

Proposed Sale of Part of Longview Drive and Parts of Woodward Avenue - North York Humber and York Humber

(City Council on December 14, 15 and 16, 1999, adopted this Clause, without amendment.)

The North York Community Council recommends that:

- (1) the report (November 18, 1999) from the Acting Commissioner of Corporate Services, be received;**
- (2) the report (October 18, 1999) from the Acting Commissioner of Corporate Services, be adopted, subject to:**

(a) **Recommendation (2) being amended to read as follows:**

“(2) notice be given to the public of a proposed by-law to sell the southern 15.27 metres of the Highway Lands (Longview Drive), in accordance with the requirements of the Municipal Act”;

(b) **Recommendation (3) being amended to read as follows:**

“(3) the North York Community Council hold a public meeting concerning the proposed by-law, in accordance with the requirements of the Municipal Act”; and

(3) that Longview Drive, in its entirety, be declared surplus.

The North York Community Council submits the following report (November 18, 1999) from the Acting Commissioner of Corporate Services:

Purpose:

This report is to address Council’s request for further information.

Recommendations:

It is recommended that North York Community Council receive this report for information.

Financial Implications: N/A

Background:

At a meeting held on November 9, 1999, North York Community Council considered a report (October 18, 1999) from the Acting Commissioner of Corporate Services, requesting certain lands be declared surplus and to authorize the sale to the abutting owner, Humber River Regional Hospital. North York Community Council deferred consideration of the report to its next meeting scheduled for December 2, 1999, to allow deputations and to receive further information as follows:

- (a) bring forward all relevant information regarding all offers submitted for the properties described as
 - (i) southerly portion of Longview Drive
 - (ii) stub-end of Woodward Avenue, and
 - (iii) stub-end of Woodward Avenue, east of Pine Street; and
- (b) provide information on why the property described as the southerly portion of Longview Drive has not been offered for sale to Mr. Darvill, the abutting property owner.

Comments:

The responses to the requests are as follows:

- (a) No offers have been submitted for any of the properties. Negotiations for the sale of the lands will not proceed until such time as the lands are declared surplus
- (b) The southerly portion of Longview Drive, which is proposed to be declared surplus, abuts Humber River Regional Hospital lands on both sides of the road. In accordance with Section 315 of the *Municipal Act* Council is required to offer to sell the lands to the owner of the land abutting the land to be sold.

Mr. Darvill, does not own lands abutting the lands which are proposed to be sold. He does however own land, which abuts the east side of the roadway, to the north of the lands currently proposed to be declared surplus. Should these lands be declared surplus some time in the future, then the owner of the abutting land on either side of the road has the right of first refusal to purchase the land to its middle line.

Conclusions:

It is recommended that Council receive this report for information.

Contact Name:

Rudi Pestl, 392-1853, Fax - 392-1880, E-mail - rpestl@city.toronto.on.ca (nyc99182)

(A copy of the property map referred to the foregoing report is on file in the office of the City Clerk, North York Civic Centre.)

The North York Community Council also submits the following report (October 18, 1999) from the Commissioner of Corporate Services:

Purpose:

To declare as surplus the southerly portion of Longview Drive, the stub-end of Woodward Avenue west of Uphill Avenue and the stub-end of Woodward Avenue east of Pine Street, more particularly described in the body of this report (“the Highway Lands”) and to authorize the sale of the Highway Lands to the abutting owner, Humber River Regional Hospital (“the Hospital”), at a sale price to be determined by City Council following the conclusion of negotiations with the Hospital.

Funding of Sources, Financial Implications and Impact Statement:

The recommended sale price for the Highway Lands will be reported to City Council following conclusion of negotiations with the Hospital.

Recommendations:

Subject to City Council approving the stopping up and closing of the Highway Lands as public highway, it is recommended that:

- (1) the Highway Lands be declared surplus to municipal requirements and notice of the proposed sale be given to the public in accordance with the requirements of By-law No. 551-1998;
- (2) notice be given to the public of a proposed by-law to sell the Highway Lands in accordance with the requirements of the *Municipal Act*;
- (3) the Planning and Transportation Committee hold a public meeting concerning the proposed by-law, in accordance with the requirements of the *Municipal Act*;
- (4) subject to the Official Plan Amendment and the rezoning of the lands required for the expansion of the Hospital at 200 Church Street being approved and coming into full force and effect, the Highway Lands be closed and sold to the Hospital on terms and conditions to be determined by City Council;
- (5) recommendation (2), of the December 18, 1998 report from the Commissioner of Urban Planning and Development Services to The Urban Environment and Development Committee be amended as follows:

Change and replace the words "*Prior to the enactment of the zoning by-law*" to "*Following the enactment of the zoning by-law*";
- (6) the Acting Commissioner of Corporate Services be directed to enter into negotiations with the Hospital for the sale of the Highway Lands at fair market value and to report back to the Community Council on the outcome of the negotiations; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing.

Background:

The Hospital has submitted a rezoning application to the City to permit the northerly expansion of its existing building at 200 Church Street. In order to accommodate the new addition, the Hospital has also submitted an application to the City to stop up, close and sell to the Hospital the southerly 15.27 metres of Longview Drive.

Furthermore, the Hospital is using the stub-ends of Woodward Avenue west of Uphill Avenue and east of Pine Street for parking and access purposes. Although these portions of Woodward Avenue are not required in connection with the Hospital's rezoning application, the Hospital is prepared to purchase these lands from the City at the same time that it purchases the southerly portion of Longview Drive. The southerly half of the Woodward Avenue road allowances, which are in the former City of York, have previously been closed and purchased by the Hospital.

Comments:

Because the Hospital site straddles the boundary between the former City of North York and the former City of York, the rezoning application to permit the Hospital expansion is being considered by the Planning and Transportation Committee. As the stop-up and closure of the Highway Lands is directly related to the rezoning application, the Commissioner of Works and Emergency Services is submitting his report on the stop-up and closure of the Highway Lands to the Planning and Transportation Committee.

I recommend that the public hearing concerning the proposed by-law to sell the Highway Lands be held by the Planning and Transportation Committee simultaneously with the public hearing to be held by it concerning the proposed by-law to stop-up and close the Highway Lands, and the public meeting to be held by it concerning the rezoning application.

Property details:

Property Description: a) Southerly portion of Longview Drive
b) Stub-end of Woodward Avenue west of Uphill Avenue
c) Stub-end of Woodward Avenue east of Pine Street

Dimensions: a) 20.12 metres by 15.27 metres
b) 10.06 metres by 15.24 metres
c) 10.06 metres by 18.77 metres

Areas: a) 307.232 square metres (3,307 square feet)
b) 153.314 square metres (1,650 square feet)
c) 188.826 square metres (2,033 square feet)

Zoning: One-Family Detached Dwelling Fourth Density Zone (R4)

Official Plan: General Institutional (G-INS)

Conclusion:

The Highway Lands are surplus to municipal requirements and are surrounded by land owned by the Hospital. The Hospital requires part of the Highway Lands in order to proceed with its proposed expansion of the Hospital. Therefore, subject to City Council approving the stopping up and closing of the Highway Lands, the Highway Lands should be declared surplus and, subject to the Official Plan Amendment and rezoning of the Hospital site being approved and coming into full force and effect, the Highway Lands should be sold to the Hospital, on terms and conditions to be determined by Council, following the conclusion of negotiations with the Hospital.

Contact Name:

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(A copy of the attachments referred to in the foregoing report is on file in the office of the City Clerk, North York Civic Centre.)

The following persons appeared before the North York Community Council in connection with the foregoing matter:

- Mr. Pino Di Mascio, Urban Strategies Inc., consultants, on behalf of the Humber River Regional Hospital;
- Mr. J. Darvill, who also filed a written submission, a copy of which is on file with the City Clerk, North York Civic Centre; and
- Mr. Andrew Kaschuk.

