



REPORT FOR ACTION

2016 Final Report on Property Sales, Acquisitions, Expropriations and Leases

Date: March 13, 2017

To: Government Management Committee

From: Chief Corporate Officer

Wards: All Wards

SUMMARY

This final report provides an annual overview of property sales, purchases, expropriations and leases by the City from January 1, 2016 to December 31, 2016.

A synopsis of real estate transactions are included in this report, specifically on properties declared surplus, sale activities, as well as information on property acquisitions by negotiation/expropriation and leases. Also included is a breakdown of real estate transactions processed by delegated authority.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council receives this report for information.

FINANCIAL IMPACT

There is no financial impact.

The Deputy City Manager & Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

Annual overview of property sales, purchases, expropriations and leases by the City.

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 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 Chief Corporate Officer 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 Government Management Committee.

Classification of Surplus Properties:

The following table provides a breakdown of the 261 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	11
Intended Manner of Sale – (1) Transfer to Build Toronto	20
Intended Manner of Sale – (2) Turnover to Build Toronto	14
City lands subject to OPA and under Master Planning Process-Build Toronto	3
Intended Manner of Sale – Invite an Offer from Specific Parties	59
Intended Manner of Sale – Invite an Offer from Adjoining Owner	136
Hardship Cases- HSC (3)	1
Inactive Files (4)	17
Total	261

(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).

(2) Turnover – City retains title to the property and provides Build Toronto a site development opportunity leading to a potential transfer.

(3) Residential tenants

(4) Planning studies, no interested purchaser, environmental issue, etc.

Sales Activity

The following table details sales activity from January 1, 2016 to December 31, 2016, including property transactions between the City of Toronto and Build Toronto:

No. of Properties Declared Surplus	No. of Properties Authorized for Sale	Value of Sales Authorized	No. of Sale Transactions Closed	Value of Sale Transactions Closed
32	20	\$16,131,494.00	15	\$13,458,490.00

Build Toronto Activities

The table below summarizes the Build Toronto activities. Included are the number of properties that were declared surplus, the number of properties approved by City Council for transfer to Build Toronto for nominal consideration, the number and total acreage of properties where the City conveyed title to Build Toronto and the number of properties that were rescinded back to the City, in 2016.

No. of Properties Declared Surplus	No. of Properties Approved for Transfer	No. of Transfers Closed	Acreage of Transferred Properties	No. of Properties Rescinded/ Amended
2	0	0	0	3

Sales Reported by Ward

Appendix “C” attached provides additional information respecting the properties sold, including information on the purpose and date of acquisition and the amount paid. The table below summarizes the sale activity reported in 2016 by ward:

Ward	No. of Sales Authorized by DAF or Report	Value of Sales Authorized by DAF
6	1	\$32,000.00
11	2	\$5,654,552.00 (1) (2)
13	1	\$122,000.00
15	1	\$10,000.00 (3)
16	6	\$106,938.00
20	4	\$1,885,002.00 (4)
21	1	\$2,300,000.00
22	2	\$2,921,000.00 (2)
24	1	\$3,100,000.00 (3)
38	1	\$2.00 (5)
Totals	20	\$16,131,494.00 (6)

(1) Includes Nominal transfer of 2 Ellesmere to TPA for 22 John Street Cultural Hub and Sale Proceeds to Community Development Reserve Fund (XR3100), in accordance with GM26.17 – Dec 2013. Purchase Price of \$2,205,000.00 + Bonus Density of \$304,552.00 = \$2,554,552.00, less \$385,000.00 credit to Purchaser for construction of TPA parking facility on adjacent 14 John St. = \$2,119,552.00.

Deposit: \$50,000.00 to XR3100 and LOC to the City of Toronto: \$2,119,552.00 (to secure construction of Weston Community/Cultural Hub and 26 artist live/work units at adjacent 33 King St.), in accordance with EX10.6 and EY.1 – Dec 2015. Public Parking Adjustment in PP: \$350,000.00

(2) Includes Metrolinx Fee sale for the Eglinton-Crosstown LRT Project

(3) Closing 2017

(4) Includes a nominal transfer to Build-Toronto-above grade strata

(5) Includes a Nominal Land Exchange Agreement with Centennial College

(6) Includes \$780,000.00 not recorded in 2015 Final Report on Sales

Acquisitions and Expropriations

Appendix "B" attached indicates the number, type and value of acquisitions and offers/settlements/progress payments resulting from expropriations. The chart includes all of the foregoing whether resulting from City Council or delegated approval authority.

The following table provides a summary of acquisition activity from January 1 to December 31, 2016:

Market Category	Properties in Category	Client	Value
Acquired Properties	21	Transportation Services, Parks, Forestry & Recreation, Toronto Water, Toronto Fire Services, Engineering & Construction Services, Real Estate Services, Toronto & Region Conservation Authority, Toronto Transit Commission	\$24,895,914.16
Acquired Easements	41	Toronto Water, Toronto Transit Commission	\$359,514.92
Expropriation/ Settlement Costs	39	Transportation Services, Toronto Transit Commission	\$2,365,516.03
Total	101		\$27,620,945.11

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.

Items processed by way of delegated approval in 2016 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)	32	N/A
Sales (1)	20	\$15,351,492.00
Leases/Licences (2)	118	\$35,017,089.00
Acquisitions/Permanent Easements	26	\$19,392,938.95
Expropriations (3)	34	\$6,877,977.61
Other Real Estate Transactions (4)	41	\$1,350,028.55
Total	271	\$77,989,526.11

(1) Including 7 to Initiate Permanent Road Closures

(2) Including Nominal Leases to Metrolinx under Master Agreement

(3) Including Offers, Costs, Settlements, Permanent & Temporary Easements

(4) Temporary Easements, Permission to Enter, Consents, LDA Amendments, etc.

CONTACT

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SIGNATURE

Josie Scioli
Chief Corporate Officer

ATTACHMENTS

Appendix "A" – Declare Surplus List

Appendix "B" – Property Acquisitions / Expropriations

Appendix "C" – Properties Authorized for Sale