



## DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2015-151

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.

<b>Prepared By:</b>	Adam Pressick	<b>Division:</b>	Real Estate Services										
<b>Date Prepared:</b>	September 22, 2015	<b>Phone No.:</b>	392-1166										
<b>Purpose:</b>	To declare surplus the City-owned road allowance beneath an elevated portion of Jane Street (the "Leased Lands") with the intended manner of disposition to be by way of entering into a lease agreement with Irving Consumer Products Limited (the "Tenant"), for which separate authority will be sought, the collective length of which will exceed twenty-one (21) years.												
<b>Property:</b>	The Leased Lands are approximately 24,777 square feet of City road allowance located beneath an elevated portion of Jane Street (Parts 1, 2, and 3 on Plan L-119-54 illustrated on Schedule "A") located north of Weston Road as shown on Schedule "B".												
<b>Actions:</b>	<ol style="list-style-type: none"> <li>1. A leasehold interest in the Leased Lands be declared surplus with the intended manner of disposition to be by way of entering into lease agreement(s) the collective length of which would exceed twenty-one (21) years.</li> <li>2. Notice be published in a newspaper in circulation of the area of the Leased Lands.</li> <li>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.</li> </ol>												
<b>Financial Impact:</b>	There are no financial implications resulting from this approval.												
<b>Background:</b>	The Leased Lands have been leased to the owner of 1551 Weston Road for parking purposes since November 2, 1976, as authorized by Report No. 14 of the Transportation Committee of Metropolitan Toronto. The Tenant desires to continue the lease making it necessary to declare the Leased Lands surplus as extending or granting any further lease will result in a cumulative term greater than 21 years.												
<b>Comments:</b>	<p>A City water main is located under portions of the Leased Lands. Toronto Water and Bridges, Structures and Expressways of Transportation requires access to the Leased Lands for inspections and capital rehabilitation. There is no objection to extending the lease as the agreement includes a 30-day termination clause exercisable at the City's sole option to protect City infrastructure.</p> <p>It is appropriate to declare a long term leasehold interest in the Leased Lands surplus, with the intended manner of disposition to be by way of entering into lease agreements(s) the collective length of which would exceed 21 years. The Property Management Committee reviewed this matter on April 27, 2015, and concurs.</p>												
<b>Property Details:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>Ward:</b></td> <td>11 – York South-Weston</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>n/a</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>Irregular</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>24,777 square feet</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table> <p><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No   Lands are located within the Green Space System or the Parks &amp; Open Space Areas of the Official Plan.</p>			<b>Ward:</b>	11 – York South-Weston	<b>Assessment Roll No.:</b>	n/a	<b>Approximate Size:</b>	Irregular	<b>Approximate Area:</b>	24,777 square feet	<b>Other Information:</b>	
<b>Ward:</b>	11 – York South-Weston												
<b>Assessment Roll No.:</b>	n/a												
<b>Approximate Size:</b>	Irregular												
<b>Approximate Area:</b>	24,777 square feet												
<b>Other Information:</b>													

### 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:**

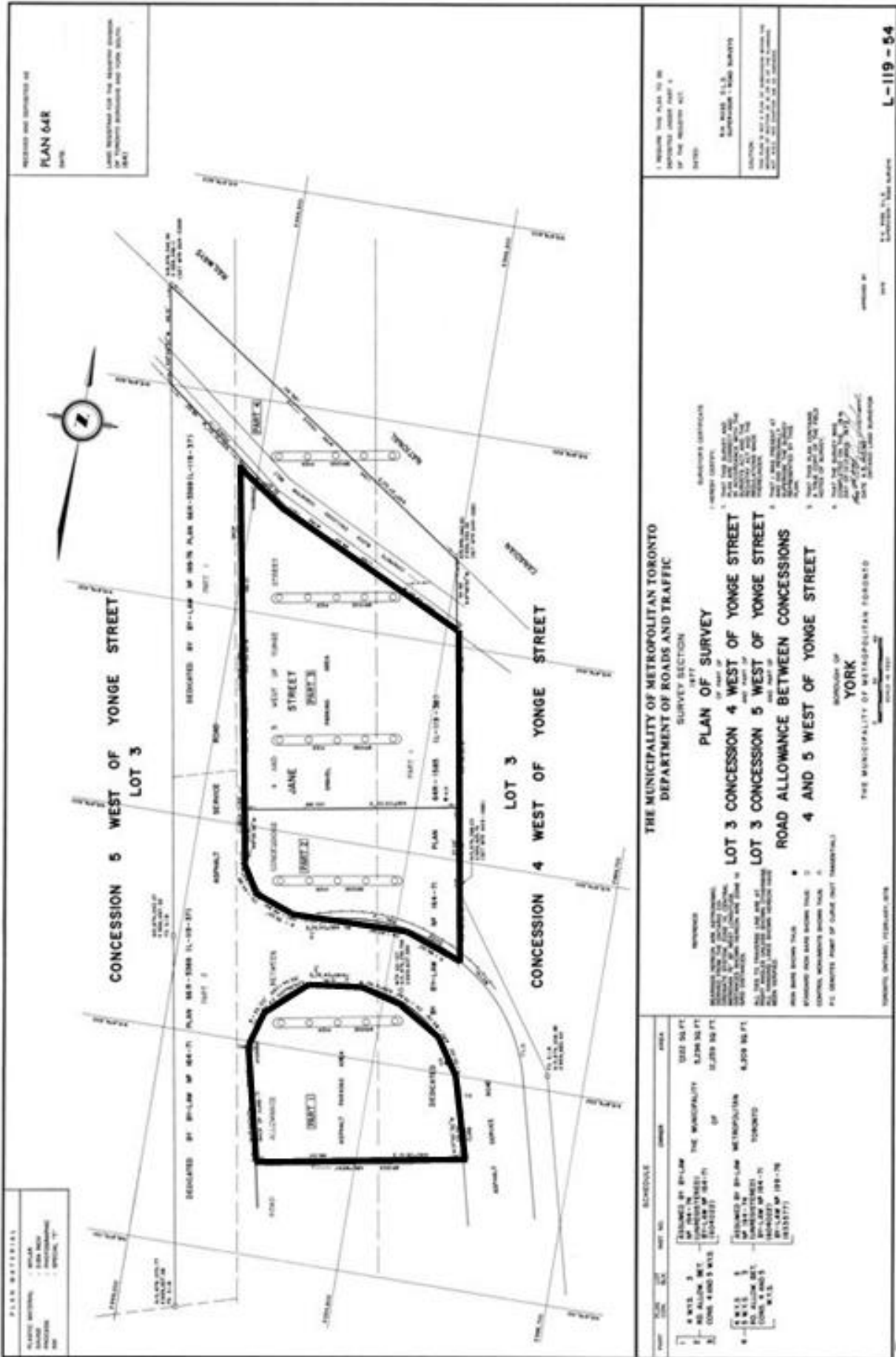
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
  - Councillor does not require 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	Sept. 24, 2015	Tasse Karakolis
Director	Sept. 28, 2015	Joe Casali
Chief Corporate Officer	Oct. 1, 2015	Josie Scioli
<b>Return to:</b> Adam Pressick Property Officer, Leasing and Site Management Suite 219, 55 John St, M5V 3C6 Toronto ON <a href="mailto:apressi@toronto.ca">apressi@toronto.ca</a> 416-392-1166		
<b>DAF Tracking No.: 2015-151</b>		

Consultation with Councillor(s):						
Councillor:	Frances Nunziata					
Contact Name:	Jennifer Cicchelli					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail		Memo	Other
Comments:	Councillor does not object, does not require the file to go to GMC, or require further consultation to the public (June 10, 2015)					
Councillor:						
Contact Name:						
Contacted by	Phone		E-mail		Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	Engineering Support Services/Leasing	Division:	Financial Planning
Contact Name:	John House/Sherri Andjelic	Contact Name:	Filisha Mohammed
Comments:	Retain rights access for to complete site inspections (May 1, 2015), no issues with tenant	Comments:	Proceed
Real Estate Law Contact:	Deborah Boudreau/Bart Lipsett (reviewed: July 13, 2015)	Date:	June 10, 2015

Schedule "A" - The "Leased Lands" (shown outlined)



PLAN MATERIAL

NAME: [ ]

DATE: [ ]

SCALE: [ ]

BY: [ ]

CHECKED BY: [ ]

APPROVED BY: [ ]

REVISIONS AND COMMENTS AS PER PLAN 648

DATE: [ ]

LAURENCE AND COMPANY INC. ENGINEERS AND SURVEYORS

1000 SHEPPARD AVENUE EAST, TORONTO, ONTARIO M2X 1K7

THE MUNICIPALITY OF METROPOLITAN TORONTO  
DEPARTMENT OF ROADS AND TRAFFIC

SURVEY SECTION [ ]

PLAN OF SURVEY

LOT 3 CONCESSION 4 WEST OF YONGE STREET

LOT 3 CONCESSION 5 WEST OF YONGE STREET

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 WEST OF YONGE STREET

YORK

THE MUNICIPALITY OF METROPOLITAN TORONTO

NO.	DESCRIPTION	AREA
1	AS SHOWN BY SP-LAW OF 1911-N	1222 56 SQ. FT.
2	AS SHOWN BY SP-LAW OF 1911-N	1224 36 SQ. FT.
3	AS SHOWN BY SP-LAW OF 1911-N	1225 36 SQ. FT.
4	AS SHOWN BY SP-LAW OF 1911-N	1226 36 SQ. FT.
5	AS SHOWN BY SP-LAW OF 1911-N	1227 36 SQ. FT.
6	AS SHOWN BY SP-LAW OF 1911-N	1228 36 SQ. FT.
7	AS SHOWN BY SP-LAW OF 1911-N	1229 36 SQ. FT.
8	AS SHOWN BY SP-LAW OF 1911-N	1230 36 SQ. FT.
9	AS SHOWN BY SP-LAW OF 1911-N	1231 36 SQ. FT.
10	AS SHOWN BY SP-LAW OF 1911-N	1232 36 SQ. FT.
11	AS SHOWN BY SP-LAW OF 1911-N	1233 36 SQ. FT.
12	AS SHOWN BY SP-LAW OF 1911-N	1234 36 SQ. FT.
13	AS SHOWN BY SP-LAW OF 1911-N	1235 36 SQ. FT.
14	AS SHOWN BY SP-LAW OF 1911-N	1236 36 SQ. FT.
15	AS SHOWN BY SP-LAW OF 1911-N	1237 36 SQ. FT.
16	AS SHOWN BY SP-LAW OF 1911-N	1238 36 SQ. FT.
17	AS SHOWN BY SP-LAW OF 1911-N	1239 36 SQ. FT.
18	AS SHOWN BY SP-LAW OF 1911-N	1240 36 SQ. FT.
19	AS SHOWN BY SP-LAW OF 1911-N	1241 36 SQ. FT.
20	AS SHOWN BY SP-LAW OF 1911-N	1242 36 SQ. FT.
21	AS SHOWN BY SP-LAW OF 1911-N	1243 36 SQ. FT.
22	AS SHOWN BY SP-LAW OF 1911-N	1244 36 SQ. FT.
23	AS SHOWN BY SP-LAW OF 1911-N	1245 36 SQ. FT.
24	AS SHOWN BY SP-LAW OF 1911-N	1246 36 SQ. FT.
25	AS SHOWN BY SP-LAW OF 1911-N	1247 36 SQ. FT.
26	AS SHOWN BY SP-LAW OF 1911-N	1248 36 SQ. FT.
27	AS SHOWN BY SP-LAW OF 1911-N	1249 36 SQ. FT.
28	AS SHOWN BY SP-LAW OF 1911-N	1250 36 SQ. FT.
29	AS SHOWN BY SP-LAW OF 1911-N	1251 36 SQ. FT.
30	AS SHOWN BY SP-LAW OF 1911-N	1252 36 SQ. FT.
31	AS SHOWN BY SP-LAW OF 1911-N	1253 36 SQ. FT.
32	AS SHOWN BY SP-LAW OF 1911-N	1254 36 SQ. FT.
33	AS SHOWN BY SP-LAW OF 1911-N	1255 36 SQ. FT.
34	AS SHOWN BY SP-LAW OF 1911-N	1256 36 SQ. FT.
35	AS SHOWN BY SP-LAW OF 1911-N	1257 36 SQ. FT.
36	AS SHOWN BY SP-LAW OF 1911-N	1258 36 SQ. FT.
37	AS SHOWN BY SP-LAW OF 1911-N	1259 36 SQ. FT.
38	AS SHOWN BY SP-LAW OF 1911-N	1260 36 SQ. FT.
39	AS SHOWN BY SP-LAW OF 1911-N	1261 36 SQ. FT.
40	AS SHOWN BY SP-LAW OF 1911-N	1262 36 SQ. FT.
41	AS SHOWN BY SP-LAW OF 1911-N	1263 36 SQ. FT.
42	AS SHOWN BY SP-LAW OF 1911-N	1264 36 SQ. FT.
43	AS SHOWN BY SP-LAW OF 1911-N	1265 36 SQ. FT.
44	AS SHOWN BY SP-LAW OF 1911-N	1266 36 SQ. FT.
45	AS SHOWN BY SP-LAW OF 1911-N	1267 36 SQ. FT.
46	AS SHOWN BY SP-LAW OF 1911-N	1268 36 SQ. FT.
47	AS SHOWN BY SP-LAW OF 1911-N	1269 36 SQ. FT.
48	AS SHOWN BY SP-LAW OF 1911-N	1270 36 SQ. FT.
49	AS SHOWN BY SP-LAW OF 1911-N	1271 36 SQ. FT.
50	AS SHOWN BY SP-LAW OF 1911-N	1272 36 SQ. FT.
51	AS SHOWN BY SP-LAW OF 1911-N	1273 36 SQ. FT.
52	AS SHOWN BY SP-LAW OF 1911-N	1274 36 SQ. FT.
53	AS SHOWN BY SP-LAW OF 1911-N	1275 36 SQ. FT.
54	AS SHOWN BY SP-LAW OF 1911-N	1276 36 SQ. FT.
55	AS SHOWN BY SP-LAW OF 1911-N	1277 36 SQ. FT.
56	AS SHOWN BY SP-LAW OF 1911-N	1278 36 SQ. FT.
57	AS SHOWN BY SP-LAW OF 1911-N	1279 36 SQ. FT.
58	AS SHOWN BY SP-LAW OF 1911-N	1280 36 SQ. FT.
59	AS SHOWN BY SP-LAW OF 1911-N	1281 36 SQ. FT.
60	AS SHOWN BY SP-LAW OF 1911-N	1282 36 SQ. FT.
61	AS SHOWN BY SP-LAW OF 1911-N	1283 36 SQ. FT.
62	AS SHOWN BY SP-LAW OF 1911-N	1284 36 SQ. FT.
63	AS SHOWN BY SP-LAW OF 1911-N	1285 36 SQ. FT.
64	AS SHOWN BY SP-LAW OF 1911-N	1286 36 SQ. FT.
65	AS SHOWN BY SP-LAW OF 1911-N	1287 36 SQ. FT.
66	AS SHOWN BY SP-LAW OF 1911-N	1288 36 SQ. FT.
67	AS SHOWN BY SP-LAW OF 1911-N	1289 36 SQ. FT.
68	AS SHOWN BY SP-LAW OF 1911-N	1290 36 SQ. FT.
69	AS SHOWN BY SP-LAW OF 1911-N	1291 36 SQ. FT.
70	AS SHOWN BY SP-LAW OF 1911-N	1292 36 SQ. FT.
71	AS SHOWN BY SP-LAW OF 1911-N	1293 36 SQ. FT.
72	AS SHOWN BY SP-LAW OF 1911-N	1294 36 SQ. FT.
73	AS SHOWN BY SP-LAW OF 1911-N	1295 36 SQ. FT.
74	AS SHOWN BY SP-LAW OF 1911-N	1296 36 SQ. FT.
75	AS SHOWN BY SP-LAW OF 1911-N	1297 36 SQ. FT.
76	AS SHOWN BY SP-LAW OF 1911-N	1298 36 SQ. FT.
77	AS SHOWN BY SP-LAW OF 1911-N	1299 36 SQ. FT.
78	AS SHOWN BY SP-LAW OF 1911-N	1300 36 SQ. FT.
79	AS SHOWN BY SP-LAW OF 1911-N	1301 36 SQ. FT.
80	AS SHOWN BY SP-LAW OF 1911-N	1302 36 SQ. FT.
81	AS SHOWN BY SP-LAW OF 1911-N	1303 36 SQ. FT.
82	AS SHOWN BY SP-LAW OF 1911-N	1304 36 SQ. FT.
83	AS SHOWN BY SP-LAW OF 1911-N	1305 36 SQ. FT.
84	AS SHOWN BY SP-LAW OF 1911-N	1306 36 SQ. FT.
85	AS SHOWN BY SP-LAW OF 1911-N	1307 36 SQ. FT.
86	AS SHOWN BY SP-LAW OF 1911-N	1308 36 SQ. FT.
87	AS SHOWN BY SP-LAW OF 1911-N	1309 36 SQ. FT.
88	AS SHOWN BY SP-LAW OF 1911-N	1310 36 SQ. FT.
89	AS SHOWN BY SP-LAW OF 1911-N	1311 36 SQ. FT.
90	AS SHOWN BY SP-LAW OF 1911-N	1312 36 SQ. FT.
91	AS SHOWN BY SP-LAW OF 1911-N	1313 36 SQ. FT.
92	AS SHOWN BY SP-LAW OF 1911-N	1314 36 SQ. FT.
93	AS SHOWN BY SP-LAW OF 1911-N	1315 36 SQ. FT.
94	AS SHOWN BY SP-LAW OF 1911-N	1316 36 SQ. FT.
95	AS SHOWN BY SP-LAW OF 1911-N	1317 36 SQ. FT.
96	AS SHOWN BY SP-LAW OF 1911-N	1318 36 SQ. FT.
97	AS SHOWN BY SP-LAW OF 1911-N	1319 36 SQ. FT.
98	AS SHOWN BY SP-LAW OF 1911-N	1320 36 SQ. FT.
99	AS SHOWN BY SP-LAW OF 1911-N	1321 36 SQ. FT.
100	AS SHOWN BY SP-LAW OF 1911-N	1322 36 SQ. FT.

1. REVISIONS TO THIS PLAN TO BE MADE BY THE SURVEYOR.

2. THIS PLAN IS VALID FOR THE PURPOSES OF THE METROPOLITAN TORONTO ACT AND THE METROPOLITAN TORONTO TRAFFIC ACT.

3. THIS PLAN IS VALID FOR THE PURPOSES OF THE METROPOLITAN TORONTO ACT AND THE METROPOLITAN TORONTO TRAFFIC ACT.

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10. THIS PLAN IS VALID FOR THE PURPOSES OF THE METROPOLITAN TORONTO ACT AND THE METROPOLITAN TORONTO TRAFFIC ACT.

DATE: [ ]

BY: [ ]

CHECKED BY: [ ]

APPROVED BY: [ ]

LAURENCE AND COMPANY INC. ENGINEERS AND SURVEYORS

1000 SHEPPARD AVENUE EAST, TORONTO, ONTARIO M2X 1K7

L-119-54

Schedule "B" – Location of the Leased Lands

