

Application for Approval to Expropriate Laneway East of 129 Peter Street – Stage 1

Date: June 27, 2025

To: General Government Committee

From: Executive Director, Corporate Real Estate Management

Wards: 10 - Spadina-Fort York

SUMMARY

This report seeks authority to initiate expropriation proceedings for the full fee simple interest in all of the laneway located east of the property municipally known as 129 Peter Street (the "Property") to support the ongoing operation of Streets to Homes Assessment and Referral Centre (SHARC). SHARC is a 24/7 walk-in support hub for individuals experiencing homelessness. The Property is required to provide essential space for secure garbage storage, access to utility meters and vents, and ensuring safe passage for staff.

This is Stage 1 of the expropriation process. Should City Council adopt the recommendations in this report, staff will serve and publish the Notice of Application for Approval to Expropriate Land on each registered owner. Owners, as defined in the Expropriations Act (the "Act"), will have 30 days to request a hearing into whether the City's proposed taking is fair, sound, and reasonably necessary.

Staff will report back to City Council with a Stage 2 report, providing details on property values and other costs, and if a hearing is requested, the report of the Ontario Land Tribunal. The proposed expropriation would only be effected after adoption by City Council, as approving authority, of the Stage 2 report, by registration of an expropriation plan, which would then be followed by the service of notices as required by the Act.

Before the City can take possession of the expropriated property, offers of compensation based on appraisal reports must be served on each registered owner.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management recommends that:

1. City Council authorize the initiation of expropriation proceedings for the full fee simple interest in all of the laneway located east of the property municipally known as 129 Peter Street (the "Property"), as set out in Appendix A, for the purposes of supporting the ongoing operation of Streets to Homes Assessment and Referral Centre (SHARC), if the Executive Director, Corporate Real Estate Management, deems it necessary or appropriate to proceed in that manner.
2. City Council grant authority to serve and publish the Notices of Application for Approval to Expropriate the Property, to forward to the Ontario Land Tribunal any requests for inquiries received, to attend the hearing(s) to present the City of Toronto's position, and to report the Ontario Land Tribunal's recommendations to City Council for its consideration.

FINANCIAL IMPACT

The costs to serve and publish the required Notices of Application for Approval to Expropriate Land, together with any costs related to attendance at the hearing(s), if any, will be funded from the 2025 Operating Budget for Toronto Shelter and Support Services.

Before proceeding with the expropriation, staff will report to City Council through the General Government Committee for approval of the expropriation (the "Stage 2 Report"). The Stage 2 Report will identify the estimated funding requirement and the funding source for the market value of the Property, as well as any other anticipated costs including disturbance damages, legal and appraisal costs, land transfer tax costs, and all other associated costs stipulated under the Act.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting on May 23–25, 2007, City Council adopted GM4.13 – Acquisition of 129 Peter Street, authorizing the City to exercise the purchase option and accept the Offer to Sell from the owner of 129 Peter Street. This acquisition, which had a net cost of \$4,708,275 to the City, was intended to replace the 110 Edward Street Assessment and Referral Centre, which was scheduled for redevelopment into affordable housing. The acquisition ensured continuity of shelter and referral services in the downtown core.

<https://secure.toronto.ca/council/agenda-item.do?item=2007.GM4.13>

At its meeting on April 12, 2007, the Government Management Committee considered GM3.7 – Acquisition of 129 Peter Street, recommending the City proceed with the acquisition based on the terms negotiated between the Shelter, Support and Housing Administration Division and the property owner. The property was identified as a suitable replacement for the Edward Street shelter and referral centre, with funding supported through the Federal Government's Supporting Communities Partnership Initiative (SCPI).

<https://secure.toronto.ca/council/agenda-item.do?item=2007.GM3.7>

COMMENTS

SHARC, located at 129 Peter Street, has been in operation since 2010 and plays a pivotal role in Toronto's homelessness service system. It provides 24/7 walk-in supports and serves as an essential access point for individuals experiencing homelessness, connecting over 38,000 clients to vital health, housing, and referral services, and helping more than 1,370 individuals transition into permanent housing.

The Property, a laneway located east of the SHARC building, has historically been used by SHARC staff for essential operational purposes, including secure garbage storage, maintenance access to gas meters and vents, and ensuring safe, unobstructed passage for staff.

At this time, ownership of the Property is unknown, and staff will conduct investigations and inquiries necessary to ascertain the existence of any heirs or successors to the deceased registered owner of the Property. However, in order to ensure continued, secured, and uninterrupted access and safeguard the long-term functionality of this critical service site, City Council authority to initiate expropriation proceedings is being requested in the event negotiations are unsuccessful.

CONTACT

Alison Folosea, Director, Real Estate Services, Corporate Real Estate Management
416-338-6943, Alison.Folosea@toronto.ca

Loretta Ramadhin, Director, Instructure Planning and Development, Toronto Shelter and Support Services, 416-392-7169, Loretta.Ramadhin@toronto.ca

SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

ATTACHMENTS

Appendix A - Legal Description of Property
Appendix B - Property Information Sketch

Appendix A – Legal Description of Property

Municipal Address	Legal Description	Property Interest(s)
There is no municipal address	TORMLT 19 N/S RICHMOND ST PL TOWN OF YORK TORONTO LIVING BFN CA561920, ES56093 & CA215692; S/T EASEMENT IN FAVOUR OF ALL THOSE ENTITLED THERETO; TORONTO	Full fee simple

Appendix B – Property Information Sketch

