



REPORT FOR ACTION

2018 Final Report on Property Sales, Acquisitions, Expropriations and Leases

Date: May 30, 2019

To: General Government and Licensing Committee

From: Acting Director, Real Estate Services

Wards: All

SUMMARY

This final report provides an annual overview of property sales, purchases, expropriations and leases transacted by the City of Toronto from January 1, 2018 to December 31, 2018.

Properties that were declared surplus, sold, and acquired through negotiations/expropriations as well as leases are all reviewed in this report. All of these transactions were managed through the delegated authority process.

RECOMMENDATIONS

The Acting Director, Real Estate Services recommends that:

1. City Council receive this report for information.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of the recommendations in this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

By its adoption of EX43.7 on May 11 and 12, 2010, City Council requested the Director of Real Estate Services to report annually, through the Government Management

Committee, on all real estate matters that have been processed by way of delegated authority.

<http://www.toronto.ca/legdocs/mmis/2010/ex/bgrd/backgroundfile-29031.pdf>

COMMENTS

Properties no longer operationally required are circulated to the City's Agencies, Corporations and Divisions for potential municipal interest. If no interest is expressed or interest is not justified in the view of the Technical Review Committee, the property is declared surplus and offered for sale, which is a commitment to sell or otherwise dispose of property, including a disposal by way of a lease of 21 years or longer. The Deputy City Manager, Corporate Services, is authorized to declare land surplus and to approve the intended manner or process by which the sale and or lease of the property will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the General Government and Licencing Committee.

At its meeting on May 24, 25 and 26, 2017, City Council considered and adopted a new real estate service delivery model for the City government that centralizes all real estate activities City-wide, including all real estate strategy and portfolio planning, major building projects, developments, real estate transactions and facilities management. It is the intention that the succeeding Final Reports, with 2018 Final Report being the first one, will reflect the activity of the new model, including that of CreateTO.

<http://www.toronto.ca/legdocs/mmis/2017/ex/bgrd/backgroundfile-106835.pdf>

Classification of Surplus Properties

The following table provides a breakdown of the 45 properties currently on the Declared Surplus List (see Appendix "A") into several categories reflecting their status:

Market Category	Total Properties in Category
Intended Manner of Sale – Offer on the Open Market	1
Intended Manner of Sale – Transfer to CreateTO's corporate entity ¹	12
Intended Manner of Sale – Turnover to CreateTO ²	11
City lands subject to OPA and under Master Planning Process – CreateTO	2
Intended Manner of Sale – Invite an Offer from Specific Parties	12
Intended Manner of Sale – Invite an Offer from Adjoining Owner	6

Hardship Cases – HSC ³	1
Total	45

1. Transfer – City properties declared surplus with Terms of Transfer approved by City Council (including a disposal by way of a lease of 21 years or longer). Some properties identified as part of Housing Now portfolio, with the manner of disposal being reviewed.
2. Turnover – City retains title to the property and provides CreateTO a site development opportunity leading to a potential transfer.
3. Residential tenants.

Sales Activity

The following table details sales activity approved through Delegated Approval Form (DAF) from January 1, 2018 to December 31, 2018, including property transactions between the City of Toronto, CreateTO and the Toronto Parking Authority (TPA):

No. of Properties Declared Surplus by DAF	No. of Properties Authorized for Sale by DAF	Value of Sales Authorized by DAF in 2018	No. of Sale Transactions Closed in 2018	Value of Sale Transactions Closed in 2018
23	17	\$12,951,346.00	22	\$9,789,078.00

CreateTO Activities

The table below summarizes the CreateTO activities. Included are the number of properties that were declared surplus, the number of properties approved by City Council for transfer to CreateTO's corporate entities for nominal consideration, the number of properties transferred to such corporate entities, the number of transferred properties sold and the number of properties that were rescinded back to the City, in 2018. Effective January 1, 2018, the staff resources and operations of Toronto Port Lands Company⁴ and Build Toronto Inc. were consolidated in the City's new realty agency, CreateTO. While the corporate entities are controlled by CreateTO, CreateTO have been maintained for the purpose of implementing transactions under the mandate and direction of CreateTO, such transactions will be reported as one part of the CreateTO real estate activities going forward.

No. of Properties Declared Surplus	No. of Properties Approved for Transfer	No. of Transfers In Title	Transferred Properties Sold	No. of Properties Rescinded/ Amended
0	0	2 ⁵	2	0

4. This list does not include TPLC transactions for 2018.

5. 301 Rockcliffe Blvd (parts), 9 Madison Ave.

Toronto Parking Authority

The table below summarizes the Toronto Parking Authority activities.

No. of Carparks Declared Surplus	No. of Joint Ventures through APS	No. of Joint Ventures Closed	No. of Sales Authorized by DAF or Report	Value of Sales Authorized by DAF
1	0	0	0	N/A

Sales Reported by Ward

Appendix "B" attached provides additional information respecting the properties sold authorized by DAFs, including information on the purpose and date of acquisition and the amount paid. The table below summarizes the sale activity reported in 2018 by Ward:

Ward ⁶	No. of Sales Authorized by DAF	Value of Sales Authorized by DAF
12	3	\$1,200,000.00
5	1	\$336,000.00
22	3	\$3,526,000.00
13	1	\$1,666,120.00
8	1	\$47,250.00
3	1	\$143,000.00
11	2	\$5,353,526.00
9	3	\$567,450.00
10	1	\$25,000.00
Totals	17	\$12,951,346.00

6. Newly adopted Wards

Acquisitions and Expropriations

The following table provides a summary of acquisition and expropriation activity from January 1 to December 31, 2018 by delegated authority:

Market Category	Properties in Category	Various City Divisional Clients	Value
Acquired Properties including Temporary and Permanent Easements	42	Transportation Services, Parks, Forestry & Recreation, Toronto Water, Toronto Fire Services, Engineering & Construction Services, Real Estate Services, Shelter, Support & Housing Administration, Solid Waste Management, Toronto & Region Conservation Authority, Toronto Transit Commission	\$19,245,018.28
Expropriation/ Settlement Costs	11	Transportation Services, Toronto Transit Commission	\$15,333,857.18
Total	53		\$34,578,875.46

Real Estate Matters Processed by Way of Delegated Authority

By its adoption of EX43.7 on May 11 and 12, 2010, City Council delegated approving and signing authorities in certain real estate matters. Council also requested the Director of Real Estate Services to report annually, through the Government Management Committee, on all real estate matters that have been processed by way of delegated authority.

In the commentary of such report Council was advised that an on-line register for Delegated Approval Forms would be established and maintained by the City. Such a register has been previously established, and a policy to ensure consistency with respect to the ongoing maintenance of such register.

Items processed by way of delegated approval in 2018 are as follows:

Activity	No. of Delegated Approvals Processed	Estimated Value Reported Through Delegated Approvals
Declare Surplus (Excludes technical requirements to declare surplus in accordance with the City's disposal by-law)	23	N/A
Sales ⁷	17	\$12,951,346.00
Leases/ Licences ⁸	174	\$15,410,422.98
Acquisitions/Easements ⁹	43	\$20,821,224.18
Expropriations ¹⁰	11	\$15,333,857.18
Other Real Estate Transactions	73	\$719,041.65
Total	341	\$65,235,891.99

7. Including Permanent Road Closures

8. Including Nominal Leases, and those for Parks, TPA and Metrolinx

9. Offers, Costs, Settlements, Permanent and Temporary etc.

10. Permission to Enter, Consents, LDA Amendments, Extended Terms and Land Exchange Agreements etc.

CONTACT

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SIGNATURE

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ATTACHMENTS

Appendix A – Declared Surplus List
Appendix B – Properties Authorized for Sale