

George Street Redevelopment

Item 2
February 11, 2010

BOARD OF DIRECTORS

To: Board of Directors
From: City Building Committee
Date: January 22, 2010

Report: TCHC:2010-11

Page 1 of 2

PURPOSE:

To provide information and seek direction on Toronto Community Housing involvement in the potential redevelopment by the City of Toronto and a private landowner of Seaton House and other properties on George Street.

RECOMMENDATIONS:

It is recommended that the Board of Directors:

- (1) request staff to acknowledge receipt of the City Council resolution attached as Appendix1; and
- (2) request staff consult with the City to evaluate the potential inclusion of the Toronto Community Housing owned building at 291 George Street in the redevelopment.

CITY BUILDING COMMITTEE COMMENTS:

At its meeting on February 21, 2010, the City Building Committee adopted the report and recommended it be forwarded to the Board of Directors for approval.

REASONS FOR RECOMMENDATIONS:

The City of Toronto, as owner/operator of Seaton House at 339 George Street, was approached by Spike Capital Corporation about preparing a joint redevelopment proposal for a portion of George Street between Gerrard and Dundas. Spike Capital owns multiple properties south of Seaton House.

The City's Housing Opportunities Toronto Action Plan has previously identified the need to redevelop single-purpose emergency shelters, such as Seaton House, into mixed-use facilities.



These could include a combination of uses such as long-term care, health care, supportive and affordable housing and market uses. The City is also interested in improving the condition of George Street, which experiences high levels of illicit activity. Council authority was required to authorize the direct negotiations with Spike Capital. The Council resolution is attached as Appendix 1.

Toronto Community Housing owns a 132-room building at 291 George Street which houses single adults. This building is immediately south of the properties owned by Spike Capital. The Council report recommended the City consult with Toronto Community Housing about incorporating this building into the area redevelopment.

A decision to commit to the George Street Redevelopment would require staff to come forward with a recommendation at a later date.

IMPLICATIONS AND RISKS:

There are no financial, legal or communication risks associated with preliminary discussions with the City and Spike Capital.

291 George Street is not part of the Housing Works priority redevelopment program however, there may be opportunities to leverage the neighbourhood development and support strategies listed in Housing Works, for example, replacement housing.

Keiko Nakamura
A/Chief Executive Officer

- Attachments:**
- 1: Council resolution re public interest partnership for redevelopment of Seaton House and revitalization of George Street. Excerpt of November 6 2009 Community Development and Recreation Committee Minutes.
 - 2: Excerpt from Toronto Community Housing Portfolio Database re 291 Gerrard Street

Staff Contact: John Fox, VP Development (Acting)416-981-4237
john.fox@torontohousing.ca

Community Development and Recreation Committee

Meeting No.	28	Contact	Candy Davidovits, Committee Administrator
Meeting Date	Friday, November 6, 2009	Phone	416-392-8032
Start Time	9:30 AM	E-mail	cdrc@toronto.ca
Location	Committee Room 1, City Hall	Chair	Councillor Janet Davis

CD28.1	ACTION	Adopted	Ward: 27
--------	--------	---------	----------

Request for Authority to Negotiate a Public Interest Partnership for Redevelopment of the Seaton House Shelter and Revitalization of the George Street Neighbourhood

Committee Recommendations

The Community Development and Recreation Committee recommends that:

1. City Council authorize the General Manager, Shelter, Support and Housing Administration, to negotiate with Spike Capital Corporation, Kearns Mancini Architects and others with interests in the adjacent privately owned properties to the south (collectively, "Spike/KMAI") to develop a non-binding proposal for a public interest partnership for the redevelopment of the Seaton House shelter property and the adjacent properties to the south, which Spike/KMAI has indicated they own or have under contract, into a purpose built facility(s) that may include affordable housing units, supportive housing units, emergency shelter and long-term care beds for the homeless as well as private market uses appropriate for the area.
2. City Council exempt Spike/KMAI's proposal from the Unsolicited Proposal Policy and the procurement sections of the Public Interest Partnership Framework, on the basis of Spike/KMAI's interest in the adjacent residential properties to the south of Seaton House, which places Spike/KMAI in a unique position to assist the City with this redevelopment proposal.
3. City Council authorize the General Manager, Shelter, Support and Housing Administration, to consult with Build Toronto regarding its participation and potential role in the proposed redevelopment, if any, and to involve Build Toronto in the proposal development, if appropriate.

4. **City Council authorize the General Manager, Shelter, Support and Housing Administration, to consult with Toronto Community Housing Corporation regarding the potential to include the social housing building to the south at 291 George Street in the proposed redevelopment. (Our emphasis)**
5. City Council authorize the General Manager, Shelter, Support and Housing Administration, to consult with Seaton House staff, Seaton House residents, other appropriate City staff, CUPE Local 79 representatives, and the local community in developing affordable housing, supportive housing, emergency shelter and long-term care beds for the homeless and related support services in the context of a new purpose built facility.
6. City Council direct that the results of the negotiations with Spike/KMAI, and the redevelopment proposal, including program details, private market components, projected costs, a transition plan, sources of funding and timelines, be brought back to the Community Development and Recreation Committee and City Council for approval.

APPENDIX 2

George St. (291)



General Information																														
Main Address	291 George Street Toronto, Ontario, M5A 2N2	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Unit Type</th> <th style="width: 10%;">Reg.</th> <th style="width: 10%;"></th> <th style="width: 10%;">Tot.</th> </tr> </thead> <tbody> <tr> <td>Bachelor / Rooms</td> <td style="text-align: center;">132</td> <td style="text-align: center;">0</td> <td style="text-align: center;">132</td> </tr> <tr> <td>1-Bedroom</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>2-Bedroom</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>3-Bedroom</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>4-Bedroom +</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: center;">132</td> <td style="text-align: center;">0</td> <td style="text-align: center;">132</td> </tr> </tbody> </table>	Unit Type	Reg.		Tot.	Bachelor / Rooms	132	0	132	1-Bedroom	0	0	0	2-Bedroom	0	0	0	3-Bedroom	0	0	0	4-Bedroom +	0	0	0	TOTAL	132	0	132
Unit Type	Reg.			Tot.																										
Bachelor / Rooms	132		0	132																										
1-Bedroom	0		0	0																										
2-Bedroom	0		0	0																										
3-Bedroom	0		0	0																										
4-Bedroom +	0		0	0																										
TOTAL	132		0	132																										
Other Addresses	Not Applicable																													
Main Intersection	Dundas St. E. & George St.																													
Managed By	TCHC																													
OU and Manager	OU K Nancy Evans																													
Councillor	Kyle Rae																													
Ward	Ward 27 Toronto Centre-Rosedale																													
Site area (approx.)	26,848 square feet																													
Gross Floor Area (approx.)	53,034 square feet																													
Year Built (approx.)	1986	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Parking</th> <th style="width: 40%;">Spaces</th> </tr> </thead> <tbody> <tr> <td>Surface</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Underground</td> <td style="text-align: center;">48</td> </tr> <tr> <td>Elevators</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td>Balconies</td> <td style="text-align: center;">None</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Comments</td> <td> </td> </tr> </tbody> </table>	Parking	Spaces	Surface	0	Underground	48	Elevators	Yes	Balconies	None			Comments															
Parking	Spaces																													
Surface	0																													
Underground	48																													
Elevators	Yes																													
Balconies	None																													
Comments																														
Year Tenanted	1986																													
Program	Rent Supplement																													
RGI / Market Units	132 RGI / 0 Affordable Rental																													
Tenancy	Mixed																													
Amenities On-site	Recreation Room, Kitchen (main floor)																													

Information is for general portfolio description only and may be subject to errors or changes.