

Activating a Revitalization Plan for the Dundas-Sherbourne Neighbourhood

Date: November 25, 2019

To: Planning and Housing Committee

From: Executive Director, Housing Secretariat

Executive Director, Social Development, Finance and Administration

Executive Director, Corporate Real Estate Management

Wards: Ward 13 – Toronto Centre

SUMMARY

This report recommends that staff develop and present a revitalization plan for the Dundas East and Sherbourne Street neighbourhood to the April 16, 2020 meeting of the Planning and Housing Committee. The area along Sherbourne Street between Gerrard and Queen Streets is identified as a high-need focus area, referred to as the Sherbourne corridor, in the City's Downtown East 2023 Five-Year Action Plan, adopted by City Council in July 2019.

This report also recommends that the Dundas-Sherbourne corridor neighbourhood revitalization plan incorporate the renewed comprehensive strategy requested by City Council in April 2019, for the Toronto Community Housing Corporation ("TCHC") Dan Harrison Community Complex. The Dan Harrison Community Complex is located north-east of Dundas Street East and Sherbourne Street. Dan Harrison provides affordable housing for some 430 residents, with 376 units in 17 rooming houses and two low-rise apartment buildings. City staff and TCHC are currently developing the renewed strategy for the Complex, including a full costing and implementation timeline, to address critical service gaps and security issues for residents.

This report further recommends that the City advance and include the acquisition of the properties at 214, 218, 220, 222, 224, 226 and 230 Sherbourne Street ("214-230 Sherbourne Street") in the Dundas-Sherbourne neighbourhood revitalization plan. The properties at 214-230 Sherbourne Street are privately-owned and roughly 100 metres south west of the Dan Harrison Community Complex. They consist of six vacant lots and one vacant, two and a half storey, designated heritage property.

The 214-230 Sherbourne Street site provides a strategic opportunity to acquire property for the development of much-needed affordable and supportive housing. The development of the site also presents the unique opportunity to unlock the new housing and community revitalization solutions that are needed to address the social, economic and physical challenges facing the Dan Harrison Complex and the local neighbourhood.

RECOMMENDATIONS

The Executive Director, Housing Secretariat, Executive Director, Social Development, Finance and Administration, and Executive Director, Corporate Real Estate Management recommend that:

1. City Council direct the Executive Director, Social Development, Finance and Administration, the General Manager, Shelter, Support and Housing Administration, and the Executive Director, Housing Secretariat, in consultation with the Executive Director, Corporate Real Estate Management, and the Chief Executive Officer, Toronto Community Housing Corporation, report to the Planning and Housing Committee on April 16, 2020 with a proposed neighbourhood revitalization plan including a full community engagement process for the Dundas East and Sherbourne Street area.
2. City Council direct the City Manager, and as sole shareholder, direct the President and Chief Executive Officer, Toronto Community Housing Corporation to provide a business case for the modernization of the Dan Harrison Community Complex to be incorporated in the neighbourhood revitalization plan for the Dundas East and Sherbourne Street community referred to in Recommendation 1.
3. City Council direct the Executive Director, Corporate Real Estate Management, to review publicly owned real estate within the geographic area of the City's Downtown East Action Plan to be incorporated in the neighbourhood revitalization plan for the Dundas East and Sherbourne Street community referred to in Recommendation 1.
4. City Council direct the Executive Director, Housing Secretariat, and the Executive Director, Corporate Real Estate Management to come forward with an affordable and supportive housing acquisition strategy for the properties at 214, 218, 220, 222, 224, 226 and 230 Sherbourne Street, to be incorporated in the neighbourhood revitalization plan for the Dundas East and Sherbourne Street community referred to in Recommendation 1, or reported earlier with recommendations in the event the property is listed for sale.
5. City Council direct the Executive Director, Housing Secretariat, and the General Manager, Shelter, Support and Housing Administration, in consultation with the Executive Director, Corporate Finance and the Executive Director, Corporate Real Estate Management, to identify funding sources for the acquisition to provide for new affordable and supportive housing as part of the strategy referred to in Recommendation 4.

FINANCIAL IMPACT

There are no financial impacts associated with this report.

The Chief Financial Officer and Treasurer has been provided the financial impacts associated with this report for review as part of the 2020 budget process.

EQUITY IMPACT

Access to safe, secure, affordable rental housing in all parts of Toronto is a fundamental goal of the City's Housing Opportunities Toronto Action Plan 2010-2020. Providing stable affordable housing with appropriate social support services is also a goal of the City's Poverty Reduction Strategy.

City Council adopted the Downtown East 2023 Five-Year Action Plan in July 2019 to coordinate City services and address long-term community needs in the area. Resident needs include supportive housing, crisis intervention, support services for all community members including people who are homeless, and actions to address safety concerns in the area. The area around the intersection of Dundas Street East and Sherbourne Street is identified as a high-need focus area, referred to as the Sherbourne corridor, in the Downtown East Action Plan.

Toronto Community Housing Corporation's Dan Harrison Community Complex is home to a dense population, including many vulnerable residents who experience disproportionately high rates of poverty, violence, crime and poor housing conditions. The recommendations of this report are intended to alleviate these issues.

The acquisition and development of the Sherbourne Street properties would provide much needed affordable and supportive rental housing in the neighbourhood and assist in the creation of a safer and inclusive neighbourhood for everyone.

DECISION HISTORY

City Council at its meeting on July 16, 17 and 18, 2019 adopted EC6.16, *Downtown East 2023 Five-Year Action Plan* which included comprehensive five-year Action Plan to coordinate City services and address long term community needs in the Downtown East area where the subject properties are located. The City Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EC6.16>

City Council on April 16 and 17, 2019, adopted MM6.13, *The Dan Harrison Community Complex Master Plan*, which directed staff to work with Toronto Community Housing a renewed comprehensive strategy for the Dan Harrison Community Complex. The City Council Decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM6.13>

City Council at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, adopted EX36.37, *Feasibility of Acquisition or Expropriation of 214, 218, 220, 222, 224, 226 and 230 Sherbourne Street* which provided the preliminary assessment and due diligence on the acquisition or expropriation of the seven abutting properties at 214, 218, 220, 222, 224,

226 and 230 Sherbourne Street. As well, it directed staff to report back on an affordable housing real estate acquisition/expropriation strategy and report on the strategy as part of the HousingTO 2020-2030 Action Plan *in 2019*. The City Council Decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX36.37>

City Council at its meeting on March 26 and 27, 2018, adopted MM38.10, *230 Sherbourne Street - Potential Property Acquisition for Affordable Housing Purposes* which directed staff to report back to the June 25, 2018 Affordable Housing Committee on the results of the due diligence and the potential sources of funding to acquire the properties. The City Council Decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.MM38.10>

City Council at its meeting on March 31, 2015 adopted TE 4.8 which established a site and area specific policy for the area known at the Garden District generally bounded by Mutual Street, Carlton Street, Sherbourne and Queen Street. This site and area specific policy (OPA 82) put in place land use direction and permissions for sites in the area, including the Dan Harrison site and the properties at 214-230 Sherbourne. The City Council Decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE4.8>

These policies have since been approved by the Local Planning and Appeal Tribunal on July 16, 2019, with the exception of several site-specific appeals.

City Council at its meeting on January 31, 2017 adopted TE21.12 which established the Garden District Heritage Conservation District (HCD). This HCD is currently under appeal at the Local Planning Appeal Tribunal. Properties within the HCD, including the Dan Harrison site and 230 Sherbourne has either been listed or designated as an important cultural heritage property. The City Council Decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.12>

COMMENTS

This report recommends that Social Development, Finance and Administration, General Manager, Shelter, Support and Housing Administration, and the Housing Secretariat staff work in consultation with Corporate Real Estate Management and Toronto Community Housing Corporation to provide for consideration a comprehensive revitalization plan for the Dundas East and Sherbourne Street neighbourhood in Ward 13 – Toronto Centre to the April 16, 2020 meeting of the Planning and Housing Committee. Immediately upon approval of this report a senior staff project manager will be assigned and a community engagement process activated.

Downtown East 2023 Five-Year Action Plan

The neighbourhood around the intersection of Dundas Street East and Sherbourne Street are within the Sherbourne Corridor Coordinated Plan area identified in the City's Downtown East 2023 Five-Year Action Plan. The Action Plan was adopted by the City in July 2019 to coordinate City services and address long-term community needs in the Downtown East. The Downtown East area is bounded by Bloor Street on the north, Front Street on the south, Bay Street on the west, and the Don Valley Parkway on the

east. Needs in the area include many issues that require collaboration between social service sectors and across governments, such as affordable and supportive housing, crisis intervention, services for community members who have very low incomes or are homeless, and actions to address public safety concerns in the area.

The Sherbourne Corridor Coordinated Plan addresses the six block area surrounding the Dundas and Sherbourne intersection. This area includes over 1,000 TCHC units and 500 shelter/respite beds. In 2018, five per cent of the City's suspected overdose calls came from within this six block radius. A focused plan is under development to address service gaps and enhance safety, health and social outcomes for all people in the area. This work will support the implementation of the renewed strategy for the Dan Harrison Complex and find opportunities to improve quality of service for neighbourhood TCHC tenants.

This report recommends that Corporate Real Estate Management review publically owned real estate within the area of the City's Downtown East Action Plan and this review be incorporated in the Dundas-Sherbourne neighbourhood revitalization plan to be recommended to be considered at the April 16, 2020 the Planning and Housing Committee meeting.

Dan Harrison Community Complex

TCHC's Dan Harrison Community Complex is located north-east of the Dundas Street East and Sherbourne Street intersection and is made up of 376 social housing units in 17 rooming houses and two low-rise apartment buildings. In April 2019, City Council directed staff to renew a comprehensive strategy to address the long-standing and complex challenges at the Dan Harrison Community. The strategy currently plans a phased approach, beginning with immediate changes to stabilize the buildings and community, and moving on to a more comprehensive plan to transform the place of the Dan Harrison Community Complex in the Downtown East community. The strategy is to include a full costing and implementation timeline.

This report recommends that TCHC provide a business case for the modernization of the Dan Harrison Complex to be incorporated in the Dundas-Sherbourne neighbourhood revitalization plan.

214-230 Sherbourne Street

In March, 2018, City Council requested the Director, Affordable Housing Office (now the Housing Secretariat), in consultation with Real Estate Services Division (now Corporate Real Estate Management), to conduct preliminary due diligence for the potential acquisition or expropriation of the privately-owned properties at 214, 218, 220, 222, 224, 226 and 230 Sherbourne Street ("214-230 Sherbourne Street"). The Properties are located on the west side of Sherbourne Street, south of Dundas Street East in Ward 13 – Toronto Centre and are roughly 100 metres south west of TCHC's Dan Harrison Community Complex. The Properties consist of six vacant lots at 214, 218, 220, 222, 224 and 226 Sherbourne Street, and one vacant, two and a half storey, designated heritage property at 230 Sherbourne Street.

In July 2018 City Council requested the Director, Affordable Housing Office and the Director, Real Estate Services to make a conditional offer to purchase the properties at 214-230 Sherbourne Street in the event that they became available for sale. Staff were directed to make the conditional purchase offer with the intent that the properties be dedicated to future affordable housing development. The properties have not been made available for sale in the interim. This report directs staff to report to Council on the potential acquisition of the properties by April 2020 as part of a revitalization plan, and sooner should the properties become listed for sale.

Garden District Site and Area Specific Policy

The lands are located within the area of the Garden District Site and Area Specific Policy (OPA 82) which was approved by Council in 2015 and subsequently approved by the Local Planning Appeal Tribunal in June 2019. This Policy sets out a vision for the area, including growth and built form, specifically as it pertains to the location of tall buildings, future heights and setbacks.

A companion Heritage Conservation District Study has also been adopted as of January 2017 and is under appeal at the Local Planning Appeal Tribunal. The Dan Harrison and 230 Sherbourne sites are either listed or designated properties under the Ontario Heritage Act. The Revitalization Plan will be undertaken in the context and consideration of these planning documents. The affordable and supportive housing acquisition development strategy recommended in this report will be delivered in accordance with the in-force Official Plan policies and the Garden District Heritage Conservation District.

Next Steps

There is an urgent need to improve housing conditions within the existing Dundas-Sherbourne neighbourhood, including the potential opportunity to create new affordable and supportive housing.

The recommendations in this report provide a framework for the development and activation of a revitalization plan for the Dundas-Sherbourne neighbourhood. The advancement of this work will be co-ordinated between a range of city divisions, Toronto Community Housing and the City's real estate entity CreateTO.

In addition, essential to the success to the development and implementation of a revitalization plan will be the engagement of local community stakeholders every step of the way forward.

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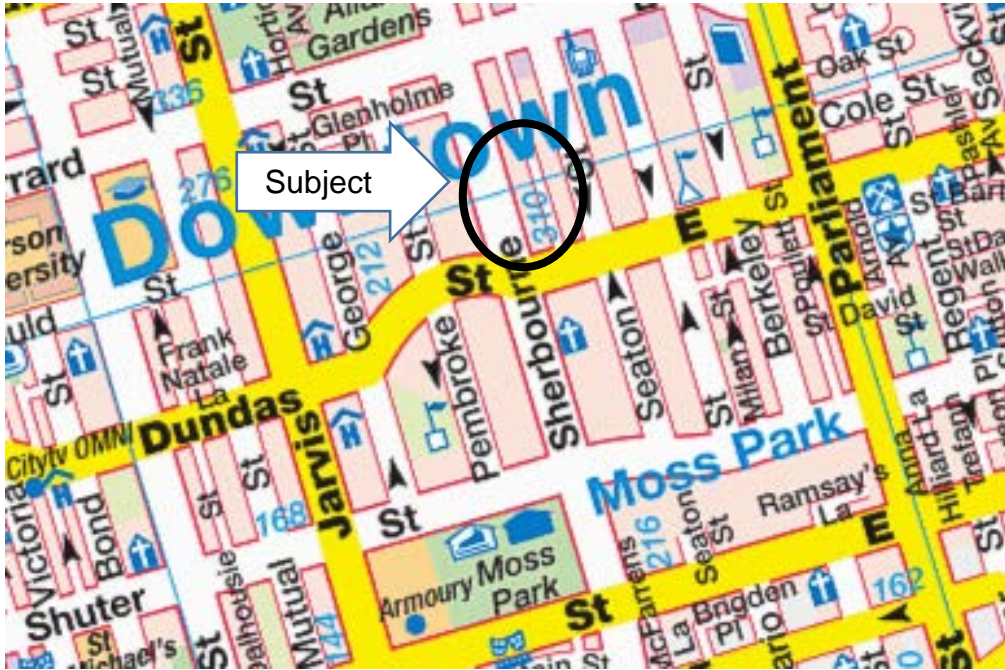
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ATTACHMENTS

Attachment 1: Location Map - Dan Harrison Community Complex
Attachment 2: Location Map - 214, 218, 220, 222, 224, 226 and 230 Sherbourne Street

Attachment 1: Location Map - Dan Harrison Community Complex



Attachment 2: Location Map - 214, 218, 220, 222, 224, 226 and 230 Sherbourne Street

