

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:	Susan Lin	Division:	Real Estate Services										
Date Prepared:	July 6, 2015	Phone No.:	392-4135										
Purpose:	To declare surplus a permanent easement interest (21 years or more) in and over a portion of the Rosehill Pumping Station, municipally known as 240 Mount Pleasant Road, with the intended manner of disposal to be by way of a grant to Hydro One Networks Inc. for the purpose of constructing and maintaining a supporting building for communication and ventilation as part of the Midtown Transmission Reinforcement Project.												
Property:	A portion of the Rosehill Pumping Station, municipally known as 240 Mount Pleasant Road, being part of Lots 3 & 4 on Plan E767 and part of Lots 28 & 38 on Plan 277, designated as Parts 1, 2, 3, 5, 6, 7, 8 & 9 on Draft Reference Plan attached as Schedule "A".												
Actions:	<ol style="list-style-type: none"> 1. Authority be granted to declare surplus that portion of Rosehill Pumping Station, located at 240 Mount Pleasant Road, legally described as being part of Lots 3 & 4 on Plan E767 and part of Lots 28 & 38 on Plan 277, designated as Parts 1, 2, 3, 5, 6, 7, 8 & 9 on Draft Reference Plan attached as Schedule "A", with the intended manner of disposal to be by way of a permanent easement to Hydro One Networks Inc. ("HONI"). 2. An exemption be granted from the requirement to give notice to the public and/or to obtain an appraisal. 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:	<p>There are no financial implications resulting from this approval.</p> <p>The Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>												
Background:	<p>In 1969, the former Corporation of the City of Toronto transferred the Property for a nominal sum of \$1.00 to the former Municipality of Metropolitan Toronto for the purposes of a pumping station. The Property was not acquired through expropriation proceedings.</p> <p>Since 2011, HONI has undertaken construction of the Midtown Transmission Reinforcement Project to strengthen the aging transmission infrastructure to ensure reliable and uninterrupted supply of electricity throughout the City of Toronto. The project consists of both underground tunneling and overhead transmission tower erection along a 5.5 km right-of-way from HONI's Leaside Transformer Station to Bridgman Transformer Station.</p> <p>One of the most integral stages of the project consists of the new underground tunnel corridor from the HONI-owned Bayview JCT to Birch JCT. The most vital location within this right-of-way is at the Property, which houses the permanent main shaft location as well as the necessary communication and safety components for property operation of the tunnel facilities located in a supporting structure. HONI's original design for the supporting building utilized for communication and ventilation of the tunnel has proved insufficient for the safe operation and future electricity requirements of the City of Toronto. A new expanded design for a supporting building will house the necessary ventilation system as well as communication equipment required. As such, HONI has requested to acquire additional permanent easement interests in order to construct the supporting building.</p>												
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. Toronto Water has reviewed HONI's proposal and advised that granting a permanent easement is feasible. 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:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>27 – Toronto Centre-Rosedale</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>Part of 1904-10-2-071-00100</td> </tr> <tr> <td>Approximate Size:</td> <td>Irregular in shape</td> </tr> <tr> <td>Approximate Area:</td> <td>468.5 m² ± (5,042.89ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	27 – Toronto Centre-Rosedale	Assessment Roll No.:	Part of 1904-10-2-071-00100	Approximate Size:	Irregular in shape	Approximate Area:	468.5 m ² ± (5,042.89ft ² ±)	Other Information:	
Ward:	27 – Toronto Centre-Rosedale												
Assessment Roll No.:	Part of 1904-10-2-071-00100												
Approximate Size:	Irregular in shape												
Approximate Area:	468.5 m ² ± (5,042.89ft 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.

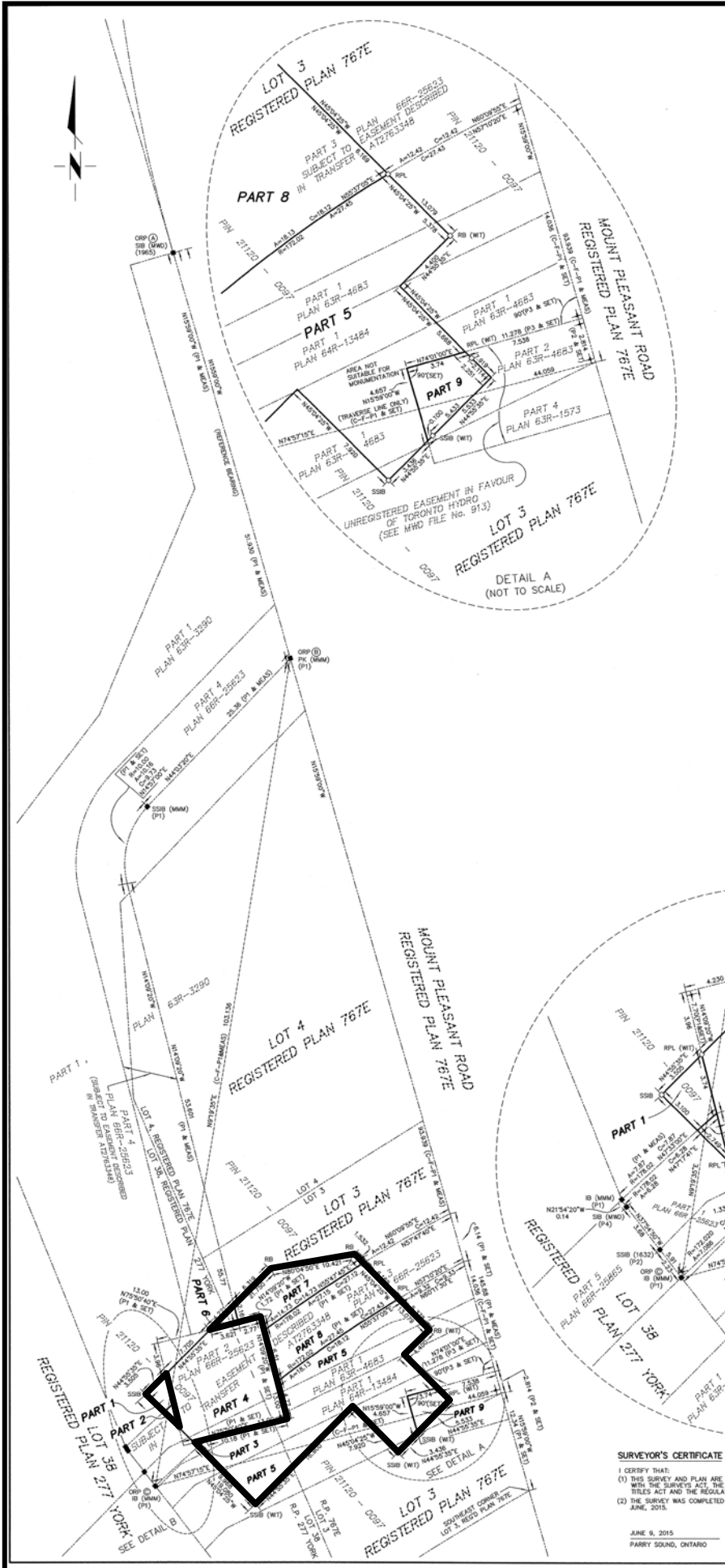
Chief Corporate Officer has approval authority for:

- 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
 - Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (4)(a)-(f) applies.]**
 - 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	July 10, 2015	Tasse Karakolis
Director	July 22, 2015	Joe Casali
Chief Corporate Officer	July 23, 2015	Josie Scioli
Return to:		
Susan Lin (2-4135) Real Estate Services 2nd Floor, Metro Hall		
DAF Tracking No.: 2015-146		

Consultation with Councillor(s):					
Councillor:	Kristyn Wong-Tam				
Contact Name:	Councillor Wong-Tam				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	<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 July 6, 2015 				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Toronto Water	Division:	Financial Planning
Contact Name:	Shanil Persaud	Contact Name:	Filisha Mohammed / Kenneth Quan
Comments:	April 7, 2015	Comments:	
Real Estate Law Contact:	Michele Desimone	Date:	July 2, 2015



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT

PLAN 66R-

RECEIVED AND DEPOSITED

DATE

DATE

DRAFT

DAMIAN TULLOCH
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TILES DIVISION OF THE TORONTO REGISTRY OFFICE (No. 66)

SCHEDULE

PART	PART OF LOT	REGISTERED PLAN	PART OF PIN	OWNER	AREA m ²
1					0.1
2	38	277 YORK			2.2
3					0.4
4	38	277 YORK			154.4
5	3	277 YORK	21120-0097	CITY OF TORONTO	277.1
6					3.9
7					63.3
8	3	767E			96.6
9					14.9

PARTS 2, 3, 4, AND 8 SUBJECT TO EASEMENT IN FAVOUR OF ONTARIO HYDRO AS DESCRIBED IN TRANSFER ATZ763348.

PLAN OF SURVEY OF
PART OF LOT 38,
REGISTERED PLAN 277 YORK,
AND PART OF LOT 3,
REGISTERED PLAN 767E
CITY OF TORONTO

TULLOCH GEOMATICS INC., O.L.S.
SCALE 1:2500

25m 0 25 125m

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM THE NORTHEAST LIMIT OF PLAN 66R-25623, SHOWN HAVING A BEARING OF N15°59'00"W, UTM ZONE 10, NAD83 (CSRS) (2002.0).

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND:
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - SB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
 - SSB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
 - IB DENOTES IRON BAR
 - RB DENOTES ROCK BAR
 - PK DENOTES CONCRETE PIN
 - MM DENOTES METROLOGICAL ONTARIO LIMITED, O.L.S.
 - MND DENOTES METROPOLITAN TORONTO DEPARTMENT OF PUBLIC WORKS
 - AL DENOTES ALIEN JURISDICTION
 - ORP DENOTES OBSERVED REFERENCE POINT
 - CP DENOTES CALCULATED FROM
 - WT DENOTES WITNESS MONUMENT
 - P1 DENOTES PLAN 66R-25623
 - P2 DENOTES PLAN 63R-4683
 - P3 DENOTES PLAN 63R-1573
 - P4 DENOTES PLAN 63R-3290

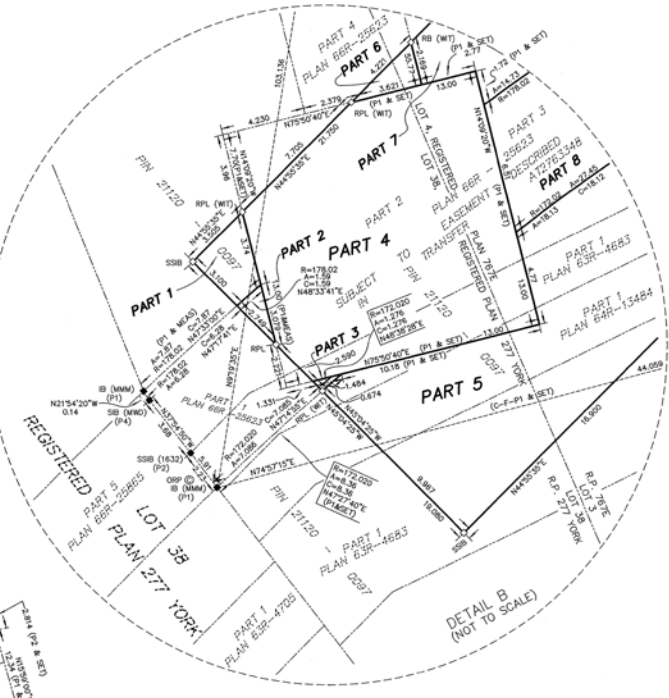
INTEGRATION COORDINATE TABLE

OBSERVED REFERENCE POINTS DERIVED FROM REAL-TIME KINEMATIC GPS OBSERVATIONS.

UTM ZONE 10 (CSRS) (2002.0) COORDINATES TO UTM ACCURACY PER SEC. 14(2) OF OREG. 216/70

POINT ID	NORTHING	EASTING
ORP A	4838443.12	314120.60
ORP B	4838393.19	314134.91
ORP C	4838291.43	314118.20

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM;
(2) THE SURVEY WAS COMPLETED ON THE 9th DAY OF JUNE, 2015.

JUNE 9, 2015
PARRY SOUND, ONTARIO

DRAFT

hydro one Job# XXX-XXX
Drawing# XXXXXXX XXX XXXXXXX XXXX

TULLOCH GEOMATICS INC.
3 SEQUIN ST. T. 705 746-8404
PARRY SOUND, ON F. 705 746-7665
P2A 149 B. 888 238-8883

TULLOCH ENGINEERING
partson@tulloch.ca
DRAWN BY: ORW FILE: 15-3553

