

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:	22-OCT-2024	Phone No.:	416-392-1852

<b>Purpose:</b>	1. To declare surplus the City-owned parcels of land located at 610 Bay Street and 130 Elizabeth Street, with the intended manner of disposal to be by way of long-term lease, for the purpose of redevelopment as rental housing that prioritizes the delivery of affordable housing, a Paramedics Multi-Hub, commercial space targeted to the Medical Sciences sector and adaptive reuse of a significant heritage building.
<b>Property:</b>	Land municipally known as 610 Bay Street and 130 Elizabeth Street, and legally described as PIN 21199-0092 (LT), LT 13-19 PL 243 Toronto PT 2 63R4355; City Of Toronto (610 Bay Street); and part of PIN 21199-0088 (LT), LT 20-22 PL 243 Toronto; LT 4 E/S Shire St PL 2A Toronto (aka Sayer St); PT LT 9 W/S Elizabeth St PI 2a Toronto Pt 1 63R4355; City Of Toronto (130 Elizabeth Street), as shown in Appendix "A" (the "Properties").
<b>Actions:</b>	<ol style="list-style-type: none"> <li>1. The Properties be declared surplus, with the intended manner of disposal to be by way of long-term lease, for the purpose of redevelopment as rental housing that prioritizes the delivery of affordable housing, a Paramedics Multi-Hub, commercial space targeted to the Medical Sciences sector and adaptive reuse of a significant heritage building.</li> <li>2. Notice be published in a newspaper in circulation in the area of the Properties 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>The Properties were purchased in 2024 from Toronto Coach Terminal Inc., a subsidiary of the Toronto Transit Commission, for a purchase price of \$4,200,000.00 plus applicable HST, plus applicable Land Transfer Tax, for a total cost to the City of Toronto of \$4,365,395.00; under the terms of this transaction, the City is to pay Toronto Coach Terminal Inc. \$4,200,000.00 on the date of subsequent sale or disposition of the Properties.</p> <p>At its meeting on November 8, 2023, City Council adopted EX9.3 "Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes" which prioritized the creation of affordable rental housing and identified 610 Bay Street and 130 Elizabeth Street as 'Housing Ready Sites.'</p> <p>At its meeting on June 14 and 15, 2023, City Council adopted GG4.26 "ModernTO: 610 Bay Street and 130 Elizabeth Street - Results of Request for Expression of Interest" approving the shortlist of preferred proponents for the redevelopment of 610 Bay Street and 130 Elizabeth Street and authorizing CreateTO to issue a Request for Proposal to the Shortlisted Proponents as Stage Two of a Two-Stage Market Offering Process.</p> <p>At its meeting on April 6, 2022, City Council adopted and amended report 2022.EX31.10 "ModernTO: Unlocking Eight City-Owned Properties." Among other items, City Council recommended the approval of the development strategy/vision for 610 Bay Street and 130 Elizabeth Street in the short term, and authorized the Chief Executive Officer, CreateTO to issue a Request for Expression of Interest for the redevelopment of 610 Bay Street and 130 Elizabeth Street to prioritize the delivery of affordable housing and a Paramedics Multi-Hub.</p> <p>The Properties at 610 Bay Street and 130 Elizabeth Street were not acquired through expropriation proceedings.</p>
<b>Comments:</b>	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; the Housing Secretariat is satisfied with the proposal to construct affordable housing at the Property. Accordingly, it is appropriate that the Property be declared surplus. The Technical Review Committee has reviewed this matter and concurs.
<b>Property Details:</b>	<b>Ward:</b> Ward 11 – University-Rosedale
	<b>Assessment Roll No.:</b> Not Applicable
	<b>Approximate Size:</b> Not Applicable
	<b>Approximate Area:</b> 5,128.6 m <sup>2</sup> ± (55,199 ft <sup>2</sup> Â±)
	<b>Other Information:</b> Not Applicable
	<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 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
Manager, Real Estate Services Niall Robertson	Oct. 23, 2024	Signed by Niall Robertson
Director, Real Estate Services Alison Folosea	Oct. 23, 2024	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management Patrick Matozzo	Oct. 24, 2024	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services David Jollimore	Oct. 24, 2024	Signed by David Jollimore
<b>Return to: Eric Allen (eric.allen@toronto.ca) DAF 2024-264</b>		

Consultation with Councillor(s):					
Councillor:	Councillor Dianne Saxe				
Contact Name:	Andrew Greene				
Contacted by	Phone	X	E-mail	Memo	Other
Comments:					
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

<b>Consultation with other Division(s):</b>			
Division:	CreateTO	Division:	Finance
Contact Name:	Peter Harron	Contact Name:	Ciro Tarantino
Comments:		Comments:	
Division:	Housing Secretariat	Division:	Toronto Paramedic Services
Contact Name:	Noah Slater	Contact Name:	Dave MacEachern
Comments:		Comments:	
Real Estate Law Contact:	Bronwyn Atkinson	Date:	18-Oct-2024

Revised: January 11, 2024

APPENDIX "A"  
Location Map

