

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:	June 25, 2026	Phone No.:	416-394-5472										
Purpose:	1. To declare surplus the City-owned land municipally known as 405 Sherbourne Street, Toronto (the "Property") and to authorize the intended manner of disposal by way of a long-term land lease to a housing provider/proponent in support of affordable housing delivery, consistent with the City's Toronto Builds Policy Framework.												
Property:	City-owned land municipally known as 405 Sherbourne Street, Toronto, legally described as Part of Winchester Street Plan D58 Toronto (Closed); Part of Park Lot 4 Concession 1 From the Bay, being Parts 1 & 2 on 63R2430, being all of PIN 21087-0104 (LT), as shown outlined on the Location Map in Appendix "A" and on the Survey in Appendix "B".												
Actions:	1. The Property be declared surplus and be by way of a long-term land lease, with the City retaining ownership of the Property, to a housing provider/proponent to facilitate the development of affordable housing, consistent with the Toronto Builds Policy Framework.												
Financial Impact:	There are no financial implications resulting from this approval. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.												
Background:	The Property is City-owned land currently operated by the Toronto Parking Authority as surface parking lot CP 79. In May 2020, City Council approved the Property as one of six sites included in Phase Two of the Housing Now Initiative to deliver affordable housing on City-owned lands. At its meeting on May 21 and 22, 2025, City Council adopted Item PH21.4 – Toronto Builds: A Policy Framework to Build More Affordable Rental Homes on Public Land, approving the Toronto Builds Policy Framework and applying it to City-owned lands listed in Attachment 1, including 405 Sherbourne Street. The Property is therefore included in the Toronto Builds Portfolio and is being advanced under the Toronto Builds Policy Framework for affordable housing delivery. The City will retain ownership of the land and deliver housing through a long-term ground lease model. City Council adopted EX25.1 – Building Faster: Streamlining Housing Delivery and Strengthening the City's Development Capacity report, which further advances the Toronto Builds implementation model, including the Housing Development Office, Master Service Agreements with CreateTO and Toronto Community Housing Corporation, and a stage-gated governance framework for Toronto Builds projects. The Property is being advanced as a City-led affordable housing project under the Toronto Builds implementation model. The declaration of surplus is an enabling real estate step to allow the Property to proceed through the applicable Toronto Builds governance, approval and transaction processes.												
Comments:	The property was circulated to the City's Divisions and Agencies in accordance with the City's real estate disposal process. No municipal interest was expressed, and the Property has been identified as a priority site to advance City housing objectives under the Toronto Builds Policy Framework. Accordingly, it is appropriate that the Property be declared surplus. The Technical Review Committee has reviewed this matter and concurs.												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>13 – Toronto Center</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>1904-07-4-270-00500</td> </tr> <tr> <td>Approximate Size:</td> <td>As shown outlined on the Survey in Appendix "B"</td> </tr> <tr> <td>Approximate Area:</td> <td>3,008 m² ± (32,378 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td>-</td> </tr> </table>			Ward:	13 – Toronto Center	Assessment Roll No.:	1904-07-4-270-00500	Approximate Size:	As shown outlined on the Survey in Appendix "B"	Approximate Area:	3,008 m ² ± (32,378 ft ² ±)	Other Information:	-
Ward:	13 – Toronto Center												
Assessment Roll No.:	1904-07-4-270-00500												
Approximate Size:	As shown outlined on the Survey in Appendix "B"												
Approximate Area:	3,008 m ² ± (32,378 ft ² ±)												
Other Information:	-												
	☐ Yes ☐ 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:

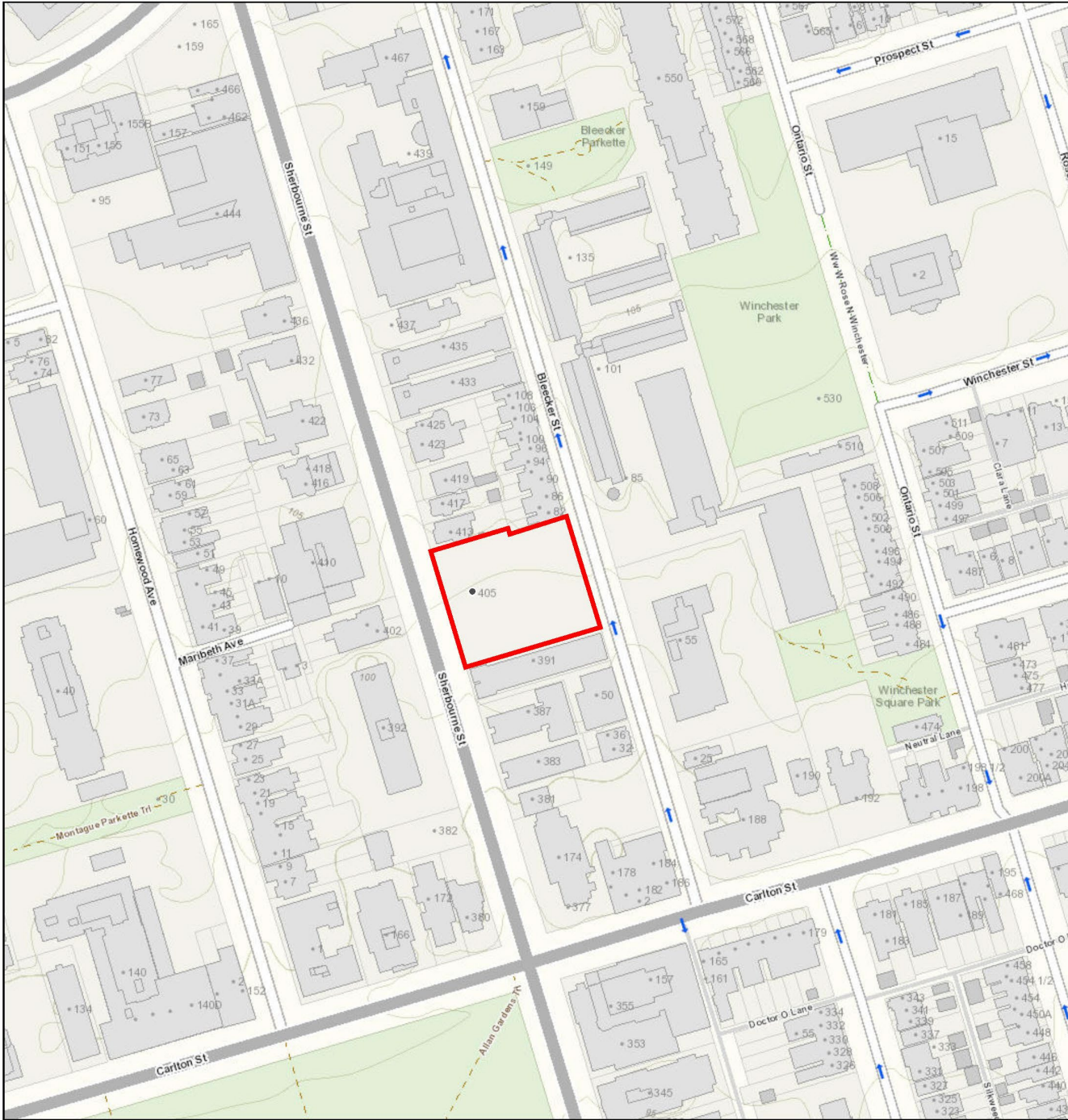
- ☒ (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the appropriate standing committee (§ 213-1.6).
- ☒ Councillor does not require 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	June 25, 2026	Signed By Devi Mohan
Director, Real Estate Services	July 7, 2026	Signed By Alison Folosea
Executive Director, Corporate Real Estate Management	July 8, 2026	Signed By Patrick Matozzo
Deputy City Manager, Corporate Services	13-Jul-2026	Signed By Sonia Brar
Return to: Jag Prajapati, Project Manager, Real Estate Services jag.prajapati@toronto.ca		

Consultation with Councillor(s):						
Councillor:	Chris Moise					
Contact Name:	Tyler Johnson					
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:	Housing Development Office	Division:	
Contact Name:	Anna Procopio	Contact Name:	
Comments:	Concurrence obtained	Comments:	
Real Estate Law Contact:	Kenneth Farrell	Date:	May 13, 2026

APPENDIX "A"
LOCATION MAP



APPENDIX “B” SURVEY

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	4 836 113.032	316 053.805
2	4 836 065.806	315 066.119
3	4 836 046.697	315 011.117
4	4 836 096.003	314 950.135
5	4 836 105.514	315 029.687

