

Expropriation of 1430 Gerrard Street East for Permanent Affordable Rental Housing - Stage 2 - Supplementary Report

Date: February 2, 2024

To: City Council

From: Executive Director, Corporate Real Estate Management

Wards: 14 - Toronto-Danforth

SUMMARY

The purpose of this supplementary report is to provide property information to City Council with respect to the City's expropriation of 1430 Gerrard Street East (the "Property") for the purposes of providing permanent affordable rental housing.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management recommends that:

1. City Council receive this report for information.

FINANCIAL IMPACT

There is no financial impact resulting from the adoption of the recommendation in this report.

DECISION HISTORY

At its meeting on March 9, 2022, City Council adopted Item PH31.4 "Creating Transitional and Supportive Housing Opportunities at 1430 Gerrard Street East - Authority to Sublease, Exempt Property Taxes and Initiate Expropriation Proceedings" thereby authorizing the Executive Director, Corporate Real Estate Management to continue negotiations for the acquisition of the Property Requirements and to initiate the expropriation process if deemed necessary.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH31.4>

At its meeting of December 16, 17, and 18 2020, City Council adopted Item No. PH19.11, "Emergency Housing Action" which included the City's 24-month COVID-19 Housing and Homelessness Response Plan to create 3,000 new permanent affordable and supportive housing units. It also reiterated various requests of other orders of government to improve program delivery and ensure the success of new residents of these homes.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.PH19.11>

At its meeting December 17-18, 2019, City Council adopted PH11.5 "HousingTO 2020-2030 Action Plan" as the framework to address Toronto's housing and homelessness challenges by 2030. This Plan includes a number of actions and targets to address critical needs across the housing spectrum including emergency shelters and transitional housing, social and supportive housing, market and affordable rental housing and home ownership.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

At its meeting of November 8, 2016, City Council adopted CD15.9 "An Interim Home for the Red Door Shelter" which approved the relocation of the Red Door Shelter within Ward 30, and authorized the City to enter into a lease for a 5-year term with the option to extend, for the property at 1430 Gerrard Street East and to develop and implement a transitional housing program for families at the property.

<https://secure.toronto.ca/council/agenda-item.do?item=2016.CD15.9>

COMMENTS

The Property is located on the north side of Gerrard Street East and west of Coxwell Avenue. The Property is a mixed-use building comprised of four-storeys, with an additional partial fifth storey at the rear of the building. Two commercial units are located on the ground floor and 25 apartment units are located on the upper floors. There is no surface parking area on the site, as the building occupies the entirety of the Property. However, there is a laneway running behind the Property that provides access to five built-in garages in the building.

The ground floor commercial units have separate entrances beside the main entrance to the building. Commercial unit 1 has an area of 2,804 square feet and is leased to the City for use as office space. Commercial unit 2 has an area of 2,175 square feet and is leased to a commercial tenant operating as a beauty parlour.

Two units on the upper floors are used by the housing provider for administrative and tenant support purposes. The remaining 23 upper floor apartment units are residential and consist of a suite mix of: one, one-bedroom unit; 20, two-bedroom units; and two, three-bedroom units. The apartment units have open concept kitchen/dining and living areas and are each equipped with ensuite laundry and separate heating and electricity.

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SIGNATURE

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