

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

Prepared By:	Boluwarin Mojeed	Division:	Corporate Real Estate Management
Date Prepared:	July 12, 2022	Phone No.:	416-392-7399
<b>Purpose:</b>	<p>1. To declare surplus the City-owned parcel of land located at 540 Cedarvale Avenue, with the intended manner of disposal to be by way of a long term lease for a term of 50 years less a day, to a non-profit operator who will manage the affordable housing program and provide support services.</p>		
<b>Property:</b>	<p>Modular housing building located at 540 Cedarvale Avenue, legally described as PT LT 442 PL 1696 TWP OF YORK; PT LT 468 PL 1696 TWP OF YORK AS IN EY14276; LT 441 PL 1696 TWP OF YORK; LT 440 PL 1696 TWP OF YORK; LT 469 PL 1696 TWP OF YORK; LT 470 PL 1696 TWP OF YORK; LT 1 PL 4221 EAST YORK; LT 2 PL 4221 EAST YORK; LT 3 PL 4221 EAST YORK; TORONTO (E YORK), CITY OF TORONTO, (the "<b>Property</b>"). The general location of the Property is shown on the map attached as Appendix A and is shown as PART 1 on Reference Plan 66R-31733 attached hereto as Appendix B.</p>		
<b>Actions:</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Notice be published in the newspaper in circulation in the area of the Property and be posted on the City's website.</li> <li>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.</li> </ol>		
<b>Financial Impact:</b>	<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 impact information.</p>		
<b>Background:</b>	<p>On April 30, 2020, City Council adopted Item No. CC20.6 – "Implementing the Toronto Modular Housing Initiative as an Urgent Response to the COVID-19 Pandemic" which authorized, among other things, the receipt and allocation of funding and incentives for the development of up to 250 modular supportive homes as part of Phases 1 and 2 of the Modular Housing Initiative.</p> <p>540 Cedarvale Ave is one of such modular supportive homes (mentioned above), which the City began development in October 2021, and is currently in the final stages, slated to be completed in September 2022. City officials have reviewed City-owned/controlled sites across Toronto. The sites identified for Phase 2 of the Modular Housing Initiative, such as 540 Cedarvale Ave, are selected based on the demand for affordable housing, environmental condition and development potential, access to public transit, access to health and other community services, Official Plan and Zoning By-law considerations and site servicing.</p> <p>On October 27, 28 and 30, 2020, City Council adopted Item No. MM25.32 – "Implementation of the Federal Rapid Housing Initiative" which authorized, among other things, the receipt and allocation of funding and incentives for the development of up to 800 affordable rental homes as part of Phase 1 of the Rapid Housing Initiative.</p> <p>On June 8, 2021, City Council adopted Item No. PH23.4 – "Modular Housing Initiative: Phase Two – 20 Bracebridge Avenue (Trenton Avenue and Cedarvale Avenue) Final Report" which authorized the Executive Director, Housing Secretariat to issue a Request for Proposals and to select a non-profit housing provider to operate the modular building to be developed at 540 Cedarvale Avenue (formerly 20 Bracebridge Avenue).</p> <p>On July 5, 2022, Planning and Housing Committee adopted Item No. PH35.21 – "Advancing Affordable and Supportive Housing Projects, Programs and Initiatives" which recommends that City Council authorize a long-term, below market rent lease and related agreements with the non-profit housing operator to be selected through a request for proposals process for 540 Cedarvale Ave. This item will be considered by City Council at its meeting on July 19 and 20, 2022.</p> <p>The property was not acquired through expropriation proceedings.</p>		
<b>Comments:</b>	<p>In accordance with the Modular Housing Initiative ("MHI"), the Rapid Housing Initiative ("RHI") and the Emergency Housing 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.</p>		
<b>Property Details:</b>	<b>Ward:</b>	19 – Beaches-East York	
	<b>Assessment Roll No.:</b>		
	<b>Approximate Size:</b>		
	<b>Approximate Area:</b>	2,447 m <sup>2</sup>	
	<b>Other Information:</b>	No. of Storeys: 3, No. of Units: 59, Height: 34 ft	
	<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
Manager, Real Estate Services	July 19, 2022	Signed by Susan Lin
Director, Real Estate Services	July 19, 2022	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	July 19, 2022	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	July 19, 2022	Signed by Josie Scioli
<b>Return to:</b> <b>Boluwarin Mojeed</b> <b>Real Estate Services</b> <b>Metro Hall , 55 John St, 2<sup>nd</sup> Floor</b>		

Consultation with Councillor(s):					
Councillor:	Councillor Brad Bradford				
Contact Name:	Ashley Millman				
Contacted by	Phone	X	E-mail	Memo	Other
Comments:	No Objections (July 19, 2022)				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Housing Secretariat	Division:	Financial Planning
Contact Name:	Valesa Faria (Director)	Contact Name:	Filisha Jenkins
Comments:	Concurred (July 15, 2022)	Comments:	Concurred (July 14, 2022)
Real Estate Law Contact:	Mark Zwegers, Shelina Ali, Quinn Harris	Date:	July 15, 2022

Appendix A



