

Approved pursuant to the Delegated Authority contained in Government Management Committee Item GM6.18 entitled "Policy with Respect to the Sale/Disposition of Land" adopted as amended by City Council on July 16, 17, 18 and 19, 2007. By-law No. 814-2007, enacted on July 19, 2007.

Prepared By:	Trixy Pugh	Division:	Real Estate Services
Date Prepared:	October 5, 2016	Phone No.:	(416) 392-8160
Purpose:	To declare surplus the City-owned property located at 63 and 65 Homewood Avenue, shown in Appendix "A" attached, with the intended manner of disposal to be by way of entering into a lease agreement for fifty (50) years less a day, to Na-Me-Res (Native Men's Residence) to develop affordable rental housing.		
Property:	Vacant land located at 63 and 65 Homewood Avenue, Part of Lot 97, Plan D-30, City of Toronto, being all of PIN 21107-0202 (LT) and PIN 21107-0203 (LT), shown in bold on the survey prepared by J.D. Barnes Limited, Reference No. 15-22-446-00, dated June 30, 2015 (the "Property"), shown in Appendix "B" attached.		
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus for the purpose of and with the intended manner of disposal to be by way of entering into a lease agreement with Na-Me-Res. (Native Men's Residence) for fifty (50) years less a day, to develop affordable rental housing. 2. Notice be published in a newspaper in circulation in the area of the Property and on the City's website for a period of not less than ten days. 3. All steps necessary to comply with the City's real estate disposal process, as set out in Chapter 213 of the City of Toronto Municipal Code, be taken. 		
Financial Impact:	There are no financial implications resulting from this approval. The Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.		
Background:	At its meeting held on December 9 and 10, 2015, City Council adopted EX10.20 authorizing the acquisition of the Property for affordable housing, the issuing of a Request for Proposals for a non-profit affordable rental housing operator to renovate and operate the Property, and the entering into a lease for a term of up to 50 years with the non-profit affordable rental housing operator selected through the process. The City acquired the Property on August 25, 2016, secured through a Section 37 Agreement. A Request for Proposal to renovate and operate the property as affordable rental housing was issued on April 1, 2016, and Na-Me-Res (Native Men's Residence) was the successful proponent.		
Comments:	The typical procedure, including circulation, has not occurred as, at its meeting on December 9 and 10, 2015, City Council approved a lease of fifty (50) years less a day to the successful proponent of the Request For Proposals, to operate affordable rental housing. The Affordable Housing Office will be administering the lease to Na-Me-Res.		
Property Details:	Ward:		27 – Toronto Centre-Rosedale
	Assessment Roll No.:		1904-06-8-010-03600 & 1904-06-5-010-03700
	Approximate Area:		696.7 m ² (7,500 ft ²)
	Other Information:		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lands are located within the Green Space System or the Parks & Open Space Areas of the Official Plan.		

Pre-Conditions to Approval:

- (1) **Highways** - The GM of Transportation Services has concurred in the Highway being declared surplus conditional upon City Council approving the permanent closure of the Highway.
- (2) **Lands located within the Green Space System and the Parks & Open Space Areas of the Official Plan** - The Chief Planner & Executive Director and the GM of Parks, Forestry & Recreation have confirmed that the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility.

Chief Corporate Officer has approval authority for:

- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require the declaration of surplus or the intended manner or process by which the sale of the land will be carried out to be determined by Council.
- (2)** determining the method of giving notice to the public, following consultation with the local Councillor (§ 213-7)
 - Councillor has been consulted regarding method of giving notice to the public.
- (3)** exempting sales to the following public bodies from the requirement for an appraisal, provided that the local Councillor (or if the land abuts other wards, the local Councillors) does not require the determination to be made by Council (§ 213-4):
 - (a) a municipality
 - (b) a local board, including a school board and a conservation authority
 - (c) the Crown in right of Ontario or Canada and their agencies
 - n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (3)(a)-(c) applies.]**
- (4)** exempting the sale of land in the following classes from the requirement for an appraisal and/or for notice to the public, provided that the local Councillor(s) (if the land abuts other wards) does not require the determination to be made by Council (§ 213-5):
 - (a) land 0.3 metres or less in width acquired in connection with an approval or decision under the *Planning Act*
 - (b) closed highways if sold to an owner of land abutting the closed highways
 - (c) land formerly used for railway lines if sold to an owner of land abutting the former railway land
 - (d) land does not have direct access to a highway if sold to the owner of land abutting that land
 - (e) land repurchased by an owner in accordance with section 42 of the *Expropriations Act*
 - (f) easements
 - n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (4)(a)-(f) applies.]**
 - n/a Councillor(s) agrees with exemption from notice to the public. **[Revise box to an x if any of (4)(a)-(f) applies.]**
- (5)** revising the intended manner of sale
- (6)** rescinding the declaration of surplus authority

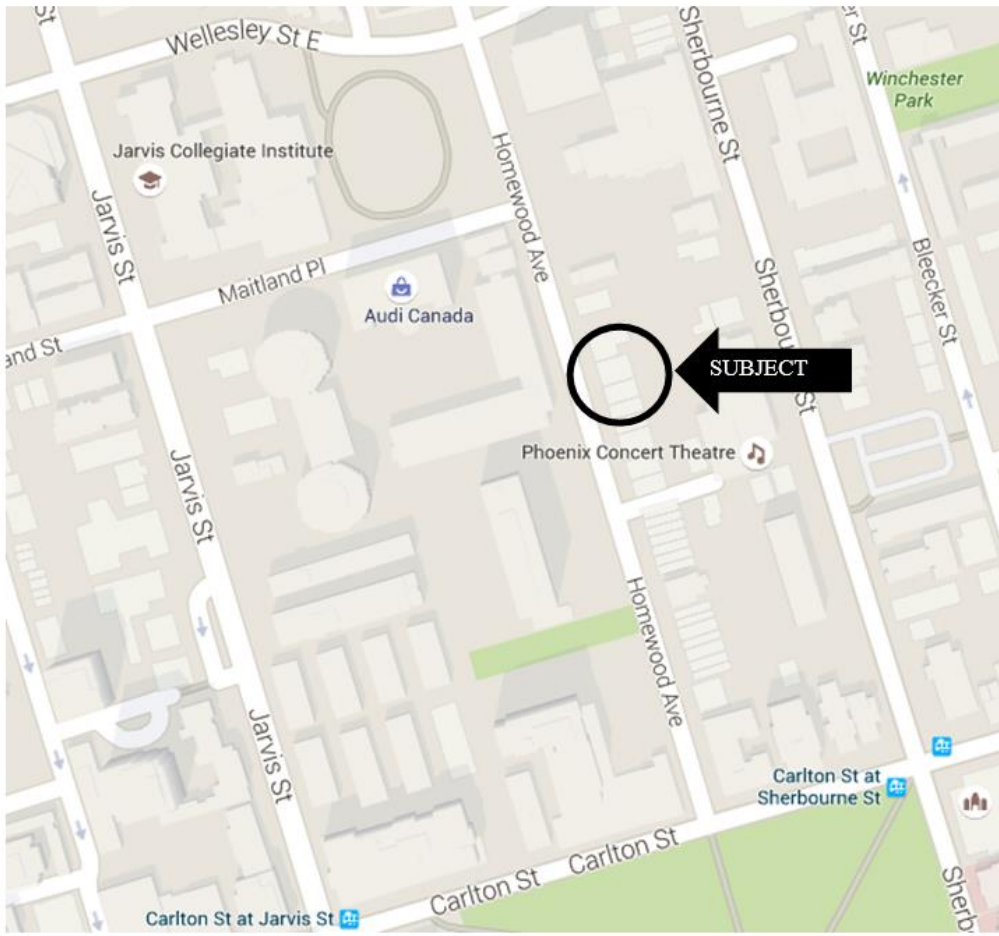
Title	Date	Recommended/ Approved
Manager	Oct. 5, 2016	Nick Simos
Director	Oct. 11, 2016	Joe Casali
Chief Corporate Officer	Oct. 13, 2016	Josie Scioli
Return to: Trixy Pugh Real Estate Services Metro Hall, 55 John Street, 2nd Fl (416) 392-8160		
DAF Tracking No.: 2016-228		

Consultation with Councillor(s):						
Councillor:	Kristyn Wong-Tam					
Contact Name:	Lorraine Hewitt (October 4, 2016)					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:	<ul style="list-style-type: none"> • Concurs with recommendation • Does not require the matter to be determined by Council • Does not require further consultation re: public notice 					
Councillor:						
Contact Name:						
Contacted by	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	SSH	Division:	Financial Planning
Contact Name:	Erik Hunter	Contact Name:	Filisha Mohammed
Comments:	Incorporated into DAF	Comments:	Incorporated into DAF
Legal Contact:	Charlotte Harbell (September 28, 2016)	Date:	September 28, 2016

Appendix "A"

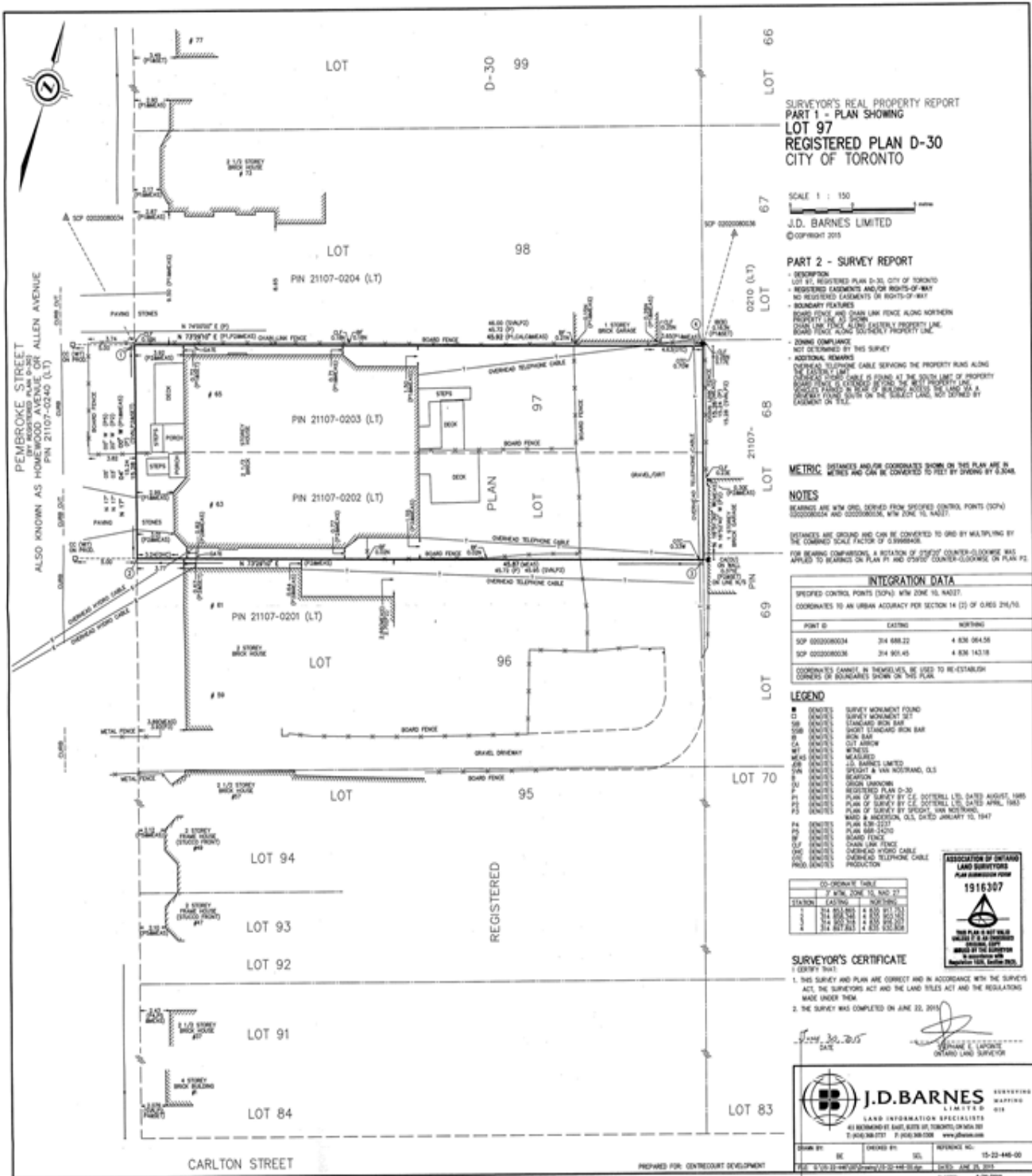
Map Location



Aerial View



ppendix "B"



**SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
LOT 97
REGISTERED PLAN D-30
CITY OF TORONTO**

SCALE 1 : 150
J.D. BARNES LIMITED
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PART 2 - SURVEY REPORT

DESCRIPTION
LOT 97, REGISTERED PLAN D-30, CITY OF TORONTO
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NO REGISTERED EASEMENTS OR RIGHTS-OF-WAY
BOUNDARY FEATURES
BOARD FENCE AND STAIN LEAD FENCE ALONG NORTHERN PROPERTY LINE, 2.5' BOARD FENCE ALONG WESTERN PROPERTY LINE, BOARD FENCE ALONG SOUTHERN PROPERTY LINE, BOARD FENCE ALONG EASTERN PROPERTY LINE.
ZONING COMPLIANCE
NOT DETERMINED BY THIS SURVEY
ADDITIONAL REMARKS
OVERHEAD TELEPHONE CABLE SERVING THE PROPERTY RIGS ALONG EASTERN PROPERTY LINE, 15' FROM EASTERN PROPERTY LINE. OVERHEAD TELEPHONE CABLE SERVING THE PROPERTY RIGS ALONG WESTERN PROPERTY LINE, 15' FROM WESTERN PROPERTY LINE. OVERHEAD TELEPHONE CABLE SERVING THE PROPERTY RIGS ALONG SOUTHERN PROPERTY LINE, 15' FROM SOUTHERN PROPERTY LINE. OVERHEAD TELEPHONE CABLE SERVING THE PROPERTY RIGS ALONG NORTHERN PROPERTY LINE, 15' FROM NORTHERN PROPERTY LINE.

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE WITH GRID, DERIVED FROM SPECIFIED CONTROL POINTS (COP#) 02020000004 AND 02020000006, WITH ZONE 18, NAD83.
DISTANCES ARE GRIDING AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.9999999999.
FOR BEARING COMPARISONS, A ROTATION OF POINT CENTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1 AND OTHER CENTER-CLOCKWISE ON PLAN P2.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (COP#) WITH ZONE 18, NAD83.
COORDINATES TO AN URBAN ACCURACY FOR SECTION 14 (2) OF OREG 216/10.

POINT ID	EASTING	NORTHING
SOP 02020000004	204 488.22	4 838 084.58
SOP 02020000006	204 900.45	4 838 143.18

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- #1 MONUMENT SURVEY MONUMENT FOUND
 - #2 MONUMENT SURVEY MONUMENT SET
 - #3 MONUMENT STANDARD IRON BAR
 - #4 MONUMENT SHORT STANDARD IRON BAR
 - #5 MONUMENT IRON BAR
 - #6 MONUMENT C.I.T. ANCHOR
 - #7 MONUMENT W/PISTON
 - #8 MONUMENT METAL BRASS
 - #9 MONUMENT J.D. BARNES LIMITED
 - #10 MONUMENT BEARON
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ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 1916307

THIS PLAN IS NOT VALID UNLESS IT IS AN APPROVED SURVEY PLAN AS REQUIRED BY THE SURVEY ACT AND REGULATIONS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON JUNE 22, 2015.

JUNE 22, 2015
DATE

J.D. BARNES LIMITED
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
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PREPARED FOR: CENTRE COURT DEVELOPMENT

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