

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 parcel of land located at 150 Dunn Avenue that is leased by the City as tenant from University Health Network ("UHN") as landlord, under a lease having a term expiring on March 9, 2071 and to authorize the subleasing of the Property for a term expiring on March 8, 2071 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 150 Dunn Avenue, legally described as Part of Lots 83, 85 and 87, Plan 427-York; City Of Toronto (the "Property") . 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-32696 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>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. This also authorized, among other things, the entering into agreements or other suitable arrangements with City divisions, agencies, the Government of Ontario and/or its agencies, community agencies, private entities and/or individuals to allocate and deliver the Rapid Housing Initiative funding in accordance with the program guideline. In the case of 150 Dunn Ave, UHN was selected as one of such agencies mentioned earlier.</p> <p>On October 27, 2020, City Council adopted No. PH17.4 – "Creating New Supportive Housing Opportunities in Parkdale in Partnership with University Health Network and United Way of Greater Toronto" and directed staff, in consultation with CreateTO, UHN, the Ward Councillor, the tenants of the house-form buildings and the local community, to begin a visioning and master planning exercise for a future redevelopment of the lands, including the potential to add modular housing on the vacant parcels as well as the large parking lot at 150 Dunn Avenue, as part of the shorter term plan, and report back to City Council in the second quarter of 2021 with recommendations to activate the site and create new affordable and supportive housing opportunities.</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 150 Dunn Ave. This item will be considered by City Council at its meeting on July 19 and 20, 2022.</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>	4 – Parkdale-High Park	
	<b>Assessment Roll No.:</b>		
	<b>Approximate Size:</b>		
	<b>Approximate Area:</b>	1,450 m <sup>2</sup>	
	<b>Other Information:</b>	No. of Storeys: 4, No. of Units: 51, Height: 42 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:**

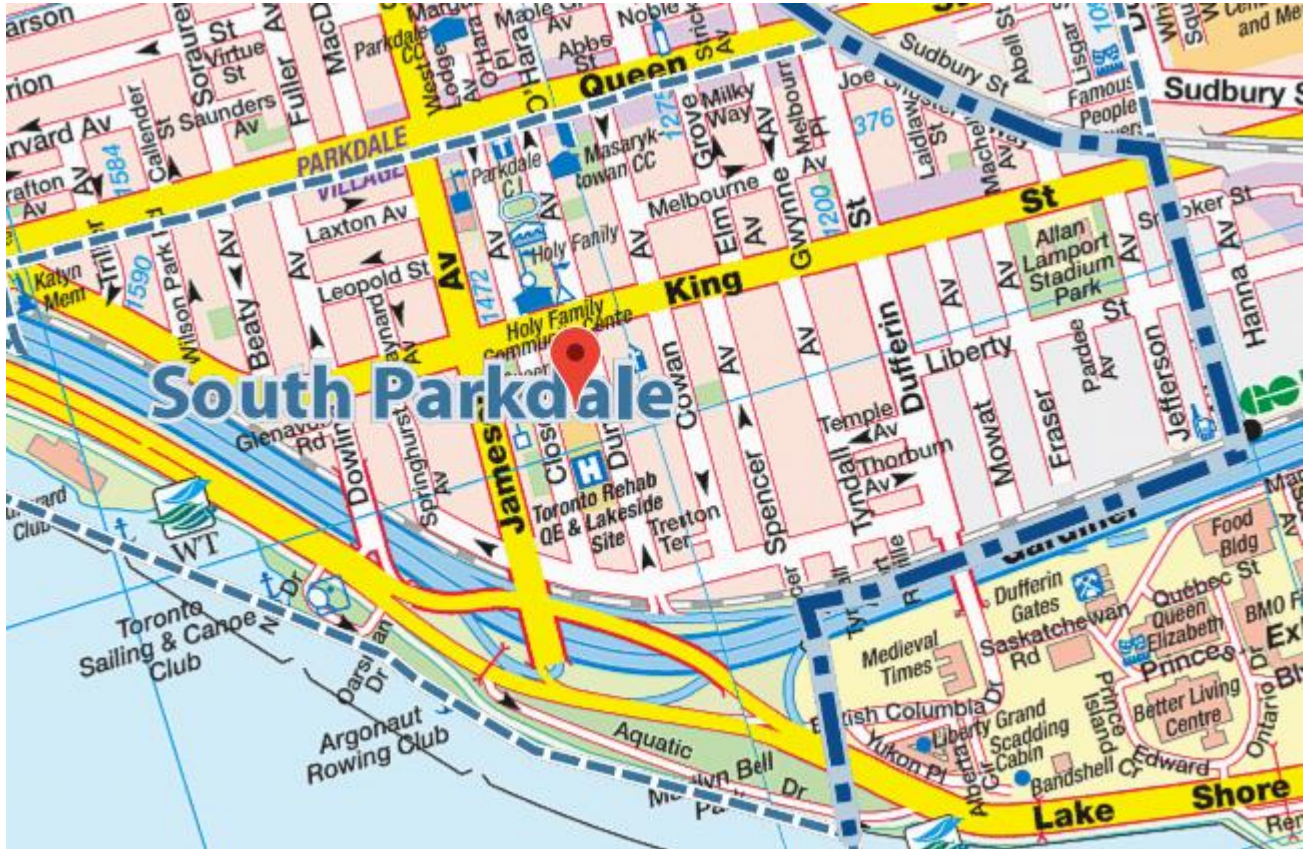
- (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the General Government and Licensing Committee (§ 213-6).
- Councillor does not 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 18, 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:            Boluwarin Mojeed            Real Estate Services            Metro Hall , 55 John St, 2<sup>nd</sup> Floor</b>		

Consultation with Councillor(s):					
Councillor:	Councillor Gord Perks				
Contact Name:	Karen Duffy				
Contacted by	Phone	X	E-mail	Memo	Other
Comments:	No Objections (July 18, 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



# Appendix B

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	4 832 892.89	310 280.34
2	4 832 748.18	310 270.51
3	4 832 732.43	310 222.07
4	4 832 686.39	310 234.88

SCHEDULE				
PART	LOT	PLAN	AREA (m <sup>2</sup> )	
1	PART OF 83, 85 & 87	427-YORK	1450.3	
2	PART OF 89		PART OF 21341-0144(LT)	216.9
3	PART OF 87			123.9
4	PART OF 83, 85 & 87			400.2

PLAN 66R-3269G  
 Received and deposited  
 May 31<sup>st</sup>, 2022  
 John Laporte  
 Representative for the  
 Land Titles Division of  
 Toronto (No.80)

