

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:	Jan 9, 2025	Phone No.:	416-392-1852										
<b>Purpose:</b>	1. To declare surplus part of the City-owned lands located at 2444 Eglinton Avenue East, and to authorize disposal by way of long-term lease through a Request for Proposal process for the purpose of residential development that prioritizes the delivery of affordable housing.												
<b>Property:</b>	Part of the property municipally known as 2444 Eglinton Avenue East, Toronto, legally described as Part 1, Pt Lt 15 Plan 1702 as in SC215571; Pts 2 & 4 Expropriation Plan 9510; SC370468; SC467520; SC458512, SC202197; SC259190 "Description in SC202197 & SC259190 May Not Be Acceptable In Future" Scarborough, City of Toronto (the "Property"), and shown in Appendix "A", and located as shown in Appendix "B".												
<b>Actions:</b>	<ol style="list-style-type: none"> <li>The Property be declared surplus for the purpose of a 99-year lease for the lands at the Property with Kennedy Green Non-Profit Co-Operative Inc., for nominal consideration, for the purpose of residential development, including a minimum target of 33% affordable rental units.</li> <li>Notice be published in a newspaper in circulation in the area of the Properties and be posted on the City's website.</li> <li>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>The intended method of disposal is by 99-year land lease for nominal consideration. The Properties are proposed to be leased to Kennedy Green Non-Profit Co-Operative Inc. for the purpose of achieving the City's affordable housing objectives. Notwithstanding that the related compensation may exceed \$5 million, the estimated value of the rental savings that will be realized by tenants of the affordable housing units is appropriate compensation when assessing whether a proposed transaction reflects market value.</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 May 28, 2020 City Council adopted Item 2020.CC21.3 - Creating New Affordable Housing Opportunities through Phase Two of the Housing Now Initiative, which identified the Property, among others, as a Phase Two Site under the Housing Now Initiative and authorized the Deputy City Manager, Corporate Services to declare all or portions of the Property surplus, subject to the retention of those areas and interests of the Property determined to be critical to the operational requirements of a division or agency, and directed the utilization of the Property to be through a market offering process with a priority of retaining public ownership through long-term land lease.</p> <p>On March 8, 2021, the CreateTO Board of Directors adopted RA21.6 - "Housing Now Business Case for 2444 Eglinton Avenue East" and directed CreateTO management to proceed to market with the Property; on October 14, 2021, a market offering process for the Property was released and closed on December 14, 2021. On May 17, 2022 the CreateTO Board of Directors adopted RA31.2 - "Housing Now Progress – Update" and directed staff to work with the preferred bid and negotiate terms in order to proceed with a project at the Property.</p> <p>The Property at 2444 Eglinton Avenue East was acquired through expropriation proceedings in 1998.</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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>Ward:</b></td> <td>Ward 21 - Scarborough Centre</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>190104241000301</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>178.9 m x 119.7 m ± (586.9 ft x 392.7 ft ±)</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>9,892 m<sup>2</sup> ± (106,476.6 ft<sup>2</sup> ±)</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	Ward 21 - Scarborough Centre	<b>Assessment Roll No.:</b>	190104241000301	<b>Approximate Size:</b>	178.9 m x 119.7 m ± (586.9 ft x 392.7 ft ±)	<b>Approximate Area:</b>	9,892 m <sup>2</sup> ± (106,476.6 ft <sup>2</sup> ±)	<b>Other Information:</b>	
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<b>Other Information:</b>													
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lands are located within the Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System.												

**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 Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System:**
- ☐ A. A site-specific Official Plan Amendment has been enacted and is in force exempting the lands from the prohibition on sale or disposal; or
- ☐ B. The Chief Planner & Executive Director of City Planning and the General Manager of Parks, Forestry & Recreation have confirmed that:
- ☐ (a) the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility; or
- ☐ (b) the sale or disposal satisfies the criteria for sale or disposal in Policy 4.3.9 of the Official Plan.

**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	Jan. 28, 2025	Signed by Niall Robertson
Director, Real Estate Services	Feb 11, 2025	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	Feb. 18, 2025	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services David	Feb 20, 2025	Signed by David Jollimore
<b>Return to: Eric Allen (eric.allen@toronto.ca)</b> <b>DAF 2025-022</b>		

Consultation with Councillor(s):						
Councillor:	Michael Thompson					
Contact Name:	Royson James					
Contacted by	Phone		E-mail	<input checked="" type="checkbox"/>	Memo	Other
Comments:						
Councillor:						
Contact Name:						
Contacted by	Phone		E-mail		Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	Housing Secretariat	Division:	Finance
Contact Name:	Noah Slater	Contact Name:	Ciro Tarantino
Comments:		Comments:	
Division:	TTC	Division:	
Contact Name:	Vincenza Guzzo	Contact Name:	
Comments:		Comments:	
Real Estate Law Contact:	Bronwyn Atkinson	Date:	



**Appendix "B"**  
**Map Showing Location of the Property**

