

2019 Final Report on Property Sales, Acquisitions, Expropriations and Leases

Date: August 28, 2020

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 executed by the Corporate Real Estate Management Division on behalf of the City of Toronto through the Delegated Authority Form (DAF) process from January 1, 2019 to December 31, 2019. 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 (DAF).

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

COMMENTS

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>

Classification of Surplus Properties

The following table provides a breakdown of all active 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 – Sale to Specific Party	5
Intended Manner of Sale – Transfer to Specific Party	3
Intended Manner of Sale – Invite an Offer from Adjoining Owner	6
Intended Manner of Sale – Open Market	1
Total	15

Sales Activity

The following table details sales activity approved through Delegated Approval Form (DAF) from January 1, 2019 to December 31, 2019:

No. of Properties Declared Surplus by DAF in 2019	No. of Properties Authorized for Sale by DAF in 2019¹	Value of Sales Authorized by DAF in 2019	No. of Sale Transactions Closed in 2019²	Value of Sale Transactions Closed in 2019
15	9	\$8,709,020	13	\$12,475,218

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 DAFs, including information on the purpose and date of acquisition and the amount paid. The table below summarizes the sale activity reported in 2019 by Ward:

Ward	No. of Sales Authorized by DAF	Value of Sales Authorized by DAF
4	2	\$625,000
9	2	\$2,374,000
10	1	\$30,000
11	1	\$5,490,420
14	1	\$34,600
15	1	\$70,000
21	1	\$85,000
Total	9	\$8,709,020

Acquisitions and Expropriations

The following table provides a summary of acquisition and expropriation activity from January 1, 2019 to December 31, 2019 by delegated authority:

Market Category	Properties in Category	Various City Divisional Clients	Value
Acquired Properties including Temporary and Permanent Easements	29	Shelter, Support & Housing Administration, Parks, Forestry & Recreation, Toronto Transit Corporation, Engineering & Construction Services, Children's Services, Waterfront Secretariat, Social Development, Finance & Administration, Toronto Water, Corporate Real Estate Management	\$11,964,147
Expropriation/Settlement Costs	15	Toronto Transit Commission, Toronto Public Library, Transportation Services	\$4,788,782
Total	44		\$16,752,929

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 2019 are as follows:

Activity	No. of Delegated Approvals Processed	Estimated Value Reported Through Delegated Approvals
Declare Surplus	15	N/A
Sales ³	9	\$8,709,020
Leases/Licences ⁴	183	\$60,449,859
Acquisitions ⁵	29	\$11,964,147

Expropriations ⁶	15	\$4,788,782
Other Real Estate Transactions ⁷	84	\$4,006,149
Total	335	\$89,917,957

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

Patrick Matozzo
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ATTACHMENTS

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