

Approved pursuant to the Delegated Authority contained in Article 1 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Mark MacSorley	Division:	Corporate Real Estate Management
Date Prepared:	May 13, 2021	Phone No.:	416-392-3891
Purpose:	To declare surplus a portion of the City-owned property located at 877 Yonge Street, with the intended manner of disposal to be by way of a long term lease (21 years or more), to a non-profit operator who will manage the affordable housing program and provide support services.		
Property:	A portion of the building (specifically floors 2-15 and a portion of the ground and basement levels) located at 877 Yonge Street, legally described as LT 4-5 PL 235E Toronto; PT LT 1, B, C, D, E PL 241 Toronto; PT Yorkville Park Dr PL 241 Toronto (formerly lane PL 104) (AKA Gibson's Lane, 20 FT Public HWY running Ely from Yonge St) closed by EM38683 as in CA693267; S/T CA576802; City of Toronto, (the "Property").		
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus, with the intended manner of disposal to be by way of a long term lease to a non-profit operator for affordable housing. 2. Notice be published in a newspaper in circulation in the area of the Property and be posted on the City's website. 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:	<p>There are no financial implications resulting from this approval.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section</p>		
Background:	<p>On October 27, 2020 City Council adopted Item No. MM25.32 - "Implementation of the Federal Rapid Housing Initiative" and authorized staff to enter into an agreement with Canada Mortgage and Housing Corporation to secure \$203.3 million in federal capital funding to create new permanent, affordable rental homes for people experiencing homelessness.</p> <p>On December 16, 2020, City Council adopted Item PH19.11 - "Emergency Housing Action" and authorized staff to implement a plan for the City to accelerate 150 new supportive housing opportunities within 8 to 10 weeks, and a further 510 housing opportunities within 10 to 12 weeks thereafter for people experiencing homelessness, based on the availability of funding for supportive services.</p> <p>In accordance with the Rapid Housing Initiative ("RHI") program requirements and the Emergency Housing Action plan, 877 Yonge St. was one of the properties the City acquired. The Property was purchased on April 12, 2021 and includes a 15 storey building, consisting of commercial space on the ground floor and residential units on floors 2-15. The Property is currently undergoing interior renovations to create up to 252 permanent, self-contained units which will provide affordable rental housing and support services for people experiencing homelessness or those at risk of homelessness, women, Indigenous and racialized people, and seniors.</p>		
Comments:	In accordance with RHI and the Emergency Housing Action plan, staff of the Housing Secretariat has determined that it is appropriate that the Property be declared surplus with the intended manner of disposal as described above. The Technical Review Committee has reviewed this matter and concurs.		
Property Details:	Ward:	11 – University-Rosedale	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	15,933 m ² ± (171,498 ft ² ±)	
	Other Information:	Entire building is approx. 185,901 ft ² (residential portion is as stated above)	
	<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 General Manager 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 of City Planning and the General Manager 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.

Deputy City Manager, Corporate Services has approval authority for:

- (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 General Government and Licensing 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
Supervisor, Real Estate Services	May 13, 2021	Signed by Van Hua
Director, Real Estate Services	May 14, 2021	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	May 14, 2021	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	May 14, 2021	Signed by Josie Scioli
Return to: Mark MacSorley Real Estate Services Metro Hall, 55 John St, 2nd Floor		

Consultation with Councillor(s):	
Councillor:	Mike Layton
Contact Name:	
Contacted by	Phone <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No objections (5/12/2021)
Councillor:	
Contact Name:	
Contacted by	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	

Consultation with other Division(s):			
Division:	Housing Secretariat	Division:	Financial Planning
Contact Name:	Valesa Faria (Director)	Contact Name:	Patricia Libardo
Comments:	No Concerns (5/12/2021)	Comments:	Comments incorporated (5/12/2021)
Real Estate Law Contact:	Bronwyn Atkinson (5/11/2021)	Date:	

Appendix "A": Location Map

