

## **Supplemental Report - 2050 Finch Avenue West - City Acquisition of Property from Metrolinx for Development of Community Hub and Centre for the Arts**

**Date:** April 29, 2021

**To:** City Council

**From:** Executive Director, Corporate Real Estate Management

**Wards:** Ward 7 - Humber River Black Creek

### **SUMMARY**

---

This report is supplementary to GL22.10, "2050 Finch Avenue West - City Acquisition of Property from Metrolinx for Development of Community Hub and Centre for the Arts", which was adopted with amendments by the General Government and Licensing Committee on April 26, 2021. It presents additional information to address the following:

- The approximate size of the portion of the property municipally known as 2050 Finch Avenue West (the "Subject Property") to be transferred from Metrolinx to the City of Toronto (the "City");
- The assembly of land; and
- The approximate timeline for the transfer of the Subject Property to occur.

### **RECOMMENDATIONS**

---

The Executive Director, Corporate Real Estate Management, recommends that:

1. City Council receive this report for information.

### **FINANCIAL IMPACT**

---

There are no financial impacts expected as a result of the adoption of the recommendation in this supplemental report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

## DECISION HISTORY

---

At its meeting of November 30, 2009, City Council adopted a recommendation from the Government Management Committee for the acquisition of properties related to the Transit City light rail transit projects on Finch Avenue West and Eglinton Avenue West. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.GM26.14>

At its meeting of December 9 and 10, 2015, City Council adopted six principles for the Maintenance Storage Facility for the Finch West Light Rail Transit, to include a wider range of uses beyond transit uses and to engage in community consultation. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.MM11.23>

At its meeting of January 31 and February 1, 2018, City Council adopted a recommendation from the Community Development and Recreation Committee requesting that Metrolinx consider designating a minimum of 32 meters deep setback from the Finch West Light Rail Transit Maintenance and Storage Facility on land fronting Finch Avenue West for community uses such as a combined community hub and centre for the arts. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CD25.6>

At its meeting of June 29, 2020, City Council directed City Planning, Social Development, Finance and Administration and Economic Development and Culture to commence a collaborative community planning initiative and an associated community engagement process in the Jane Finch area. This process will include an assessment of community facility needs associated with future growth and any unmet needs of existing residents, aligned with priorities established in a community development plan and an area-based update to the Official Plan. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EC12.1>

At its meeting of October 27, 28, 29 and 30, 2020, City Council adopted with amendments a report from the City Manager entitled Towards Recovery and Building a Renewed Toronto. It provides an update on the work undertaken by the Toronto Office of Recovery and Rebuild, information on the response to COVID-19 by the City including coordination with federal and provincial partners, and a roadmap towards recovery and rebuild. Attachment 3 includes a disposition chart for the 83 Toronto Office of Recovery and Rebuild recommendations. This staff report recommends actions that will address Recommendation 36, which calls for improved access to space for not-for profit groups and vulnerable community agencies outside the downtown core. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX17.1>

At its meeting of April 26, 2021, the General Government and Licensing Committee adopted with amendments GL22.10, "2050 Finch Avenue West - City Acquisition of Property from Metrolinx for Development of Community Hub and Centre for the Arts", and requested staff to directly report to the May 5 and 6, 2021 meeting of City Council to provide information on the approximate size of the parcel of land to be transferred from Metrolinx to the City, the assembly of lands, and the approximate timing of the transfer. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.GL22.10>

## COMMENTS

---

As requested by the General Government and Licensing Committee, the following outlines additional details with respect to the proposed acquisition of 2050 Finch Avenue West.

### **The Subject Property: Approximate Size**

The property fronts York Gate Boulevard with a dimension of 250 meters by 32 meters (887 feet by 104 feet) and area of 0.8 hectares (1.98 acres). This figure corrects an error in the Subject Property area noted in the April 12, 2021 report from the Executive Director, Corporate Real Estate Management.

### **No Land Assembly**

The subject property is part of a single property parcel, denoted as PIN 10287-0637 in Attachment 1. The part to be transferred to the City is shown as the hatched area in Attachment 1.

### **Timing of the Transfer**

The anticipated closing of the transaction is the fourth quarter of 2021, upon which the City will enter into an agreement with Metrolinx to grant them a temporary easement on the Subject Property, allowing them to continue to use the Subject Property to finish construction of their adjacent Maintenance and Storage Facility ("M.S.F."). The agreement will formally end on December 31, 2026, but is expected to terminate upon completion of the M.S.F., which is anticipated to be in 2023. Furthermore, Metrolinx has three (3) rights of extension, each extension being no longer than one (1) year each, to accommodate any delays that may arise during construction.

## CONTACT

---

Alison Folosea, Director, Transaction Services, Corporate Real Estate Management, 416-398-2998, [Alison.Folosea@toronto.ca](mailto:Alison.Folosea@toronto.ca)

Ryan Glenn, Vice President, Client Relationship Management, CreateTO, 416-981-3753, [rglenn@createto.ca](mailto:rglenn@createto.ca)

## SIGNATURE

---

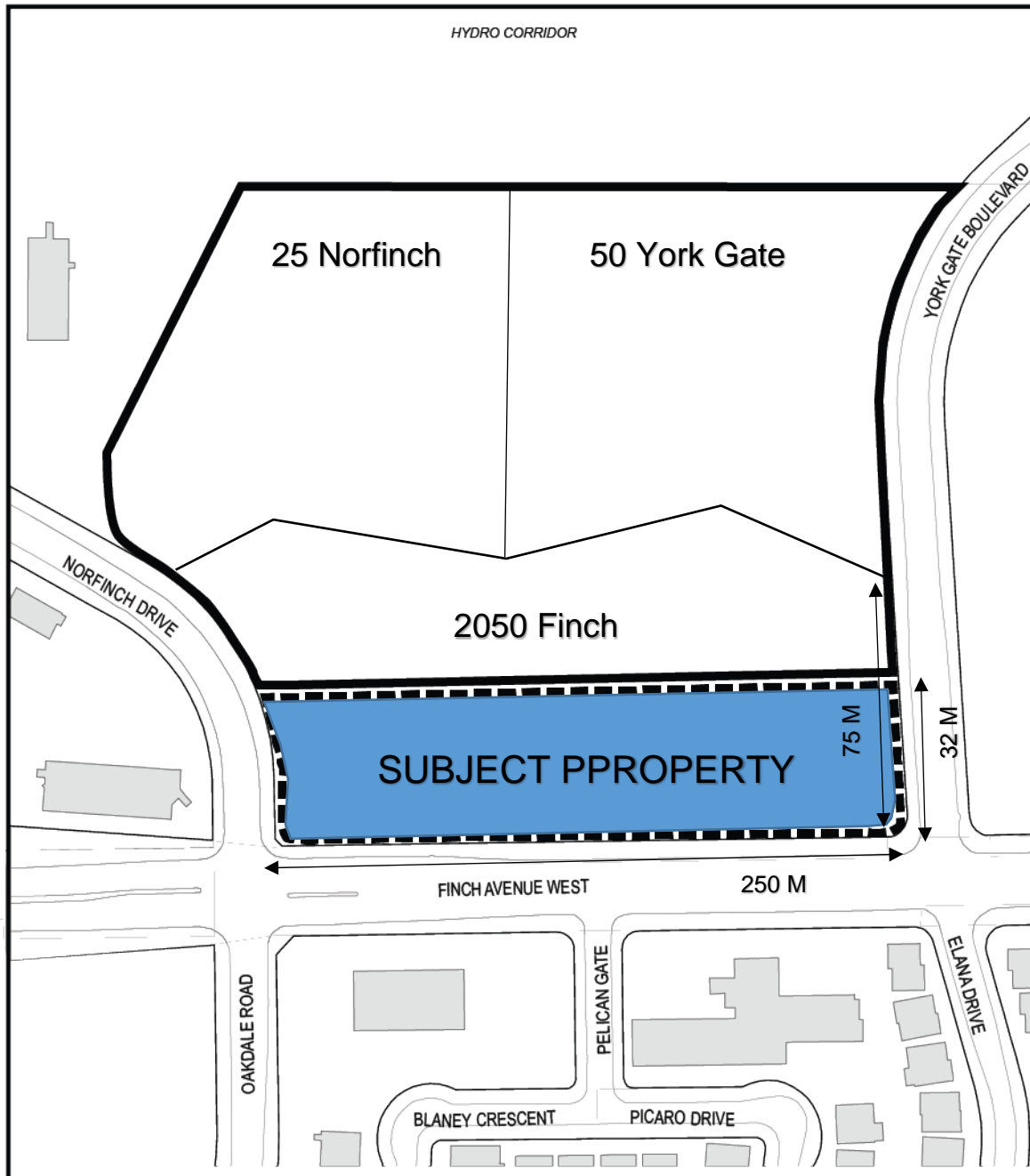
Patrick Matozzo,  
Executive Director, Corporate Real Estate Management



## ATTACHMENTS

---

Attachment A - Subject Property

# Attachment A - Subject Property



-  Metrolinx Maintenance and Storage Facility
-  Proposed site of the Community Hub and Centre of the Arts

50 York Gate Boulevard, 25 Norfinch Drive & 2050 Finch Avenue West

02/22/2021 