APPENDIX 3: PS SKETCHES – UNDERUTILIZED REAL ESTATE ASSETS

Appendix 3 (a): 277 Victoria Street – Ward 13

Declared Surplus: No – to be evaluated through consultation and business case process

Conditions of Turnover/Transfer: To be determined, if applicable – subject to consultation and business case process

Preliminary Site Considerations:
- 277 Victoria Street (Part 1) and 38 Dundas Street East (Part 2) are in scope
- Designated Mixed Use Area in the Official Plan
- Site adjacent to Yonge-Dundas Square to the West
- Part 1 occupied by Toronto Public Health, accommodating approximately 590 staff
- Harm Reduction Program provided by Toronto Public Health on-site requires accommodation, including “The Works” and related supervised injection services, plus other public facing health services (e.g. dental clinic)
- Location of heritage Sam the Record Man sign
Declared Surplus: No – to be evaluated through consultation and business case process

Conditions of Turnover/Transfer: To be determined, if applicable – subject to consultation and business case process

Preliminary Site Considerations:
- 33 Queen Street East (Part 1), 50 Richmond Street East (Part 2) and 58 Richmond Street East (Part 3) are City-owned and in-scope for evaluation
- Designated Mixed Use Area in the Official Plan and zoned for Commercial Residential uses
- Part 1 is utilized as Toronto Parking Authority parkade containing approximately 645 parking spaces and various retail tenants at grade, Part 2 is utilized as Toronto Parking Authority head office accommodating approximately 60 Staff, and Part 3 is utilized by Toronto Paramedic Services as Station #40

Real Estate Strategy and Office Optimization Plan
Declared Surplus: No – to be evaluated through consultation and business case process

Conditions of Turnover/Transfer: To be determined, if applicable – subject to consultation and business case process

Preliminary Site Considerations:
- 610 Bay Street (Part 1) and 130 Elizabeth Street (Part 2) are in scope
- Site provides inter-city, inter-regional, and inter-national bus services
- Expected future relocation of bus operations to Union Station
- Designated Mixed Use Area in the Official Plan and zoned for Commercial Residential uses
- Site is subject to various City Planning considerations (i.e. City Hall view corridor, hospital precinct flight path)
- Heritage designated components to be preserved
Declared Surplus: No – to be evaluated through consultation and business case process

Conditions of Turnover/Transfer: To be determined, if applicable – subject to consultation and business case process

Preliminary Site Considerations:
- 931 Yonge Street (Part 1) is in scope
- Occupied by Toronto Community Housing as head office space, accommodating approximately 230 employees
- Designated as Mixed Use Area in the Official Plan, zoned for Commercial Residential
Declared Surplus: No – to be evaluated through consultation and business case process

Conditions of Turnover/Transfer: To be determined, if applicable – subject to consultation and business case process

Preliminary Site Considerations:
- 1900 Yonge Street (Part 1) is in scope
- Occupied by Toronto Transit Commission as head office space accommodating approximately 390 employees
- Site contains a data centre and at grade bus loop underneath the structure
- Site is identified as Mixed Use Area in the Official Plan
- Site is subject to various City Planning considerations (i.e. Yonge-Eglinton Secondary plan, heritage aspects)
- Site abuts the TTC Davisville Rail Yard to the west
Declared Surplus: No – to be evaluated through consultation and business case process

Conditions of Turnover/Transfer: To be determined, if applicable – subject to consultation and business case process

Preliminary Site Considerations:
- 75 Elizabeth Street (Part 1), 85-91 Elizabeth Street (Part 2), 8 Hagerman Street, 10 Hagerman Street, 1 Foster Place (Part 3) and 500 Bay Street (Part 4) are City-owned.
- Part 1 is a 2.5 storey office building accommodating approximately 70 City employees, Part 2 is utilized as Toronto’s Diversity Garden, Part 3 is utilized as surface parking, and Part 4 is utilized as Larry Sefton Park.
- Part 1, 2 and 3 are designated Mixed Use Area while Part 4 is designated Parks in the Official Plan.
- Site is subject to various City Planning considerations (i.e. TOcore, City Hall view corridor.)
Declared Surplus: No – to be evaluated through consultation and business case process

Conditions of Turnover/Transfer: To be determined, if applicable – subject to consultation and business case process

Preliminary Site Considerations:
- Ground floor premises, being approximately 12,999 square feet area, is in scope
- Residential housing, located above the ground floor premises, is not in scope
- Ground floor premises is occupied by Toronto Buildings, along with adjacent St. Lawrence Market Administration staff, accommodating a combined total of approximately 70 employees
- Ground floor premises fronts onto The Esplanade
Declared Surplus
No – to be evaluated through consultation and business case process

Conditions of Turnover/Transfer
To be determined, if applicable – subject to consultation and business case process

Preliminary Site Considerations:
- 18 Dyas Road (Part 1) is in scope
- Site contains a 4 storey office building with adjacent 30,000 square foot warehouse
- Office building is occupied by various City divisions accommodating approximately 230 employees, along with adjacent warehouse utilized by Facilities Management for various furniture/other storage
- Site is identified as Employment Area in the Official Plan