



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

Housing Now - 251 Esther Shiner Blvd

Date: April 29, 2021

To: The Board of Directors of CreateTO

From: Senior Vice President, Development

Wards: Ward 17 – Don Valley North

REASON FOR CONFIDENTIAL INFORMATION

The attachment to this report (i) relates to a proposed or pending disposition of land by the City, and (ii) relates to a position, plan, procedure, criteria or instruction to be applied to negotiations to be carried on by or on behalf of the City and CreateTO.

SUMMARY

The purpose of this report is to provide an update to the Board of Directors of CreateTO (the "Board") on the progress that has been made on a Housing Now site at 251 Esther Shiner Boulevard (the "Redevelopment Site") and receive approval from the Board to proceed with negotiations for a non-binding Memorandum of Understanding (MOU) with a party interested in leasing air rights at the Redevelopment Site based on the business terms outlined in the Confidential Attachment 1.

RECOMMENDATIONS

The Senior Vice President, Development recommends that the Board of Directors of CreateTO:

1. Direct the Chief Executive Officer, CreateTO, in consultation with the Executive Director, Corporate Real Estate Management and the Chief Planner and Executive Director, City Planning, to negotiate a non-binding Memorandum of Understanding with the party identified in Confidential Attachment 1 for an air rights lease or sublease to be incorporated into the Redevelopment Site at 251 Esther Shiner Boulevard, based on the terms outlined in Confidential Attachment 1, and to report to the Board once negotiated.

2. Authorize the public release of the confidential information contained in Confidential Attachment 1 upon completion of any negotiations, and at the discretion of the Chief Executive Officer, CreateTO.

FINANCIAL IMPACT

The financial impact of this Report is noted in the Confidential Attachment 1.

EQUITY IMPACT STATEMENT

The HousingTO 2020-2030 Action Plan envisions a city in which all residents have equal opportunity to develop to their full potential. The HousingTO 2020-2030 Action Plan is also centred on a human rights-based approach to housing. This approach recognizes that housing is essential to the inherent dignity and well-being of a person and to building healthy, inclusive and sustainable communities.

The Housing Now Initiative is a key program under the HousingTO 2020-2030 Action Plan aimed at creating new affordable rental housing within mixed-income, transit rich, complete communities. Creating new affordable housing through the Housing Now Initiative will increase the opportunity for structurally vulnerable and marginalized individuals, including Indigenous Peoples, Black people, people of colour, seniors, women, and members of the LGBTQ2S+ community to access safe, healthy and adequate homes. More housing opportunities for essential workers and families will also be created through the Housing Now Initiative.

Safe, secure, affordable housing is an important social determinant of health. It improves the social and economic status of individuals, families and communities. Good quality, affordable housing is also the cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region and country as a whole.

DECISION HISTORY

At its meeting on December 13, 2018, City Council adopted CC1.3 "Housing Now" which approved the activation of 11 sites for the development of affordable housing as part of creating mixed-income, mixed-use and transit oriented communities.

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

At its meeting on January 30, 2019, City Council adopted EX1.1 "Implementing the Housing Now Initiative" which approved an action plan, resources and program requirements for the Housing Now Initiative.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

At its meeting on July 9, 2019, the CreateTO Board of Directed adopted RA7.4 "Housing Now Initiative" and directed the Chief Executive Officer, CreateTO to include the following as part of the Housing Now business case:

- a. a summary of the results of the community consultation, with local councillor input;
- b. the planning context;
- c. context on City Building initiatives;
- d. a breakdown of levels of affordability and proposed terms of the transaction; and
- e. how the business case addresses maximum attainability of affordable units.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.RA7.4>

At its meeting on June 29, 2020, City Council adopted PH14.3 "Housing Now Initiative - Annual Progress Report" and approved amendments to the Housing Now Initiative.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.3>

COMMENTS

In December 2018, Toronto City Council approved the Housing Now Initiative, which has the current objective of bringing forward 17 City-owned sites for the development of approximately 12,500 new residential units with approximately 4,500 of those units for affordable rental housing. The Redevelopment Site is one of the 17 Housing Now sites and has a target to deliver approximately 1,800 residential units, of which approximately one-third will be affordable rental units, one-third will be market rental units and one-third will be market ownership units. It is an 8.5 acre site located in Ward 17 in North York and is currently being utilized as a City works yard.

The property is located North West of the corner of Highway 401 and Leslie Street. It is designated as Mixed-Use in the Official Plan and the Zoning is M2, Industrial Zone Two in the former North York By-Law No. 7625. The property falls under the Sheppard East Subway Corridor Secondary Plan. In close proximity to public transit, the site is less than 200 metres from Leslie Subway Station and less than 300 metres from Oriole GO Station. Metrolinx is currently working on moving the Oriole GO Station to integrate it with the Leslie Subway Station which will make it a major transit node. The site has relatively level topography and is in close proximity to major retail outlets and shopping centres.

The site is currently known as Oriole Yard and is occupied by Fire Services, Fleet Services, Transportation Services and Parks, Forestry & Recreation (See "Attachment 1" for a detailed map of Occupying Divisions at Oriole Yard). The site contains five (5) buildings with a total gross floor area of 54,465 sf, as well as substantial outdoor space for equipment and material storage in addition to City vehicle parking. The fire station, located within the site, was newly built in 2007 in response to intensification in the area and is expected to remain in its current location. All of the above divisions, with the exception of Fire Services, will be relocated to alternative locations. CreateTO is working with City's Corporate Real Estate Management division (CREM) to find suitable locations within other City yards to relocate these uses. Approximately 7.7 acres will be developable after deducting approximately 0.8 acres for the existing fire station parcel.

Surrounding uses include a residential tower and Canadian College of Naturopathic Medicine to the north, North York General Hospital across Leslie Street to the east, Highway 401 to the south, and residential and an IKEA store across the Metrolinx rail tracks to the west.

The site is within easy walking distance of rapid transit and is therefore well suited for a Transit Oriented Development ("TOD"). TOD integrates compact, walkable, pedestrian-oriented areas with a diverse mix of uses and incomes, all organized within walking distance of a rapid transit station, and at densities which support transit ridership, so that people can walk to transit services quickly and conveniently from the places they live, work, shop and play.

Planning Approvals

Due to the size and complexity of the site, City staff has requested a Block Context Plan to be completed which will then inform the due diligence required to obtain a Zoning By-Law Amendment, an Official Plan Amendment and a draft Plan of Subdivision ("Planning Approvals"). CreateTO has engaged a team of consultants to develop a Block Context Plan and subsequently to prepare the required technical drawings, plans and reports for Planning Approvals.

The Block Context Plan for the Redevelopment Site will provide a conceptual and comprehensive vision for the development of the blocks within the site that addresses built form typologies, massing, views, circulation and the relationships of buildings to one another and to the public realm, including pedestrian pathways, open/landscaped spaces and the road network. The Block Context Plan will inform the development concept and the required technical drawings, plans and reports for each individual block on the site to facilitate the City of Toronto initiated Planning Approvals. CreateTO will be working with City staff to bring forward the City initiated zoning and policy amendments, in addition to preparing a business case for the site.

CreateTO has developed a preliminary Block Context plan in consultation with City staff which is shown as Appendix "B" of the Confidential Attachment 1. Further refinements will be made to the plan based on additional feedback from the City staff, the Design Review Panel and the community.

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SIGNATURE

Michael Whelan
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ATTACHMENTS

Attachment 1: Map of Occupying Divisions at Oriole Yard

Confidential Attachment 1

Attachment 1: Map of Occupying Divisions at Oriole Yard

