

Approved pursuant to the Delegated Authority contained in Government Management Committee Item GM6.18 entitled "Policy with Respect to the Sale/Disposition of Land" adopted as amended by City Council on July 16, 17, 18 and 19, 2007. By-law No. 814-2007, enacted on July 19, 2007.

Prepared By:	M. Hale-Carter	Division:	Real Estate Services										
Date Prepared:	April 28, 2015	Phone No.:	(416) 392-1227										
Purpose:	To amend the potential Purchasers name respecting a portion of the City-owned property, municipally known as 819 Sheppard Avenue West that had previously been declared surplus with an intended manner of sale by way of an invitation of an Offer to Purchase from the Toronto Heschel School.												
Property:	Part of Lot 15, Concession 2 WYS, Lots 43 and 44 on Plan 1938, Part of Lot 68 on Plan 3457, Part Alexis Blvd on Plan 1938 as closed by NY349292 and Part of Block on Plan 3553 (the "Property").												
Actions:	<ol style="list-style-type: none"> 1. The intended manner of sale be revised by way of an invitation of an Offer to Purchase from THS Property Inc. a wholly owned subsidiary of Gesher Abraham c.o.b The Toronto Heschel School.. 2. Notice be published in a newspaper in circulation in the area of the Property and posted on the City's website. 3. . All steps necessary to comply with the City's real estate disposal process, as set out in Chapter 213 of the City of Toronto Municipal Code, be taken. 												
Financial Impact:	There are no financial implications resulting from this approval. The Deputy City Manager and Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.												
Background:	<p>The Property was declared surplus pursuant to the following: DAF Tracking Number 2014-193, dated September 12, 2014; and DAF Tracking No. 2013-151, dated December 18, 2013.</p> <p>At its meeting on October 26, 2009, City Council, by its adoption of Government Management Committee, Item GMC 25.20 authorized the acquisition of a surplus TDSB property municipally known as 819 Sheppard Avenue West, Toronto. The City took title to the property on March 31, 2010.</p> <p>The entire acquisition has a site area of approximately 6.17 acres (2.5 ha). Parks, Forestry and Recreation had an interest in securing the open space component located on the southern portion of the property, shown as Part 2 on Sketch No. PS-2014-080 to address a low level of parkland provision. The northern portion of the property has a school building on it which is currently leased to Gesher Abraham, c.o.b. as The Toronto Heschel School, a private facility which has occupied the building for over 19 years. It is this portion, shown as Part 1 on Sketch PS-2014-080 and having an area of approximately 2.85 acres which is the subject of this report. Parks, Forestry and Recreation will retain Part 2 under their jurisdiction for Parks purposes. Transportation Services will hold onto Part 3 for future road widening. The remainder of the property shown as Part 1 on Sketch PS 2014-080 can now be disposed of.</p>												
Comments:	<p>A circulation to the City's Agencies, Boards, Commissions and Divisions was undertaken to ascertain whether or not there is any municipal interest in retaining the Property.</p> <p>The Affordable Housing Office has determined that there is no interest in the Property for affordable housing. No other municipal interest was expressed.</p> <p>Accordingly, it is appropriate that the Property be declared surplus. The Property Management Committee has reviewed this matter and concurs.</p>												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 35%;">Ward:</td> <td>10 –York Centre</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>Part of 1908-05-1-790-00400</td> </tr> <tr> <td>Approximate Building Size:</td> <td>3 storey brick</td> </tr> <tr> <td>Approximate site Area:</td> <td>2.85 acres</td> </tr> <tr> <td>Other:</td> <td>Parts 1, 4,7,8,11,12 and 13 on Draft Reference Plan 011-Job No. 2014-00278 will be retained in City's ownership-Parks</td> </tr> </table>			Ward:	10 –York Centre	Assessment Roll No.:	Part of 1908-05-1-790-00400	Approximate Building Size:	3 storey brick	Approximate site Area:	2.85 acres	Other:	Parts 1, 4,7,8,11,12 and 13 on Draft Reference Plan 011-Job No. 2014-00278 will be retained in City's ownership-Parks
Ward:	10 –York Centre												
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Approximate Building Size:	3 storey brick												
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Other:	Parts 1, 4,7,8,11,12 and 13 on Draft Reference Plan 011-Job No. 2014-00278 will be retained in City's ownership-Parks												
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lands are located within the Green Space System or the Parks & Open Space Areas of the Official Plan.												

Pre-Conditions to Approval:

- (1) **Highways** - The GM of Transportation Services has concurred in the Highway being declared surplus conditional upon City Council approving the permanent closure of the Highway.
- (2) **Lands located within the Green Space System and the Parks & Open Space Areas of the Official Plan** - The Chief Planner & Executive Director and the GM of Parks, Forestry & Recreation have confirmed that the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility.

Chief Corporate Officer has approval authority for:

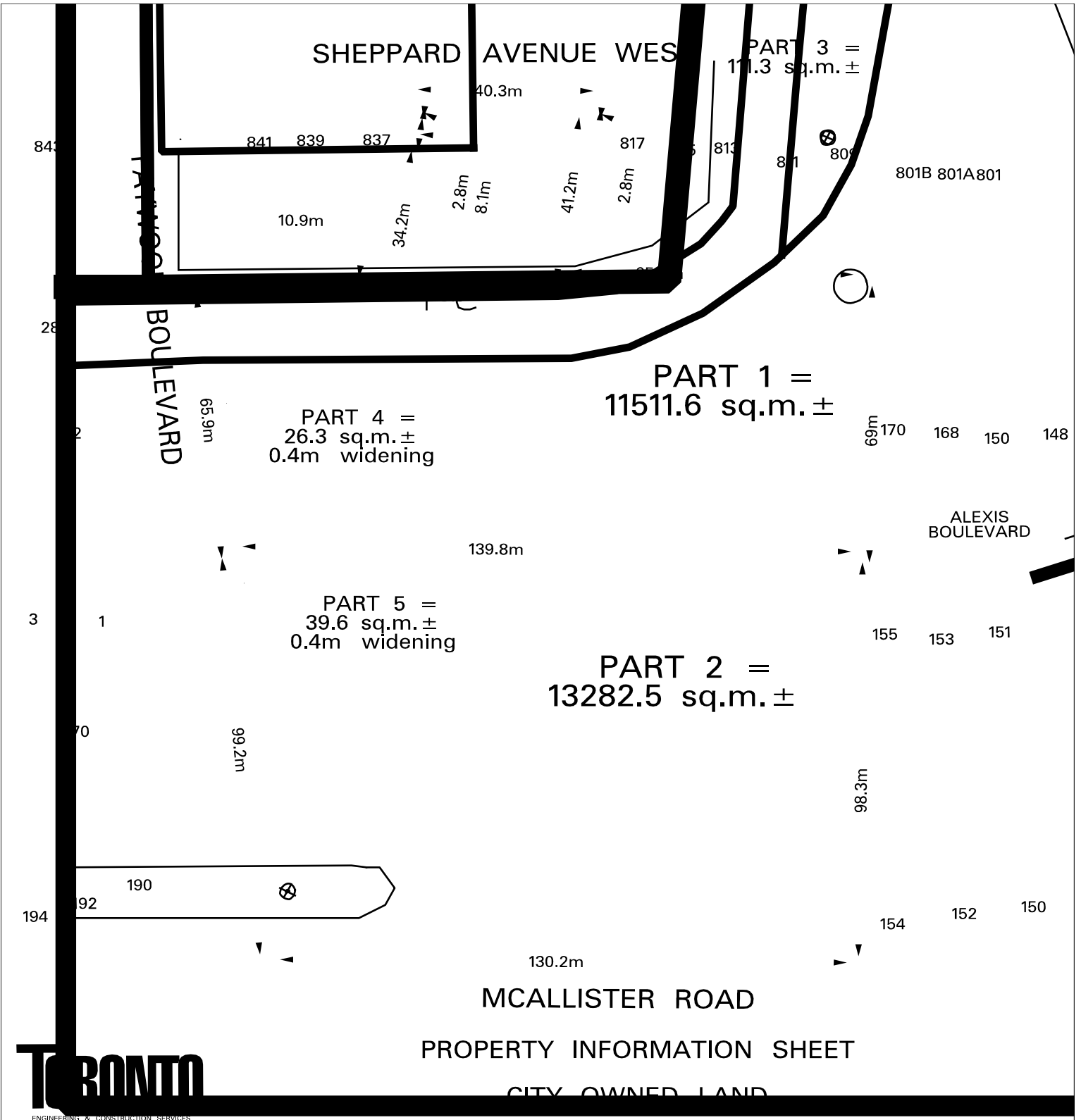
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require the declaration of surplus or the intended manner or process by which the sale of the land will be carried out to be determined by Council.
- (2)** determining the method of giving notice to the public, following consultation with the local Councillor (§ 213-7)
 - Councillor has been consulted regarding method of giving notice to the public.
- (3)** exempting sales to the following public bodies from the requirement for an appraisal, provided that the local Councillor (or if the land abuts other wards, the local Councillors) does not require the determination to be made by Council (§ 213-4):
 - (a) a municipality
 - (b) a local board, including a school board and a conservation authority
 - (c) the Crown in right of Ontario or Canada and their agencies
 - n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (3)(a)-(c) applies.]**
- (4)** exempting the sale of land in the following classes from the requirement for an appraisal and/or for notice to the public, provided that the local Councillor(s) (if the land abuts other wards) does not require the determination to be made by Council (§ 213-5):
 - (a) land 0.3 metres or less in width acquired in connection with an approval or decision under the *Planning Act*
 - (b) closed highways if sold to an owner of land abutting the closed highways
 - (c) land formerly used for railway lines if sold to an owner of land abutting the former railway land
 - (d) land does not have direct access to a highway if sold to the owner of land abutting that land
 - (e) land repurchased by an owner in accordance with section 42 of the *Expropriations Act*
 - (f) easements
 - n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (4)(a)-(f) applies.]**
 - n/a Councillor(s) agrees with exemption from notice to the public. **[Revise box to an x if any of (4)(a)-(f) applies.]**
- (5)** revising the intended manner of sale
- (6)** rescinding the declaration of surplus authority

Title	Date	Recommended/ Approved
Manager		
Director	Apr. 29, 2015	Joe Casali
Chief Corporate Officer	Apr. 30, 2015	Josie Scioli
Return to:		
M. Hale-Carter 2 nd Floor, Metro Hall 392-1227		
DAF Tracking No.: 2015-085		

Consultation with Councillor(s):						
Councillor:	James Pasternak					
Contact Name:	Jacob Katz					
Contacted by	<input checked="" type="checkbox"/> Phone	<input checked="" type="checkbox"/> E-mail	<input type="checkbox"/> Memo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Other
Comments:	<ul style="list-style-type: none"> • Concurs with recommendation March 25, 2015 • Does not require the matter to be determined by Council • Does not require further consultation re: public notice 					
Councillor:						
Contact Name:						
Contacted by	<input type="checkbox"/> Phone	<input type="checkbox"/> E-mail	<input type="checkbox"/> Memo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Other
Comments:						

Consultation with other Division(s):			
Division:		Division:	Financial Planning
Contact Name:		Contact Name:	Anthony Ng
Comments:		Comments:	Concurs with the Financial Impact
Real Estate Law Contact:	J. Aurini –comments incorporated April 28, 2015	Date:	April 10, 2015

Appendix 'A'-Sketch



NO. 819 SHEPPARD AVENUE WEST

ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SERVICES
LAND AND PROPERTY SERVICES

NOTE:
THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS. MEASUREMENTS
ARE APPROXIMATE

CHECK BY JOHN HOUSE WARD 10 - YORK CENTRE
PREPARED BY: DWAYNE PITT DATE: JULY 04, 2014

SKETCH No. PS-2014-080