



DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2015-077

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:	Crystal Leung	Division:	Real Estate Services
Date Prepared:	06/19/2015	Phone No.:	416-392-8161
Purpose:	To declare surplus the vacant City-owned land located at 3 Shields Avenue, and to authorize the invitation of an offer to purchase the property from the abutting owner at 7 Shields Avenue, shown in Appendix "A" attached.		
Property:	Vacant land located at 3 Shields Ave, Pcl 7-3 Sec M528; Pt Lt 7 PI M528 Toronto; Pt Lt 8 PI M528 Toronto, shown as Part 1 on Sketch No. PS-2014-109 (the "Property"), shown in Appendix "B" attached.		
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus, and an offer to purchase the Property be invited from the owner of 7 Shields Avenue. 2. Notice be published in a newspaper in circulation in the area of the Property. 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:	The City acquired the Property in 1947 through a tax sale. The owner of 7 Shields Avenue has expressed interest in acquiring the Property for incorporation to their lands.		
Comments:	A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Property. No municipal interest was expressed. Staff of the Affordable Housing Office has determined that there is no interest in the Property for affordable housing. Accordingly, it is appropriate that the Property be declared surplus. The Property Management Committee has reviewed this matter and concurs.		
Property Details:	Ward:		16 - Eglinton-Lawrence
	Assessment Roll No.:		1904-1-14-440-00100
	Approximate Area:		56.7 m ² (613.54 ft ²)
	Other Information:		
	<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:

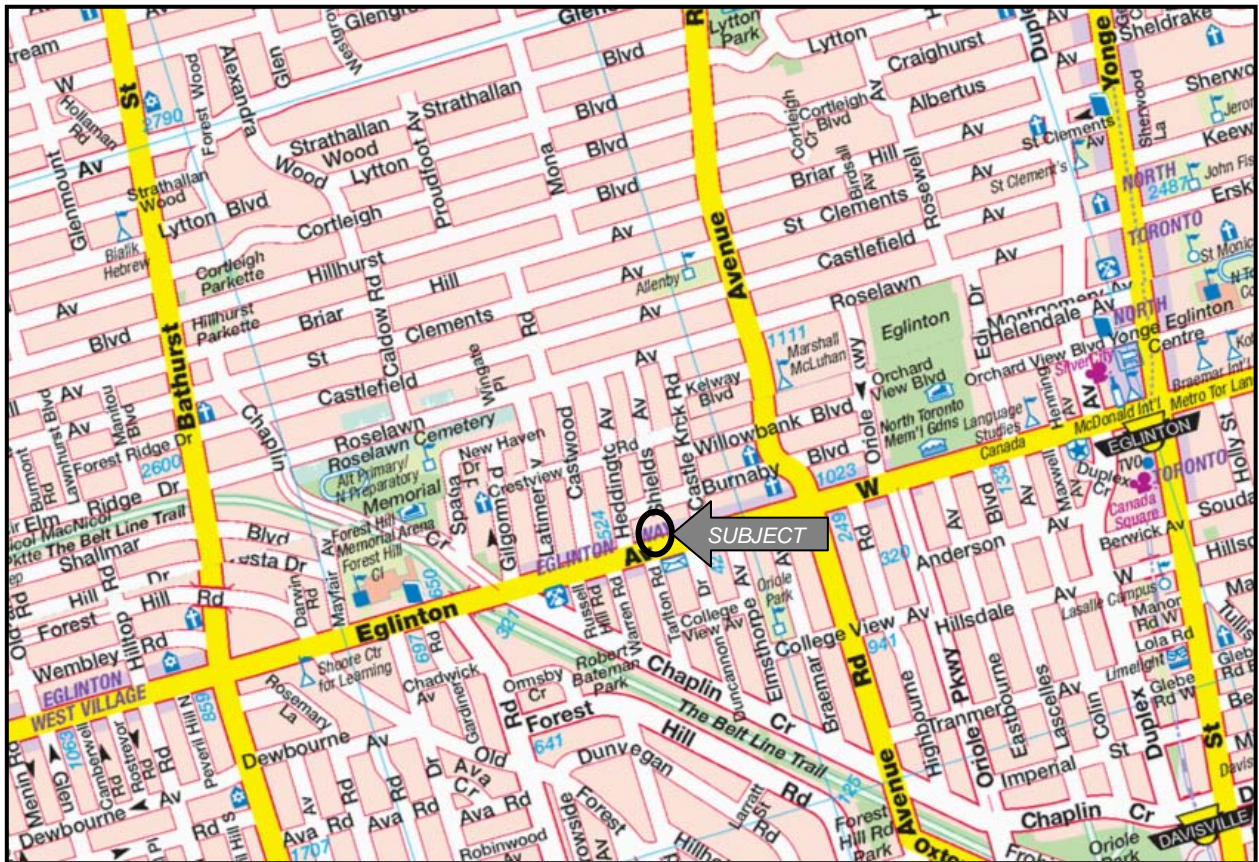
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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	June 19, 2015	Melanie Hale-Carter
Director	July 21, 2015	Joe Casali
Chief Corporate Officer	July 23, 2015	Josie Scioli
Return to: Crystal Leung Real Estate Services Metro Hall, 55 John St, 2 nd Floor 416-392-8161		
DAF Tracking No.: 2015-077		

Consultation with Councillor(s):						
Councillor:	Christin Carmichael Greb					
Contact Name:	Rob Krauss					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:	03/19/2015 <ul style="list-style-type: none"> Concurs with recommendation Does not require the matter to be determined by Council Does not require further consultation re: public notice 					
Councillor:						
Contact Name:						
Contacted by	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:						

Consultation with other Division(s):			
Division:		Division:	Financial Planning
Contact Name:		Contact Name:	Anthony Ng
Comments:		Comments:	Concurs with financial impact statement.
Real Estate Law Contact:	Deborah Boudreau and Charlotte Harbell 04/10/2015	Date:	03/19/2015

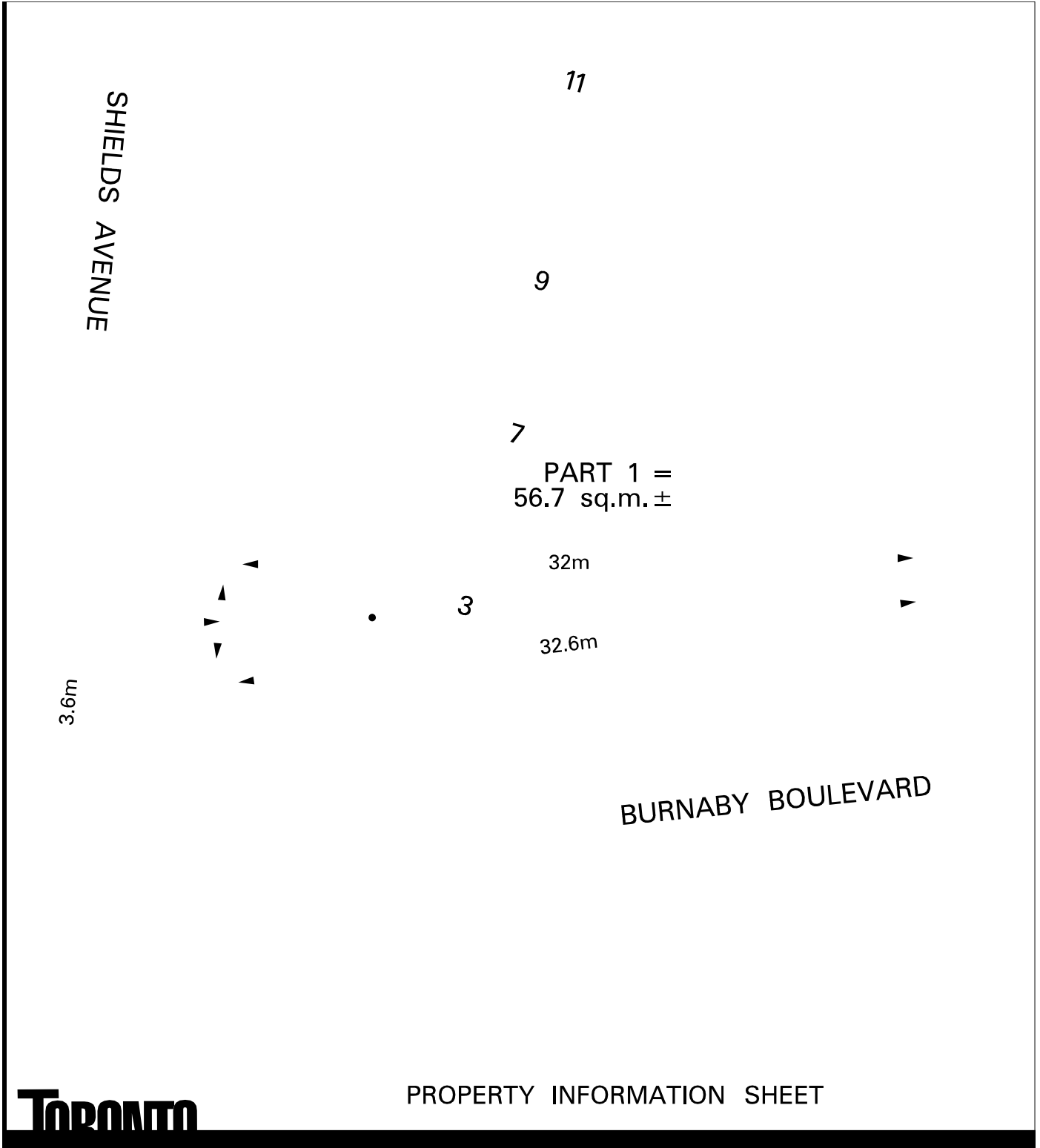
Map Location



Aerial View



Sketch No. PS-2014-109



PROPERTY INFORMATION SHEET



NO. 3 SHIELDS AVENUE

ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SERVICES
LAND AND PROPERTY SURVEYS

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

CHECK BY JOHN HOUSE WARD 16 – EGLINTON-LAWRENCE
PREPARED BY: DWAYNE PITT DATE: OCTOBER 02, 2014

SKETCH No. PS-2014-109