrangements, municipal housing facility agreements, and construction and conventional financing agreements required by developers.

#### **Affordable Housing Program Targets**

The affordable housing program for the 11 Properties will be based on the following key criteria and incorporated into the business case for each site:

##### **1. Transactions Structure**

The 11 Properties will be offered with a priority toward long-term leases for the rental housing component and a sale where ownership housing is included. Below market long-term leases provide for the value of the land to be leveraged to support the creation of affordable rental homes, while the City maintains ownership in perpetuity.

##### **2. Housing Development Requirements**

The minimum requirement for the 11 Properties will be one-third for affordable rental housing. Larger sites will also include one-third market rental housing and a maximum of one-third of the total residential units for ownership housing.

##### **3. Rental Housing Affordability**

Affordable rental homes on leased land are proposed to be affordable for 99 years.

#### **4. Affordable Rental Component**

- Average rents across all affordable units in each site not to exceed 80% of the average market rent (AMR) for the City of Toronto as determined by the CMHC annually, with no individual unit rented at over 100% AMR. A minimum of 10% of units to be rented at 40% of AMR.
- Approximately 40% of units to be 1-bedroom units; approximately 40% 2-bedroom units; and approximately 20% 3+ bedroom units, to be determined on a site-by-site basis.
- Unit sizes in accordance with the Affordable Housing Design Guidelines and, as appropriate, the draft Growing Up Guidelines.
- At least 20% of all units within the project must meet or exceed accessibility standards and its common areas must be fully barrier-free or have full universal design applied.
- Projects must demonstrate that they will achieve the Toronto Green Standard Version 3 Tier 2 energy performance level and a minimum 25% decrease in energy consumption and Greenhouse Gas (GHG) emissions over the most recent national building and energy codes (consistent with CMHC's current energy efficiency requirements).

#### **5. Prioritizing Affordable Rental Housing**

The affordable housing component of any one development is to be prioritized in the development schedule and the affordable homes are to be spread throughout the development, where appropriate.

#### **6. Open Door Incentives**

To achieve the affordable housing targets outlined in this report, the City will waive building permit fees, planning application fees, parkland dedication fees, and development charges on the affordable housing units. Additionally, property taxes for the affordable rental units are proposed to be waived for the period of affordability.

#### **7. Deepening Affordability**

To achieve deeper affordability levels at these 11 Properties, the City, through the Contribution Agreement, will require successful proponents to provide housing for residents in receipt of housing allowances, rent supplements and/or housing benefits.

Further, through the National Housing Strategy, the Federal government will also roll out the Canada Housing Benefit in 2020 in partnership with provinces and territories. Through this Initiative, financial benefits (average of \$2,500 per year) will be provided directly to families and individuals in housing need, including those living in social housing, on a social housing wait-list, or those housed in the private market and struggling to make ends meet.

The City will work with successful proponents to facilitate their applications for federal funding and financing available through the National Housing Strategy. The City will also facilitate the efforts of non-profit organizations to provide a range of supports to residents, including through accessing provincial programs providing mental and physical supports.



## Delivery Framework

Each of the 11 Properties will be carried through a stage gate process to ensure appropriate levels of consultation, oversight and consistency in asset management and decision-making, while ensuring that affordable housing outcomes and City objectives are achieved. The delivery framework including key activities, estimated timelines and key accountabilities is described in Table 4.

**Table 4 – Housing Now: Delivery Framework**

	<b>Stage 1: Business Case</b>	<b>Stage 2: Market Offering</b>	<b>Stage 3: Delivery</b>
Key Actions	<ul style="list-style-type: none"> <li>- Design Project</li> <li>- Stakeholder Consultations</li> <li>- Due Diligence and Market Sounding</li> <li>- Planning Guidelines</li> <li>- Affordability Program</li> <li>- Feasibility Analysis</li> <li>- Initiate Rezoning</li> </ul>	<ul style="list-style-type: none"> <li>- Select Delivery Partner</li> <li>- Broker Selection</li> <li>- Project Underwriting</li> <li>- Project Marketing</li> <li>- Evaluation of Bids</li> <li>- Award and Negotiations</li> </ul>	<ul style="list-style-type: none"> <li>- Complete Planning &amp; Construction</li> <li>- Sale/Lease Transaction</li> <li>- Developer Financing</li> <li>- Developer Planning Application (expedited)</li> <li>- Developer Construction Awards</li> </ul>
Duration (estimate)	3-6 months	7-10 months	2-4 years
Administrator	<ul style="list-style-type: none"> <li>- Affordable Housing Office</li> <li>- CreateTO</li> <li>- City Planning</li> </ul>	CreateTO	CreateTO
Staff Level Approval	<ul style="list-style-type: none"> <li>- DCM, Corporate Services</li> <li>- Chief Financial Officer</li> <li>- Executive Director, Housing Secretariat</li> </ul>	<ul style="list-style-type: none"> <li>- DCM, Corporate Services</li> <li>- Chief Financial Officer</li> <li>- Executive Director, Housing Secretariat</li> </ul>	<ul style="list-style-type: none"> <li>- DCM, Corporate Services*</li> <li>- Chief Financial Officer*</li> <li>- Executive Director, Housing Secretariat*</li> </ul>
Reporting	CreateTO staff reporting to CreateTO Board	CreateTO staff reporting to CreateTO Board	CreateTO staff reporting to CreateTO Board*

\*Approvals as relevant to the agreement with the successful proponent.

The proposed delivery framework and governance process provides for the alignment and collaboration between the Affordable Housing Office, City Planning, City divisions and City real estate, including CreateTO. It also leverages the market and development expertise of the CreateTO Board to maximize real estate partnerships and public benefits, while streamlining processes for consistent and timely decision-making.

Local Councillors will continue to be consulted throughout the development process and City Council will ultimately approve the planning applications. The Deputy City Manager, Community and Social Services and Deputy City Manager, Corporate Services will also

provide an annual report to the Planning and Housing Committee on the progress of the Housing Now Initiative.

## **Stage 1- Business Case**

- **Surplus Land Transfer Considerations**

The majority of properties in the Housing Now Initiative have been declared surplus to City needs, subject to various terms and conditions required to protect operational requirements and City interests. The Deputy City Manager, Corporate Services, and the Director, Real Estate Services, will be consulting with City agencies and divisions to review all 11 Properties on an expedited basis, in order to identify interests that are critical to their ongoing or future operations. Interests that are deemed critical will be incorporated into the business case and site planning activities.

- **Site-by-Site Business Case Development and Evaluation**

As part of the due diligence, staff from CreateTO, Affordable Housing Office and City Planning will complete a business case for each site to determine specific housing objectives, site planning directions and overall project feasibility prior to market offering. The business case process will include consultation with key stakeholders, such as the local Councillor and affected agencies and divisions with critical interests in the sites. The business cases are proposed to be approved by the Deputy City Manager, Corporate Services, the Executive Director, Housing Secretariat and the Chief Financial Officer and Treasurer, prior to CreateTO Board approval.

In addition to Open Door incentives, the 11 Properties are proposed to be provided at substantially below highest and best use values to achieve the affordable housing objectives of the Initiative. Long-term lease arrangements for rental housing will be pursued as a priority, with sales where ownership units are provided.

The Housing Now Initiative proposes to leverage a range of federal funding and financing programs available through the National Housing Strategy. This package of incentives and low interest long-term financing is essential to achieve the number of affordable and market rental units targeted without additional funds required from the City.

The federal Co-Investment Fund provides \$4.52 billion in funding and \$8.65 billion in low interest loans nationally to encourage the development of affordable housing. Through this program a minimum of 30% of the rental units are required to be rented at 80% of the median market rent.

The federal Rental Housing Financing Initiative also provides low interest loans to support the development of new purpose-built rental housing. Rental housing developments are also required to provide a minimum percentage of rental homes as affordable.

In order to be eligible under the National Housing Co-Investment Fund, projects must also meet a minimum set of affordability, accessibility and energy efficiency requirements. The Housing Now Initiative requirements are designed to ensure that

projects meet these criteria and help position them for support under the National Housing Co-Investment Fund.

The Ontario government is also investing in long-term care facilities with a target of adding 15,000 new long-term care beds over the next five years and 30,000 new beds over the next 10 years, as well as committing to \$1.9 billion over the next decade on mental health, addiction supports and housing. These are unique opportunities for partnership with the provincial government to build upon programs such as the Home for Good Supportive Housing Program and to provide housing with support services on City surplus lands.

Overall the business case analysis will consider available funding, financing and incentives available for each site and the site's planning framework and will determine cases where affordable housing and other city building objectives will be achieved.

- **Expediting and Providing Planning Certainty**

In advance and in support of the public market offering process, City staff will develop key principles and guidelines for development on each site and, where appropriate, initiate Official Plan and Zoning By-law amendments. This work will establish a development-ready, contextually appropriate development concept and advance projects through key stages of the approval process, providing the selected development partners with greater certainty and an expedited route to construction and occupancy.

City Planning, working with CreateTO, the Executive Director, Housing Secretariat and other divisions, will identify opportunities for updating the planning frameworks for the 11 Properties in preparation for market offering. Several of the sites are located in areas of the city that have been addressed in recently completed or ongoing comprehensive planning studies.

The Council direction resulting from these studies, informed by multi-year community engagement processes, will provide guidance in terms of the appropriate mix of uses, scale and form of new development on the 11 Properties. These studies as well as recent city-wide strategic plans will also signal community facilities and other city-building opportunities to be pursued in parallel with affordable housing (e.g. streetscape and transportation improvements, new or expanded or community facilities and new parkland).

Where appropriate, this level of proactive planning will enable specific sites to be fast-tracked to rezoning and market offering in the near term, whereas other sites require further background analysis and consultation. In all cases, staff will lead community engagement processes that will inform local residents and other stakeholders and provide opportunities to shape the development's design, form and scale and the public benefits that may be included with the development.

Informed by community consultations, City staff will prepare and present to Council bylaws, staff reports and technical reports that update the site's planning framework. The City-initiated amendments will provide clarity to both stakeholders and proponents

participating in the subsequent offering. The successful proponent may determine that additional development approvals are required, such as variances. Any further stages of review will be aided and guided by the principles and vision set out in the City-initiated phase preceding market offering.

This phase of pre-marketing work will also enable the City to coordinate housing development with the delivery of other City priorities (e.g. community facilities) through coordination with capital budgets, guidelines for the phasing of large-site developments and/or the application of holding provisions.

In order to fast-track the rezoning and overall planning of the 11 Properties, staff resources will need to be dedicated to the site-specific work from within City Planning (including District-level staff and zoning and policy staff) and from other divisions as necessary. This report recommends dedicating two full-time City Planning staff positions to this Initiative for a four-year period, to be assisted by existing staff resources.

### **Stage 2- Market Offering, Proponent Evaluations and Awarding**

CreateTO, in consultation with the Executive Director, Housing Secretariat, will select a third-party broker to evaluate the 11 Properties and lead the market offering process throughout 2019 and beyond. Each offering will be open to non-profit and private sector organizations and will clearly outline the outcomes the City is seeking to achieve relative to the site and reflective of the affordable housing requirements and other community benefits. A range of financial resources available to activate each site will also be included in the offering package.

CreateTO, in collaboration with the Affordable Housing Office will administer the market offering process. The offering process will include an evaluation framework that will be used in selecting successful proponents. The framework will assess each proposal based on a range of criteria including but not limited to qualifications of the proponents including development and operating experience, the resources proponents bring to the project, proposed operating model, including private/non-profit partnerships, affordability, accessibility and energy efficiency details, project design and long-term financial viability. Each proposal will also be evaluated to ensure the best value for money is achieved with a recognition for affordable housing benefits.

The Deputy City Manager, Corporate Services, Chief Financial Officer and Treasurer and Executive Director, Housing Secretariat will review and approve the business case for each site prepared by staff following evaluations. Following their approval, CreateTO staff will then report to CreateTO Board of Directors.

### **Stage 3 - Construction Delivery and Expediting Approval Processes**

Following the selection of successful proponents, a project charter will be developed for each site, outlining the roles and responsibilities of stakeholders, including various City divisions, CreateTO and the proponent, plus milestones to get to construction, completion and operation.

To expedite the Planning Application review process, the City will fast-track Housing Now applications through an inter-divisional team of experienced staff dedicated to these 11 Properties. The City will improve transparency and predictability by working

with applicants to create project schedules and conducting regular meetings with applicants around key application milestones for each of these sites.

## **Additional Considerations**

- **Achieving Additional City Building Objectives**

In order to create mixed-income, mixed-use and complete communities, as envisioned by the City's Official Plan and the Growth Plan for the Greater Golden Horseshoe, new housing must be complemented by other community requirements such as community centres, child care, schools, and parks.

Through engagement with City divisions, local Councillors and communities, and based on strategic priorities identified for each neighbourhood, the Executive Director, Housing Secretariat, City Planning and CreateTO will determine what other community benefits are required to establish complete communities, advance the City's equity goals and implement City Council-adopted plans and strategies. Identified priorities will be included as part of the master plan for each site, to the extent possible.

- **Toronto Community Housing**

As part of the City's ongoing work to better support Toronto Community Housing in improving its operations and financial sustainability, the Deputy City Manager, Community and Social Services, will report to the Planning and Housing Committee in 2019 on a framework to modify the current development planning and approval processes for Toronto Community Housing sites.

This new framework will present a formalized process for City input, consents and approvals related to new development and revitalization projects. The framework will consider opportunities for Toronto Community Housing to deliver net new affordable rental units as part of all new development projects on its lands. The framework will ensure that Toronto Community Housing projects are better aligned with City priorities and major infrastructure projects, including facilitating the development of complete communities with a range of housing opportunities that includes social, affordable and market housing.

- **Housing Sector Collaboration**

The City is committed to working with non-profit, co-operative and private sector housing organizations in the delivery of the Housing Now Initiative.

The City will establish a \$1 million Non-profit Housing Capacity Fund to assist the non-profit and co-operative housing sector to participate in creating mixed-income communities through the Housing Now Initiative. This Fund will provide non-profit housing organizations with resources to assist in covering initial costs associated with pre-development and due diligence or retaining housing development consultants.

The non-profit and co-operative housing sector are uniquely positioned as partners with the City and private sector organizations to leverage their experience and expertise in the long-term operation of affordable rental housing.

As part of the roll-out of the Initiative, a consultant will be retained to assist the City in creating, in partnership with non-profit and private organizations, mixed-income housing for the benefit of low-income households and achieving social cohesion and integration, and economic mobility.

The City will also support non-profit and private organizations in their applications to CMHC's Seed Funding that provides forgivable contributions of up to \$50,000 to cover some of the soft costs associated with affordable housing projects including preliminary financial feasibility, the development of a business plan, and project drawings.

- **Engagement with Local Councillors and Communities**

Prior to putting sites out on the market, the *Executive Director, Housing Secretariat*, City Planning and CreateTO staff will engage with local City Councillors to discuss site-specific details and proposed plans. Councillor and community engagement will also be facilitated on a regular basis, including at various stages of the planning approval processes, including as part of any City-initiated rezoning process.

- **Getting to 40,000 Affordable Rental Homes by 2030**

Utilizing public land for affordable housing development is one of the approaches the City has adopted to achieve current and future housing targets. The toolkit of complementary initiatives and approaches includes:

- scaling up the Open Door Program to maximize affordable housing outcomes on private sites;
- identifying additional City-owned sites to be utilized for affordable housing development
- developing a land acquisition strategy to assist the City in the strategic acquisition and expropriation of private land and expropriations where affordable housing is determined to be viable;
- co-locating affordable rental housing with the development of new City facilities (such as long-term care facilities, libraries and day care facilities);
- encouraging and incentivizing innovative housing solutions such as modular housing and laneway housing;
- adopting an inclusionary zoning Official Plan policy and implementing inclusionary zoning in consultation with the non-profit and private sector development industry;
- collaborating with the provincial government in creating long-term care and supportive housing facilities; and
- working with the federal and provincial governments in increasing the supply of rental housing including affordable rental housing through the National Housing Strategy.

In addition to the Housing Now Initiative, City staff are engaged in the development of a new 10-year Housing Plan for the period 2020-2030. The new Housing Plan will be supported by up-to-date housing market research and a comprehensive public consultation process.

The new Plan will make recommendations for action to address challenges identified across the housing continuum ranging from the need for emergency shelter beds, safe and legal multi-tenant houses, long-term care homes, supportive, transitional, social and affordable rental housing, to market affordability challenges for first-time home buyers.

The Housing Plan will also include targets and expected outcomes, including a financial plan outlining the cost of delivering the plan over the next decade. The City staff report to Committee and Council is scheduled for late 2019.

## **CONTACT**

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Gregg Lintern, Chief Planner and Executive Director, City Planning  
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## **SIGNATURE**

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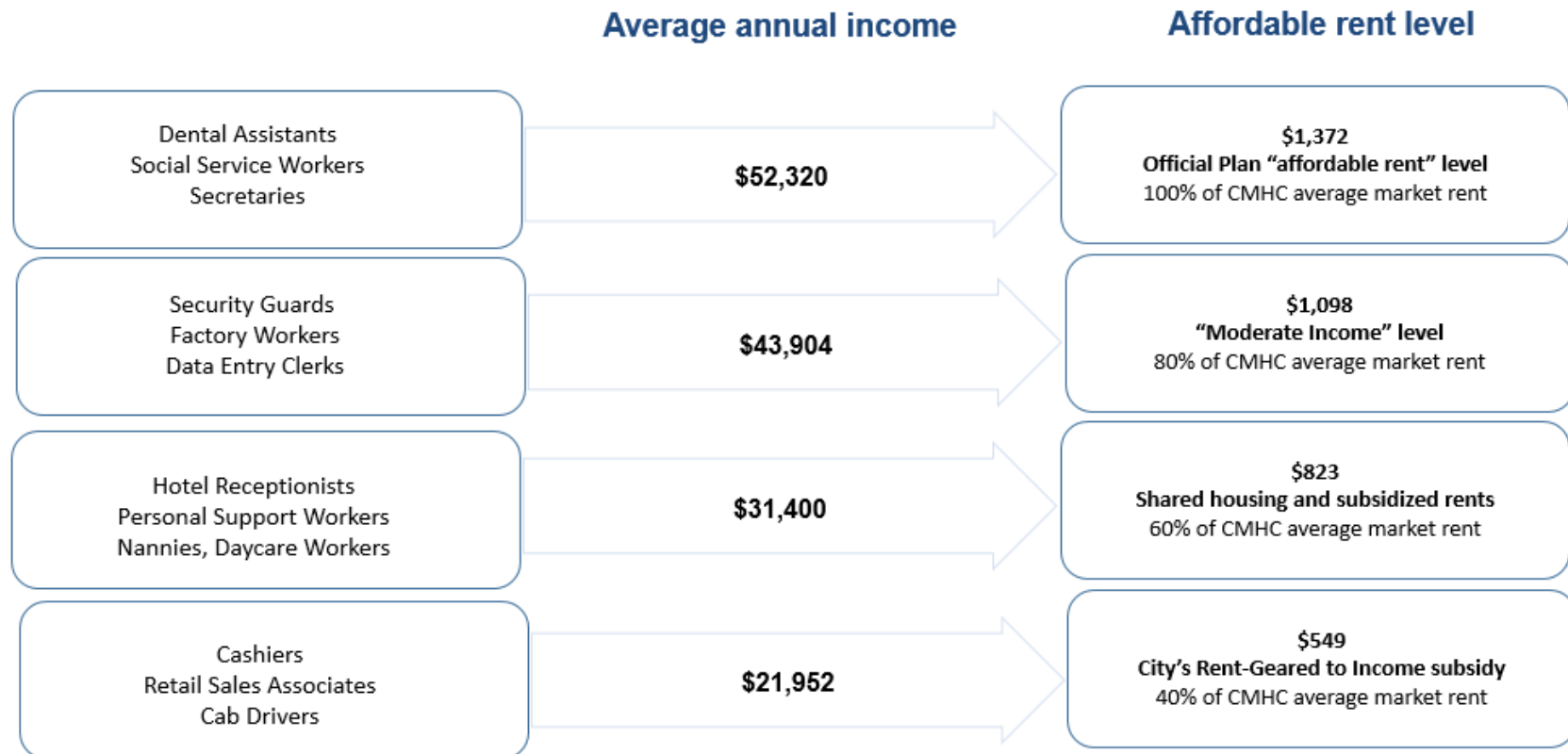
Chris Murray  
City Manager

## **ATTACHMENTS**

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Appendix 1 - Rent and Income Mix  
Appendix 2 - Summary of Locations and Residential Unit Targets  
Appendix 3 - Site Profiles  
Appendix 4 - Ontario Provincial Government Lands

## Appendix 1 - Rent and Income Mix





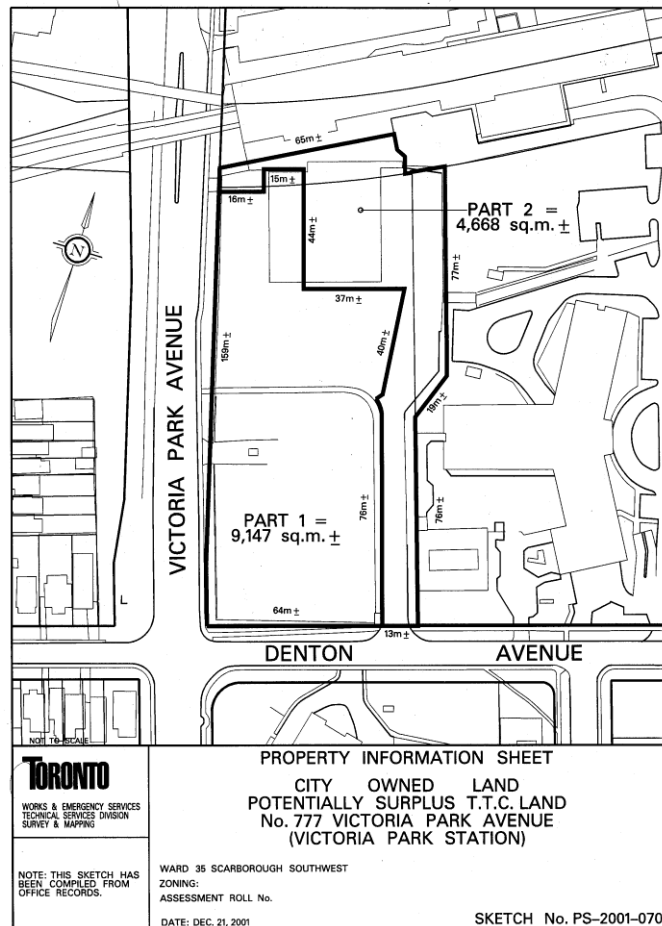
## Appendix 2– Summary of Locations and Residential Unit Targets

#	Address	Estimated-Total Residential Units*	Estimated-Total Rental Units*	% of Total	Estimated-Affordable Rental Units*	% of Rental
1	777 Victoria Park	450	450	100%	225	50%
2	50 Wilson Heights	1,150	771	67%	385	50%
3	Bloor/Kipling	2,300	1541	67%	771	50%
4	Bloor/Islington	1,250	838	67%	419	50%
5	805 Don Mills	988	662	67%	331	50%
6	770 Don Mills	1,389	931	67%	465	50%
7	140 Merton Street	150	150	100%	75	50%
8	705 Warden Ave	450	450	100%	225	50%
9	1250 Eglinton Ave W	70	70	100%	35	50%
10	251 Esther Shiner	1,800	1206	67%	603	50%
11	3933 Keele Street	190	190	100%	95	50%
	Total	10,187	7,258	71%	3,629	50%

\* Units and percentages are estimates only, subject to relevant approvals (e.g. planning process, consultation with local councillors and communities), business case and market offering process.

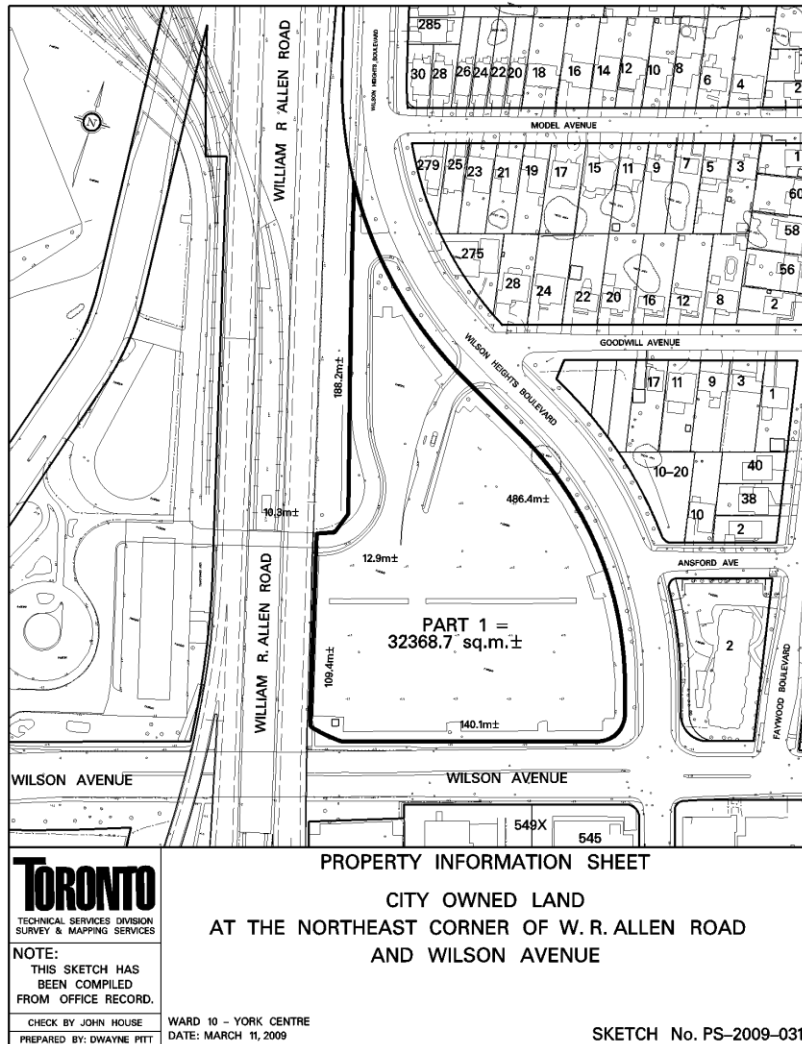
## Appendix 3 - Site Profiles

### Appendix 3 (a): 777 Victoria Park Avenue – Ward 20



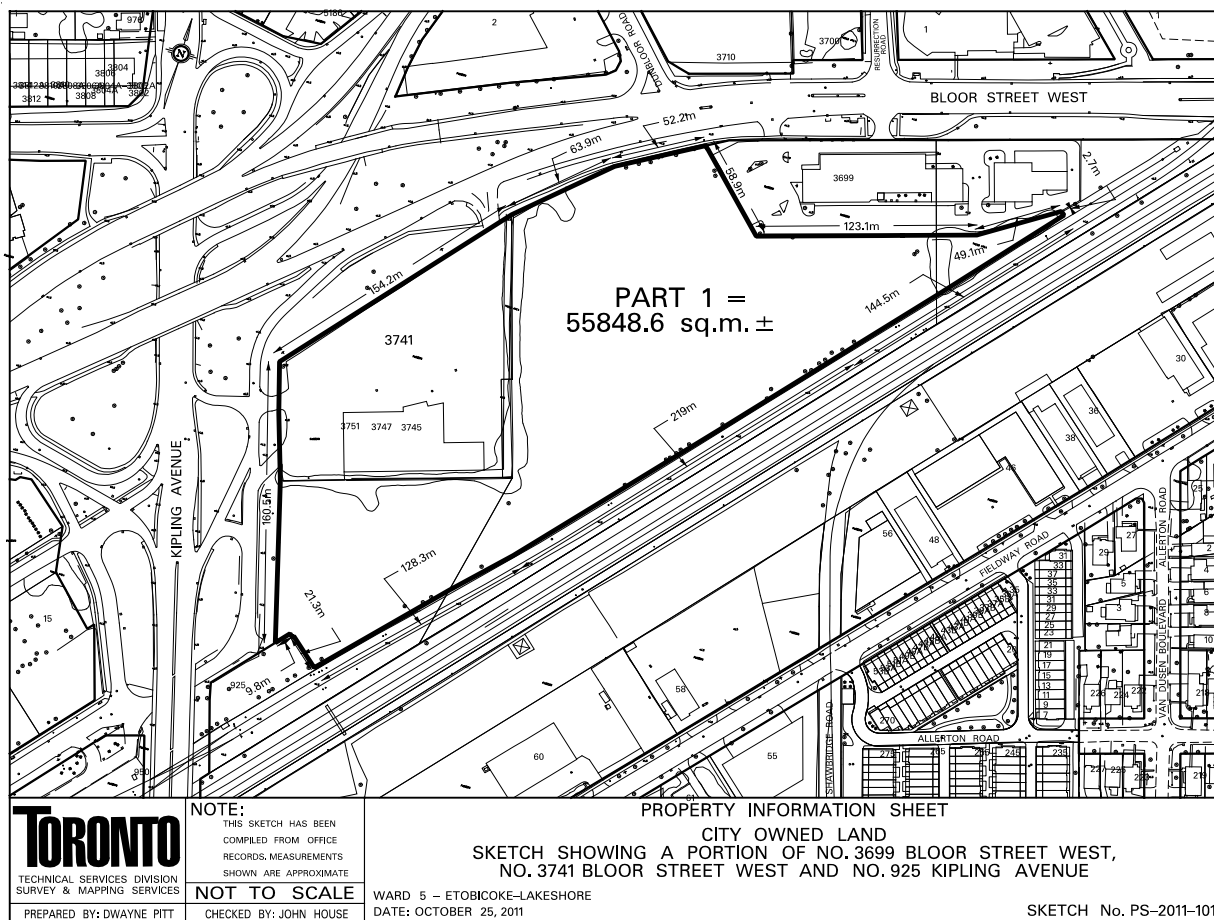
Declared Surplus	Yes – Parts 1 & 2 on sketch PS-2001-070 (Council Report - 2009.EX32.5)
Conditions of Turnover/Transfer	Turnover to Build Toronto subject to TTC operational requirements and other City interests required to be protected (Council Report - 2009.EX32.5)
Preliminary Site Planning Considerations:	<ul style="list-style-type: none"> <li>- Designated Mixed Use Areas</li> <li>- Enhancement of a safe, walkable, inviting public realm on Victoria Park Avenue, - Denton Avenue and at the station entrance through design improvements and activated at-grade uses</li> <li>- Built form transition to nearby low-rise neighbourhoods and parkland and the minimization of related impacts</li> <li>- Community facilities and community space to address local needs and gaps and maximize location</li> <li>- Relocation of Victoria Park Station's passenger pick-up and drop-off facility</li> <li>- Minimization of conflict with and disruption of bus traffic given high pedestrian volumes and the introduction of new uses on site, including outdoor amenity space</li> </ul>

### Appendix 3(b): 50 Wilson Heights Boulevard- Ward 6



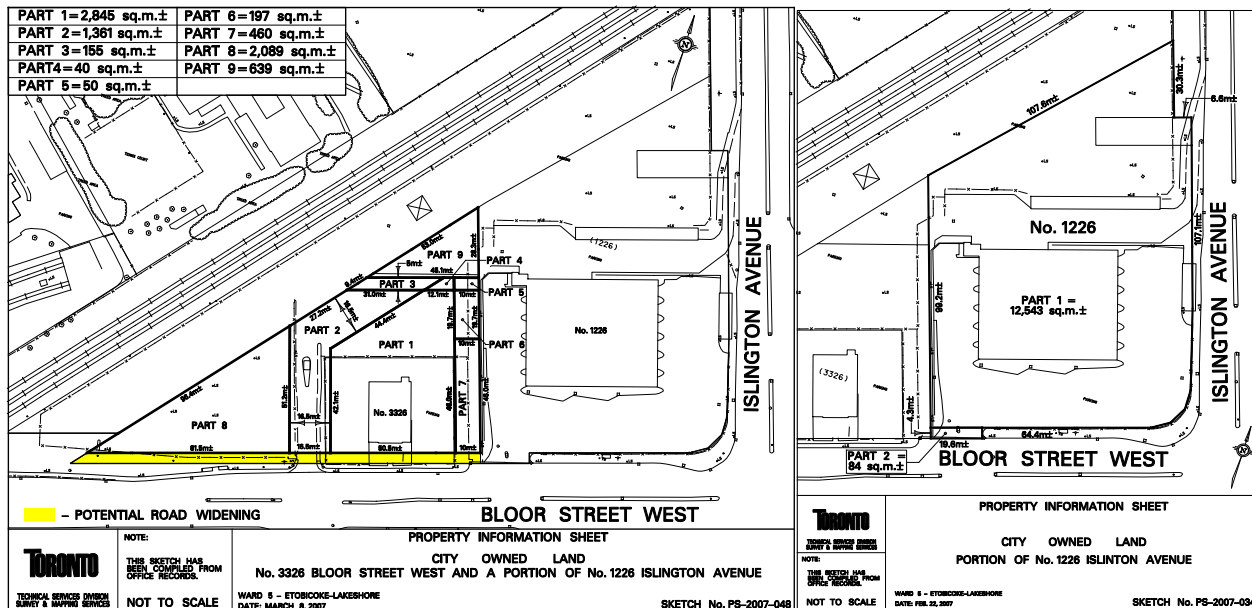
Declared Surplus	Yes – Part 1 on sketch PS-2009-031 (Council Report - 2009.EX32.5)
Conditions of Turnover/Transfer	Transfer to Build Toronto subject to TTC operational requirements and other City interests required to be protected (Council Report - 2009.EX32.5) Terms and Conditions of Transfer approved (Council Report – 2009.GM26.30)
Preliminary Site Planning Considerations:	<ul style="list-style-type: none"> <li>- Designated Mixed Use Areas and Other Open Space Areas (Council-adopted OPA 309)</li> <li>- Site and Area Specific Policy 387</li> <li>- Inclusion of employment-generating uses</li> <li>- Direct pedestrian access to Wilson Station</li> <li>- Location, design and programming of proposed public park</li> <li>- Height permissions related to the operation of Downsview Airport</li> <li>- Built form transition to nearby low-rise neighbourhoods and the minimization of related impacts</li> <li>- Community facilities and community space to address local needs and gaps and maximize location</li> <li>- New public roads required on site</li> </ul>

### Appendix 3(c): 3741 Bloor Street West and part 925 Kipling Avenue –Ward 3



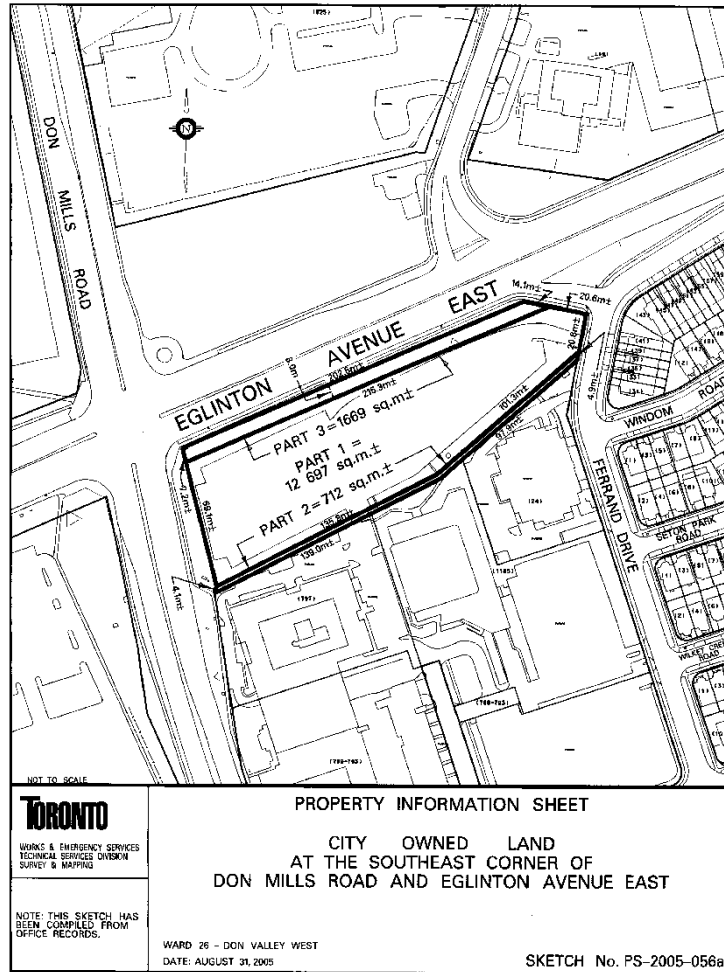
Declared Surplus	Yes – Part 1 on sketch PS-2011-101 (Council Report - 2011.GM9.10)
Conditions of Turnover/Transfer	Turnover to Build Toronto subject to master planning to accommodate various City interests, such as significant road reconfiguration and new Etobicoke Civic Center (Council Report - 2011.GM9.10)
Preliminary Site Planning Considerations:	<ul style="list-style-type: none"> <li>- Designated Mixed Use Areas</li> <li>- Etobicoke Centre Secondary Plan and Zoning By-law</li> <li>- Inclusion of employment-generating uses</li> <li>- Direct pedestrian access to Kipling Mobility Hub</li> <li>- Building design and scale to complement and contribute to the prominence of the new Etobicoke Civic Centre</li> <li>- Built form transition to new parkland and public spaces and the minimization of related impacts</li> <li>- Connections to new community facilities at the Etobicoke Civic Centre and inclusion of complementary facilities and services</li> <li>- Mitigation and setback considerations to address the adjacent rail corridor</li> <li>- Contingent on the completion of the Six Points Interchange reconfiguration</li> </ul>

### Appendix 3(d): 3326 Bloor Street West and 1226 Islington Avenue – Ward 3



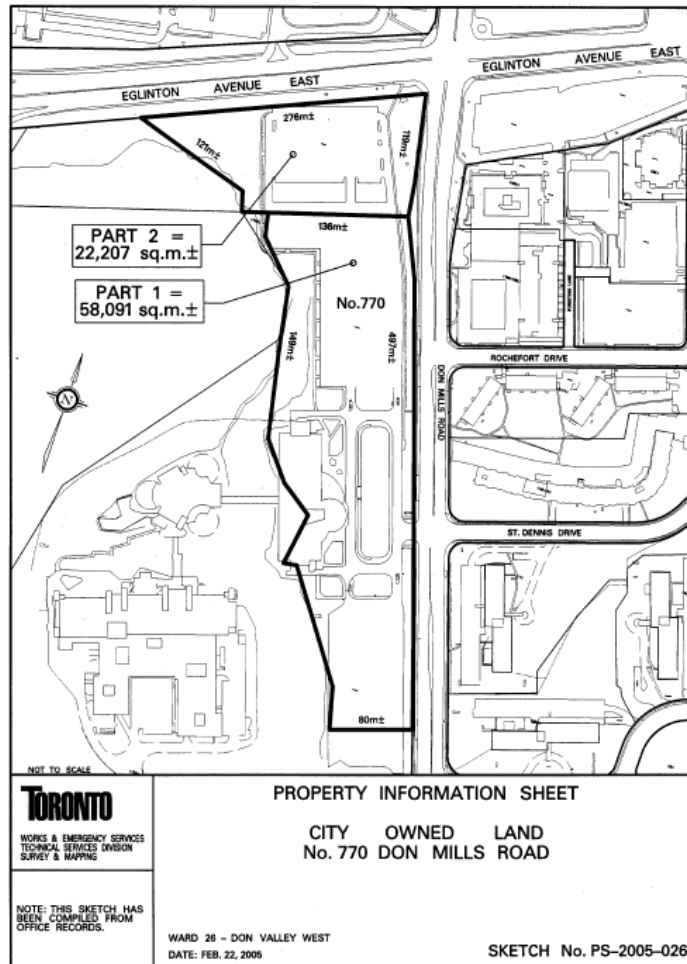
Declared Surplus	Yes – Parts 1-8 on sketch PS-2007-048 and Part 1 on sketch PS-2007-034 (Council Report - 2009.EX32.5)
Conditions of Turnover/ Transfer	Transfer to Build Toronto of Parts 1-8 on sketch PS-2007-048 subject to TTC operational requirements and other City interests required to be protected (Council Report - 2009.EX32.5) Terms and Conditions of Transfer approved for Parts 1, 2, 6-8 and Part of Parts 3, 4 and 5 on sketch PS-2007-048 (Council Report - 2010.GM33.20) Turnover to Build Toronto of Part 1 on sketch PS-2007-034 (Council Report - 2009.EX32.5)
Preliminary Site Planning Considerations:	<ul style="list-style-type: none"> <li>- Designated Mixed Use Areas</li> <li>- Etobicoke Centre Secondary Plan and Zoning By-law</li> <li>- Inclusion of employment-generating uses</li> <li>- Direct pedestrian access to Islington Station</li> <li>- Enhancement of Bloor Street West public realm and creation of more inviting public spaces associated with the station</li> <li>- Delivery of a new Bloor Street West streetscape through appropriate building design and massing, tower location, at-grade uses and integration with the public realm</li> <li>- Location, orientation and separation of multiple tall buildings</li> <li>- Built form transition to nearby low-rise neighbourhoods and parkland and the minimization of related impacts</li> <li>- Community facilities and community space to address local needs and gaps and maximize location</li> <li>- Mitigation and setback considerations to address the adjacent rail and hydro corridors</li> <li>- New public road required on site</li> <li>- Linked with the reconstruction of Islington Station</li> <li>- Linked to the completion of the Kipling Mobility Hub rebuild</li> </ul>

**Appendix 3(e): 805 Don Mills –Ward 16**



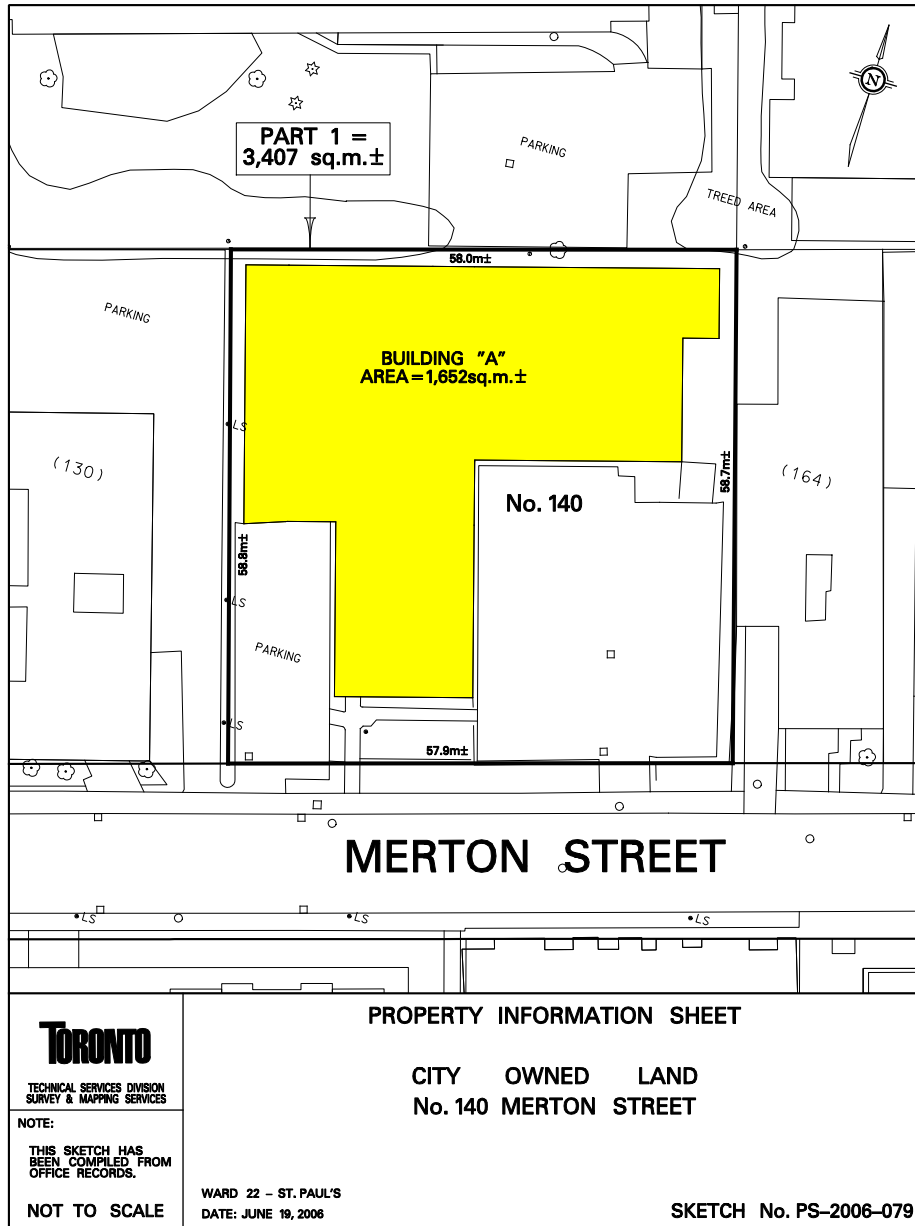
Declared Surplus	Yes – Part 1 on sketch PS-2005-056a (DAF 2010-067)
Conditions of Turnover/Transfer	Transfer to Build Toronto subject to TTC and LRT operational requirements and other City interests required to be protected (Council Report - 2010.GM30.17)
Preliminary Site Planning Considerations:	<ul style="list-style-type: none"> <li>- Designated Mixed Use Areas</li> <li>- Forthcoming Don Mills Crossing Secondary Plan</li> <li>- Inclusion of employment-generating uses</li> <li>- Enhanced publicly-accessible spaces on the Don Mills and Eglinton frontages and within the site</li> <li>- Location, design and programming of the proposed public park</li> <li>- Built form that corresponds to the planned skyline for the Don Mills Crossing area and minimizes shadow impacts on Don Mills and Eglinton pedestrian zones</li> <li>- Location, orientation and separation of multiple tall buildings</li> <li>- Community facilities and community space to address local needs and gaps and maximize location</li> <li>- Potential underground pedestrian access to the future Don Mills Station</li> <li>- New public road required on site</li> </ul>

**Appendix 3(f): 770 Don Mills –Ward 16**



Declared Surplus	Yes – Part 2 on sketch PS-2005-026 (DAF 2010-068)
Conditions of Turnover/Transfer	Transfer to Build Toronto subject to TTC and LRT operational requirements, approved Transfers to Metrolinx and other City interests required to be protected (Council Report - 2010.GM33.20)
Preliminary Site Planning Considerations:	<ul style="list-style-type: none"> <li>- Designated Institutional Areas</li> <li>- Forthcoming Don Mills Crossing Secondary Plan</li> <li>- Inclusion of employment-generating uses</li> <li>- Enhanced publicly-accessible spaces on the Don Mills and Eglinton frontages and within the site</li> <li>- Proposed delivery of a valley edge public park</li> <li>- Built form that corresponds to the planned skyline for the Don Mills Crossing area and minimizes shadow impacts on Don Mills and Eglinton pedestrian zones</li> <li>- Location, orientation and separation of multiple tall buildings</li> <li>- Community facilities and community space to address local needs and gaps and maximize location</li> <li>- New public road required on site</li> </ul>

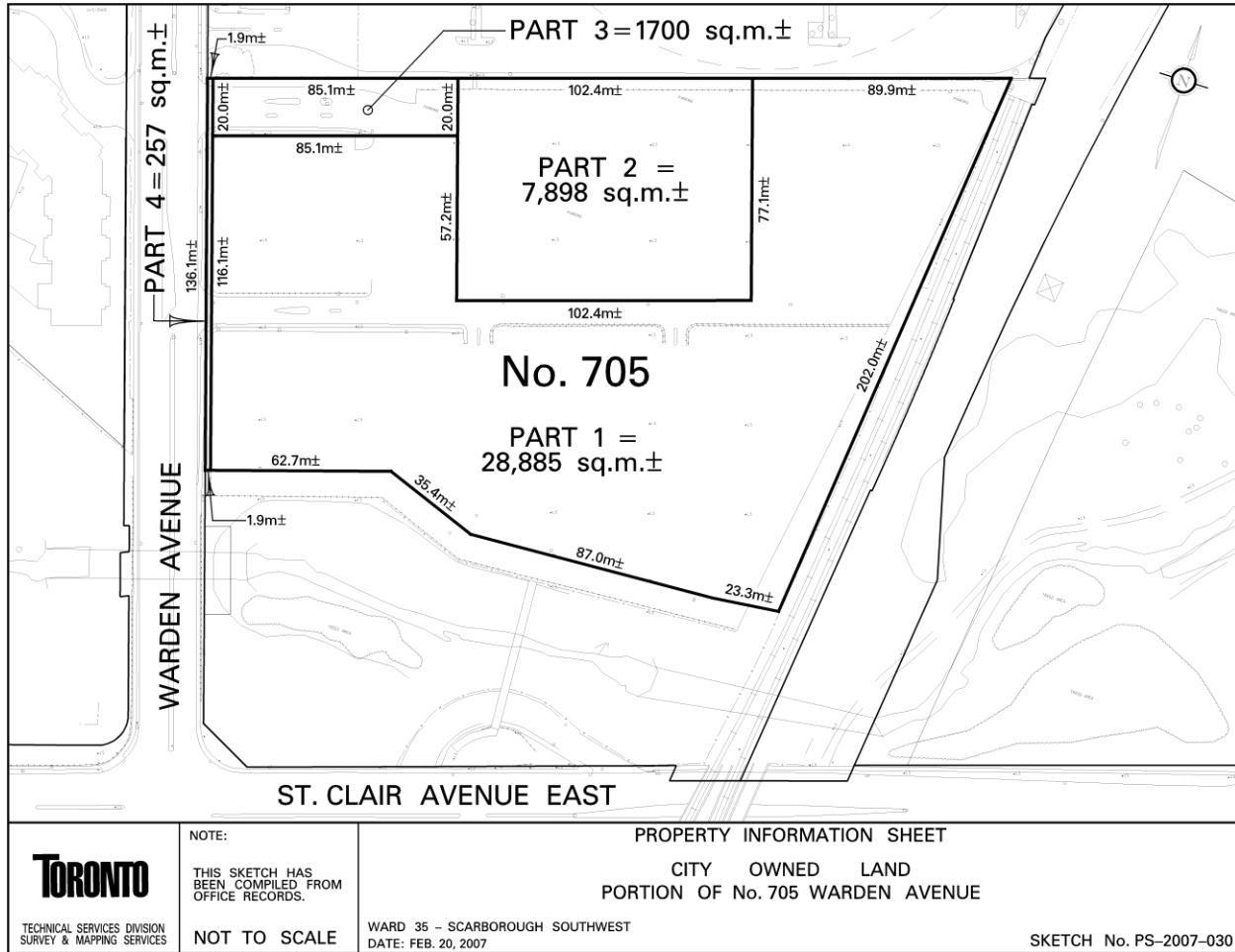
**Appendix 3(g): 140 Merton Street –Ward 12**



Declared Surplus	Yes – Part 1 on sketch PS-2006-079 (DAF 2016-249)
Conditions of Turnover/Transfer	Turnover to Build Toronto subject to any City interests required to be protected and with separate direction from Council to accommodate current tenant (SPRINT) and grant 12,000 square feet of rentable space to the City (Council Report - 2018.GM28.21)
Preliminary Site Planning Considerations:	<ul style="list-style-type: none"> <li>- Designated Mixed Use Areas</li> <li>- Yonge-Eglinton Secondary Plan</li> <li>- Conservation of the designated heritage property and complementary design of the new development</li> <li>- Design standards for the Merton Street Character Area</li> <li>- Expansion of the existing community space and temporary relocation of the community agency tenant</li> </ul>

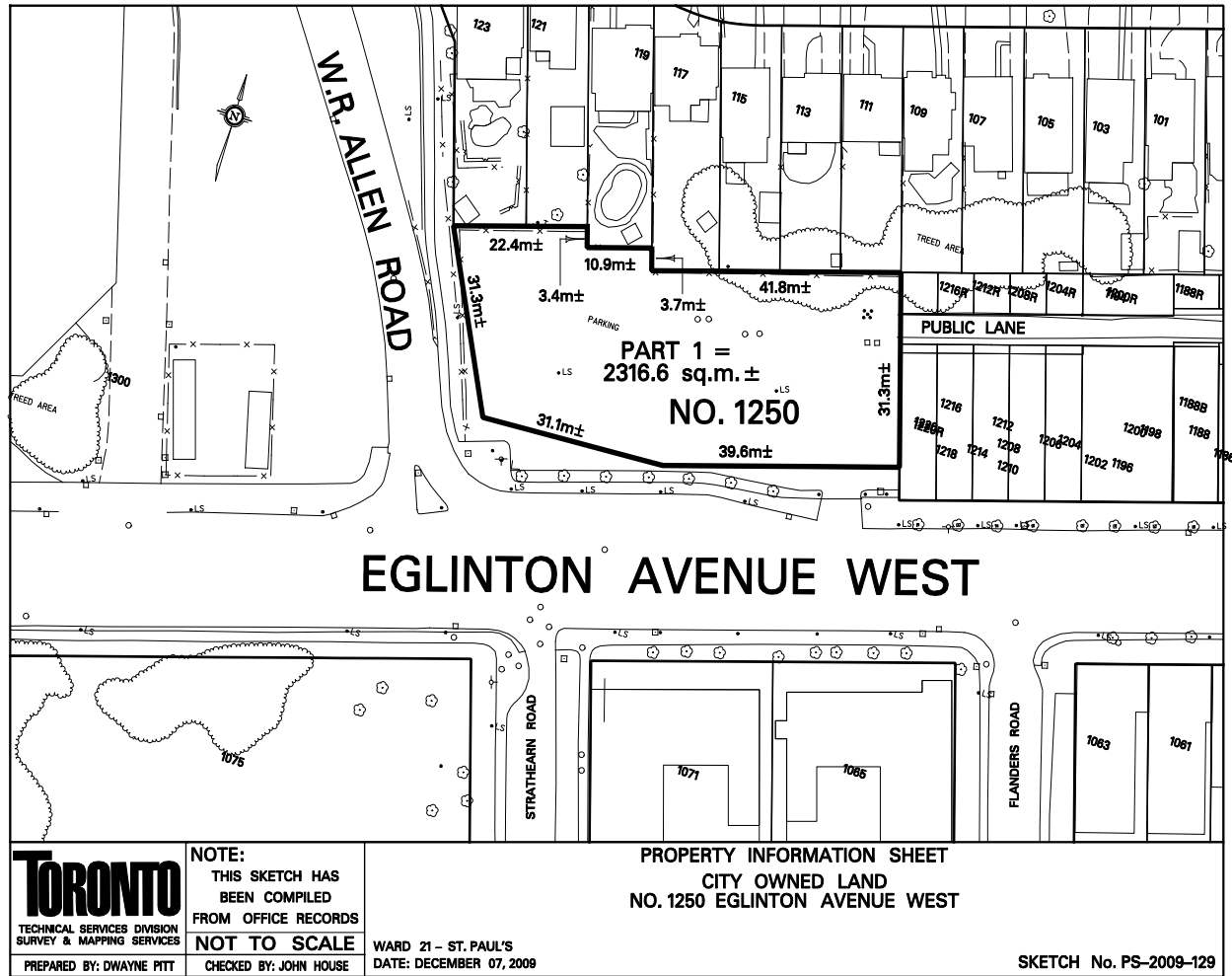



**Appendix 3(h): 705 Warden Avenue –Ward 20**



Declared Surplus	Yes – Parts 1 on sketch PS-2007-030 (Council Report - 2009.EX32.5)
Conditions of Turnover/Transfer	Transfer to Build Toronto subject to TTC operational requirements and other City interests required to be protected (Council Report - 2009.EX32.5)
Preliminary Site Planning Considerations:	<ul style="list-style-type: none"> <li>- Designated Mixed Use Areas, Apartment Neighbourhoods and Neighbourhoods</li> <li>- Warden Woods Secondary Plan</li> <li>- Expansion of Warden Hilltop Community Centre parkland</li> <li>- Built form transition to nearby low-rise neighbourhoods and parkland and the minimization of related impacts</li> <li>- New public road required on site</li> </ul>

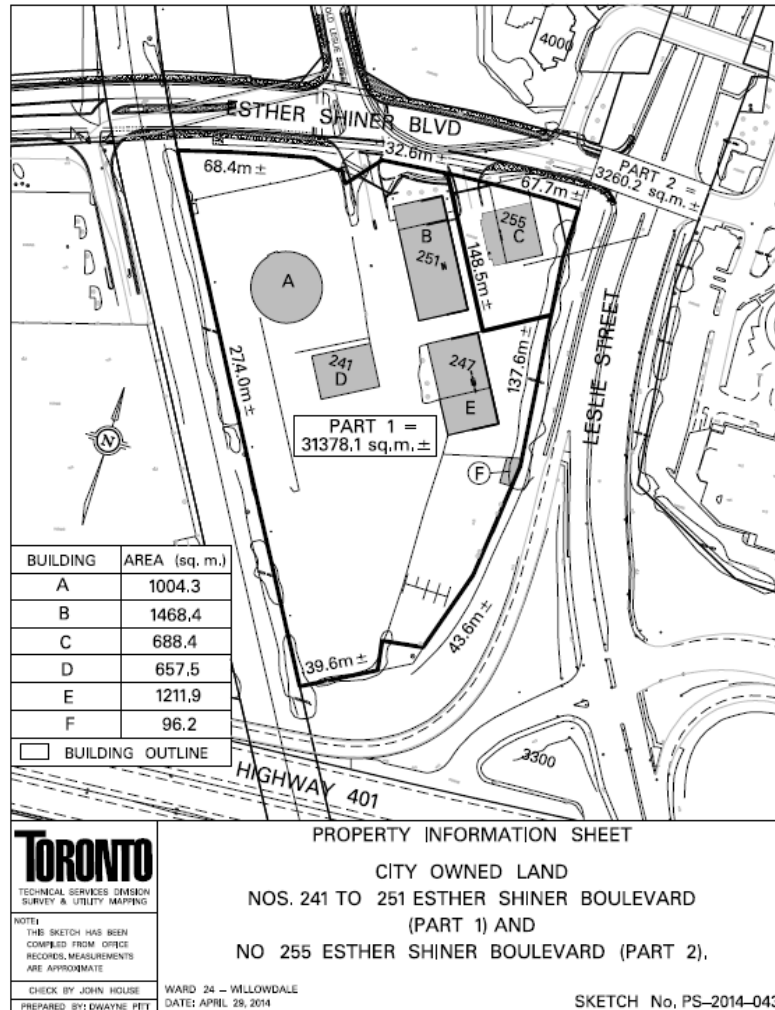
**Appendix 3(i): 1250 Eglinton Avenue West –Ward 8**



 <p>TECHNICAL SERVICES DIVISION SURVEY &amp; MAPPING SERVICES</p> <p>PREPARED BY: DWAYNE PITT</p>	<p><b>NOTE:</b> THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS</p>	<p><b>PROPERTY INFORMATION SHEET</b> CITY OWNED LAND NO. 1250 EGLINTON AVENUE WEST</p>	
	<p><b>NOT TO SCALE</b></p> <p>CHECKED BY: JOHN HOUSE</p>	<p>WARD 21 – ST. PAUL'S DATE: DECEMBER 07, 2009</p>	<p>SKETCH No. PS-2009-129</p>

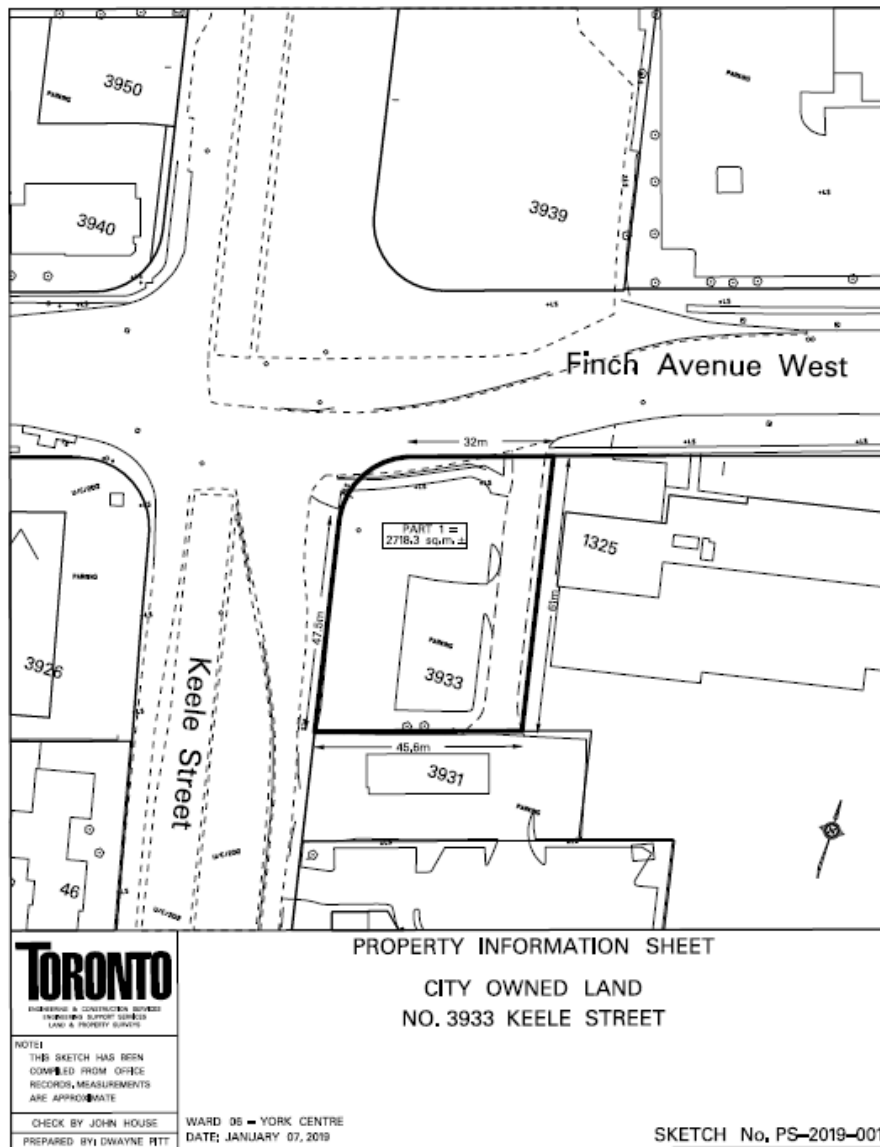
Declared Surplus	Yes – Part 1 on sketch PS-2009-129 (Council Report - 2011.GM3.21)
Conditions of Turnover/Transfer	Turnover to Build Toronto subject to TTC operational requirements and other City interests required to be protected (Council Report - 2011.GM3.21)
Preliminary Site Planning Considerations:	<ul style="list-style-type: none"> <li>- Designated Mixed Use Areas</li> <li>- Eglinton Connects Official Plan and Zoning By-law Amendments</li> <li>- Direct pedestrian access to Eglinton West / Cedarvale Station</li> <li>- Redevelopment of the Eglinton Avenue streetscape and improvements to pedestrian safety and experience</li> <li>- Improved access to Allen Greenway and Kay Gardner Beltline Trail</li> <li>- Built form transition to nearby low-rise neighbourhoods and parkland and the minimization of related impacts</li> <li>- Integration with the Upper Village retail main street</li> </ul>

**Appendix 3(j): 251 Esther Shiner Boulevard – Ward 17**



Declared Surplus	In progress
Conditions of Turnover/Transfer	n/a
Preliminary Site Planning Considerations:	<ul style="list-style-type: none"> <li>- Designated Mixed Use Areas</li> <li>- Sheppard East Subway Corridor Secondary Plan</li> <li>- Inclusion of employment-generating uses</li> <li>- Uses supporting and complementing North York General Hospital</li> <li>- Potential Long-Term Care Homes &amp; Services location</li> <li>- Incorporation of existing Fire Station</li> <li>- Relocation of current Yard operations required</li> <li>- Pedestrian access to the Oriole GO Station and Leslie Station</li> <li>- Community facilities and community space to address local needs and gaps and maximize location</li> <li>- Mitigation and setback considerations to address the adjacent highway and on-ramps</li> <li>- Ongoing rehabilitation and relocation of adjacent Highway 401 facilities</li> <li>- New public road(s) required on site</li> </ul>

**Appendix 3(k): 3933 Keele Street – Ward 6**



Declared Surplus	In progress
Conditions of Turnover/Transfer	n/a
Preliminary Site Planning Considerations:	<ul style="list-style-type: none"> <li>- Designated Mixed Use Areas</li> <li>- Forthcoming Keele Finch Plus Secondary Plan</li> <li>- Direct pedestrian access to Finch West station and future LRT station</li> <li>- Height permissions related to the operation of Downsview Airport</li> <li>- Forthcoming design and location of the LRT station on site</li> <li>- Timing of and alignment with construction of the LRT station</li> </ul>

## Appendix 4 – Ontario Provincial Government Lands

#	Address / Location	Ward	Land Area
1	321 Front Street (West Don Lands Block Number – 2W – south west corner of Front St. E. and Trinity Street)	13	2.94 acres
2	West Don Lands Block Number – 6W – south west corner of Eastern Avenue and Cherry Street	13	0.62 acres
3	153 – 185 Eastern Avenue (West Don Lands Block Number – 17/26 – P2 – south east corner of Eastern Avenue and Rolling Mills Road)	13	2.3 acres
4	311 Jarvis Street & 354 George Street	13	1.59 acres
5	11 Brock Avenue	4	0.26 acres
6	51 Panorama Court	1	48.21 acres