

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

Prepared By:	Jag Prajapati	Division:	Corporate Real Estate Management
Date Prepared:	March 26, 2026	Phone No.:	416-394-5472
Purpose:	<p>To amend the previously approved Delegated Approval Forms (“DAF”) No. 2017-075 and DAF No. 2017-285 to reflect a change in the intended disposition strategy for the City-owned lands located at 1113,1117 and 1125 Dundas Street West (collectively, the “Property”).</p> <p>The Property remains surplus to City requirements; however, rather than being disposed of by way of sale to a private developer, the Property will now be disposed of through a long-term lease to support the development and operation of affordable housing under the City’s Public Developer Model.</p>		
Property:	<p>City-owned lands municipally known as:</p> <p>1113 Dundas Street West, legally described as Lot 1 on Plan 599 (PIN 21274-0048 LT), City of Toronto and</p> <p>1117 and 1125 Dundas Street West, legally described as Lots 2 to 4 on Plan 599, Lots 21 and 22 on Plan 371, Part Lot 20 Plan 371, Parts 1 and 2 on Plan 64R-16052 (PIN 21274-0047 LT), City of Toronto, as shown in Appendix “A”.</p>		
Actions:	<p>1. To amend the intended manner of disposition as originally set out in DAF No. 2017-075 and DAF No. 2017-285, changing the proposed disposition from a sale of the Property to a disposition by way of a long-term lease to a non-profit housing operator for the purposes of delivering affordable housing.</p>		
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 implications as identified in the Financial Impact section.</p>		
Background:	<p>The Property was previously declared surplus through DAF No. 2017-075, which was subsequently amended by DAF No. 2017-285, with the intended manner of disposition being a sale to a private developer for residential redevelopment that included public parking to be operated by the Toronto Parking Authority. Although a conditional agreement of purchase and sale was entered into, the transaction did not proceed.</p> <p>Since that time, City Council has adopted a number of policy directions supporting the redevelopment of the Property for affordable housing and climate-aligned construction. In May 2022, City Council adopted Item PH33.7, authorizing the Mass Timber Affordable Housing Pilot Program and funding feasibility work for the redevelopment of the Properties. In November 2023, City Council adopted Item EX9.3 – Generational Transformation of Toronto’s Housing System, which identified the Properties to be advanced under the Public Developer Model, whereby the City would lead development and retain ownership of the land and building.</p> <p>Consistent with these Council directions, the Property is now being advanced as a City-led mass timber affordable housing development. The City, through CreateTO, will lead development and will lease the completed building to a non-profit housing operator through a long-term lease arrangement. Accordingly, this DAF amends the intended manner of disposition of the Property from a sale to a long-term lease.</p>		
Comments:	<p>The Property was recirculated to the City’s divisions and Agencies in accordance with the City’s real estate disposal process. No City divisions or agencies have expressed interest in retaining the Properties for municipal purposes. The Technical Review Committee reviewed the submission and concurred with the proposed amendment. Accordingly, it is appropriate that the previously approved surplus declaration be amended to reflect the updated intended manner of disposal.</p>		
Property Details:	Ward:	10 – Spadina-Fort York	
	Address:	1113 Dundas St W	1117 Dundas St W
	Approximate Size:	5.5m x 45.7m (18.1ft x 150ft)	32.5m x 45.7m (106ft x 150 ft)
	Approximate Area:	251.4 m ² ± (2,705.5 ft ² ±)	1,485.3 m ² ± (15,987.1 ft ² ±)
	Other Information:	ARN: 1904-04-2-300-01900	ARN: 1904-04-2-300-01800
	<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 & 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	March 31, 2026	Signed by Devi Mohan
Director, Real Estate Services	Mar 31, 2026	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	Apr. 1, 2026	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	April 2, 2026	Signed by David Jollimore
Return to: Jag Prajapati jag.prajapati@toronto.ca		

Consultation with Councillor(s):						
Councillor:	Ausma Malik					
Contact Name:	Nora Cole					
Contacted by	Phone	X	E-mail	Memo	Other	
Comments:	Advised					
Councillor:						
Contact Name:						
Contacted by	Phone		E-mail	Memo	Other	
Comments:						

Consultation with other Division(s):			
Division:	CreateTO	Division:	Financial Planning
Contact Name:	Samantha Zavaglia	Contact Name:	Karen Liu
Comments:	Reviewed	Comments:	Reviewed
Real Estate Law Contact:	Bronwyn Atkinson	Date:	March 26, 2026

APPENDIX A – LOCATION MAP

