

2020 Final Report on Property Sales, Acquisitions, Expropriations and Leases

Date: November 16, 2021

To: General Government and Licensing Committee

From: Executive Director, Corporate Real Estate Management

Wards: All

SUMMARY

This report provides an annual overview of real estate transactions previously executed by the Corporate Real Estate Management Division on behalf of the City of Toronto through the Delegated Authority Form ("D.A.F.") process from January 1, 2020 to December 31, 2020. Properties that were declared surplus, sold, acquired through negotiations or expropriations, as well as licences and leases, are summarized in this report.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management recommends that:

1. City Council receive this report for information.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of the recommendation 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 annual reporting to City Council, through the Government Management Committee (now the General Government and Licensing Committee), on all real estate matters that have been processed by way of Delegated Authority Form ("D.A.F.").

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

COMMENTS

Background

Corporate Real Estate Management (formerly Real Estate Services) reports annually to City Council on all real estate matters that have been processed by way of the Delegated Authority Form ("D.A.F."). Annual reporting on real estate matters ensures accountability to the public and transparency of the process, and allows staff to process and execute all necessary documentation expeditiously once a transaction is approved. This report presents a summary of the properties that were declared surplus, sold, acquired through negotiations or expropriations, as well as licences and leases, for the period between January 1, 2020 and December 31, 2020.

Declared Surplus Properties

Properties no longer operationally required are circulated to the City's Divisions, Agencies, and Corporations for potential municipal interest. If no interest is expressed or interest is not justified in the view of the Technical Review Committee (formerly the Property Management 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 Licensing Committee.

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

Table 1 below provides a breakdown of all active properties currently on the Declared Surplus List (see Appendix A) into several categories reflecting their status:

Table 1: Properties Declared Surplus

Market Category	Total Properties in Category
Intended Manner of Sale – Transfer to Specific Party	1

Intended Manner of Sale – Invite an Offer from Adjoining Owner	10
Intended Manner of Sale – Sale to Specific Party	4
Total	15

Sales Activity

Table 2 below details sales activity approved through Delegated Approval Form ("D.A.F.") from January 1, 2020 to December 31, 2020:

Table 2: Sales Activity

No. of Properties Declared Surplus by D.A.F. in 2020	No. of Properties Authorized for Sale by D.A.F. in 2020 ¹	Value of Sales Authorized by D.A.F. in 2020	No. of Sale Transactions Closed in 2020 ²	Value of Sale Transactions Closed in 2020
15	9	\$2,290,520	12	\$39,142,837

¹ Sale transactions must be authorized prior to the execution and closing of an agreement

² Executed and closed sale transactions previously authorized

Sales Reported by Ward

Appendix B attached provides additional information respecting the properties sold authorized by D.A.F.s, including information on the purpose and date of acquisition and the amount paid. Table 3 below summarizes the sale activity reported in 2020 by Ward:

Table 3: Sales Reported by Ward

Ward	No. of Sales Authorized by D.A.F.	Value of Sales Authorized by D.A.F.
6 - York Centre	1	\$1,150,000
8 - Eglinton-Lawrence	2	\$312,000
9 - Davenport	3	\$18,000
10 - Spadina-Fort York	1	\$39,000
11- University-Rosedale	1	\$371,520
24 - Scarborough-Guildwood	1	\$400,000
Total	9	\$2,290,520

Acquisitions and Expropriations

Table 4 below provides a summary of acquisition and expropriation activity from January 1, 2020 to December 31, 2020 by delegated authority:

Table 4: Acquisitions and Expropriations

Market Category	Properties in Category	Various City Divisional Clients	Value
Acquired Properties including Temporary and Permanent Easements	26	Toronto Transit Commission, Transportation Services, Engineering Construction Services, Toronto Public Library, Corporate Real Estate Management, Shelter, Support & Housing Administration, Toronto Water, Parks, Forestry & Recreation	\$2,370,302
Expropriation/ Settlement Costs	6	Toronto Transit Commission, Transportation Services	\$2,510,000
Total	32		\$4,880,302

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 (now the Executive Director, Corporate Real Estate Management) to report annually, through the Government Management Committee (now the General Government and Licensing Committee), on all real estate matters that have been processed by way of delegated authority.

In the commentary of such report, City 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.

Table 5 below summarizes items processed by way of delegated approval in 2020.

Table 5: Summary of Real Estate Matters Processed by D.A.F.

Activity	No. of Delegated Approvals Processed	Estimated Value Reported Through Delegated Approvals
Declare Surplus	15	Not applicable
Sales ³	9	\$2,290,520
Leases/Licences ⁴	197	\$67,568,918
Acquisitions ⁵	26	\$2,370,302
Expropriations ⁶	6	\$2,510,000
Other Real Estate Transactions ⁷	44	\$3,105,106
Total	297	\$77,858,457

³ Including Permanent Road Closures and Permanent Easements

⁴ Including Lease-in, Lease-out, Term Extensions and Nominal Leases. Estimated values are derived from licence/lease revenues over the term, including options to renew

⁵ Including Permanent and Temporary Easements acquisitions

⁶ Including Offers, Costs, and Settlements

⁷ Including Permission to Enter, Consents, Limiting Distance Agreements, Land Exchange Agreements, Transfer of Operational Management, and Release of Existing Easements, etc.

CONTACT

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SIGNATURE

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ATTACHMENTS

Appendix A - 2020 Declared Surplus Properties
Appendix B - 2020 Properties Authorized for Sale