

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

Prepared By:	Eric Allen	Division:	Corporate Real Estate Management										
Date Prepared:	07-JUL-2023	Phone No.:	416-392-1852										
Purpose:	<p>1. To declare surplus the City-owned parcels of land located at 72 Amroth Avenue, with the intended manner of disposal to be by way of a transfer to Build Toronto Inc., CreateTO's corporate entity, to develop missing middle housing.</p>												
Property:	<p>Land municipally known as 72 Amroth Avenue and legally described as all of PIN 21014-1022 (LT), PT BLK A PL 656 MIDWAY; PT LT 3-6 PL 656 MIDWAY AS IN CT552911 EXCEPT THE EASEMENT THEREIN, EX56157, EX50521, EX49078, EX49203, EX49583, EX50208, EX50331, EX51248; CITY OF TORONTO.</p>												
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus, and the intended method of disposal to be through a request for proposals for proponents to purchase and redevelop the property for affordable low-rise housing. 2. Notice be published in a newspaper in circulation in the area of the Property and be posted on the City's website; and, 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 impact information.</p>												
Background:	<p>On January 19, 2021, Planning and Housing Committee endorsed the Expanding Housing Options in Neighbourhoods – Beaches-East York (EHON BEY) Pilot Project report, which directed City staff to work with CreateTO to design and construct a missing middle demonstration project on a City-owned site in Ward 19. The EHON BEY Pilot Project aims to build missing middle demonstration projects on other sites, both publicly and privately owned, within the City. The Pilot Project may also help to identify regulatory, process, and financial opportunities and barriers that can help or impede missing middle initiatives.</p> <p>City and CreateTO staff conducted due diligence exercise on City-owned assets in Ward 19 to find an appropriate site to be allocated to the EHON BEY Pilot Project, including working with a consultant team to determine the feasibility of providing a missing middle housing on City-owned lands. The Pilot Team identified 72 Amroth Avenue as the preferred site for the EHON BEY Pilot Project. The detailed due diligence work completed by the Pilot Team facilitates the next phase of the Pilot Project, which includes the disposition of 72 Amroth Avenue for the purpose of achieving the objectives of the EHON BEY Pilot Project.</p> <p>The Property was not acquired through expropriation proceedings.</p>												
Comments:	<p>A circulation to the City's Divisions and Agencies was undertaken to ascertain whether or not there is any municipal interest in retaining the Property. No municipal interest was expressed (other than an easement in favour of Bell Canada which will be required to be transferred). Staff of the Housing Secretariat has determined that there is no interest in the Property for affordable housing. Accordingly, it is appropriate that the Property be declared surplus. The Technical Review Committee has reviewed this matter and concurs.</p>												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>19 - Beaches-East York</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>1904095340030000000</td> </tr> <tr> <td>Approximate Size:</td> <td>30.7m.± (100.61ft.±) x 7.6m.± (25.04ft.±) x 15.3m.± (50.06ft.±) x 45.8m.± (150.19ft.±) x 18.3m.± (60.08ft.±) x 21.4m.± (70.16ft.±) x 27.7m.± (90.93ft.±) x 16.8m.± (54.99ft.±)</td> </tr> <tr> <td>Approximate Area:</td> <td>1,277.998 sq.m ± (13,756.26 sq.ft ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	19 - Beaches-East York	Assessment Roll No.:	1904095340030000000	Approximate Size:	30.7m.± (100.61ft.±) x 7.6m.± (25.04ft.±) x 15.3m.± (50.06ft.±) x 45.8m.± (150.19ft.±) x 18.3m.± (60.08ft.±) x 21.4m.± (70.16ft.±) x 27.7m.± (90.93ft.±) x 16.8m.± (54.99ft.±)	Approximate Area:	1,277.998 sq.m ± (13,756.26 sq.ft ±)	Other Information:	
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Other Information:													
	<p><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.</p>												

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 appropriate standing committee (§ 213-1.6).
 - 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 (§ 213-1.7).
 - 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 (§ 213-1.4):
 - (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 (§ 213-1.5):
 - (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
Ronald Ro, Manager, Real Estate Services	July 10, 2023	Signed by Ronald Ro
Alison Folosea, Director, Real Estate Services	July 11, 2023	Signed by Alison Folosea
Pat Matozzo, Executive Director, Corporate Real Estate Management	July 11, 2023	Signed by Patrick Matozzo
Josie Scioli, Deputy City Manager, Corporate Services	July 13, 2023	Signed by Josie Scioli
Return to:		

Consultation with Councillor(s):						
Councillor:	Brad Bradford					
Contact Name:	Ashley Millman					
Contacted by	Pho	X	E-mail		Memo	Other
Comments:	No concerns					
Councillor:						
Contact Name:						
Contacted by	Pho		E-mail		Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	Toronto Parking Authority	Division:	CreateTO
Contact Name:	Mina Shirk	Contact Name:	Ashmeed Ali
Comments:	Comments received 2023-JUL-07	Comments:	Comments received 2023-JUL-06
Division:	Financial Planning	Division:	City Planning
Contact Name:	Ciro Tarantino	Contact Name:	Janani Mahendran
Comments:	No Comments	Comments:	No concerns 2023-JUL-07
Division:	Environment & Climate Division	Division:	City Planning
Contact Name:	Fernando Carou	Contact Name:	Janani Mahendran
Comments:	No concerns 2023-JUL-06	Comments:	No concerns 2023-JUL-07
Real Estate Law Contact:	Karen Pfuetzner	Date:	14-JUN-2023

APPENDIX A PROPERTY MAP

