

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:	January 2, 2015	Phone No.:	416-392-8161
Purpose:	To declare surplus the vacant City-owned land located at the rear of 11043 Sheppard Ave East, and to authorize the invitation of an offer to purchase the property from the abutting owner at 11043 Sheppard Ave East, shown in Appendix "A" attached.		
Property:	Vacant land located at the rear of 11043 Sheppard Ave East, being Part of Block 224, Plan 66M2167, shown as Part 1 on Sketch No. PS-2014-134 (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 11043 Sheppard Ave East. 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 1985 for road widening purposes. The owner of 11043 Sheppard Ave East has expressed interest in purchasing the Property. They have been advised that the City will not permit access to their property at 11043 Sheppard Avenue East to or from Tallpines Court and the City will retain a one foot reserve (shown as Part 3 on Sketch PS- 2014-134) along the present property line closest to Tallpines Court.		
Comments:	A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Property. Transportation Services requested that the City retain a one foot reserve along the present property line closest to Tallpines Court, shown as Part 3 on Sketch PS-2014-134, so that there will be no access to or from Tallpines Court to 11043 Sheppard Avenue East, and City Planning supported this request. 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:	44 - Scarborough East	
	Assessment Roll No.:	Part of 1901-12-2-750-00301	
	Approximate Size:	2.5 m x 25.6 m ± (8.2 ft x 84.0 ft ±)	
	Approximate Area:	51.2 m ² (551.1 ft ²)	
	<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:

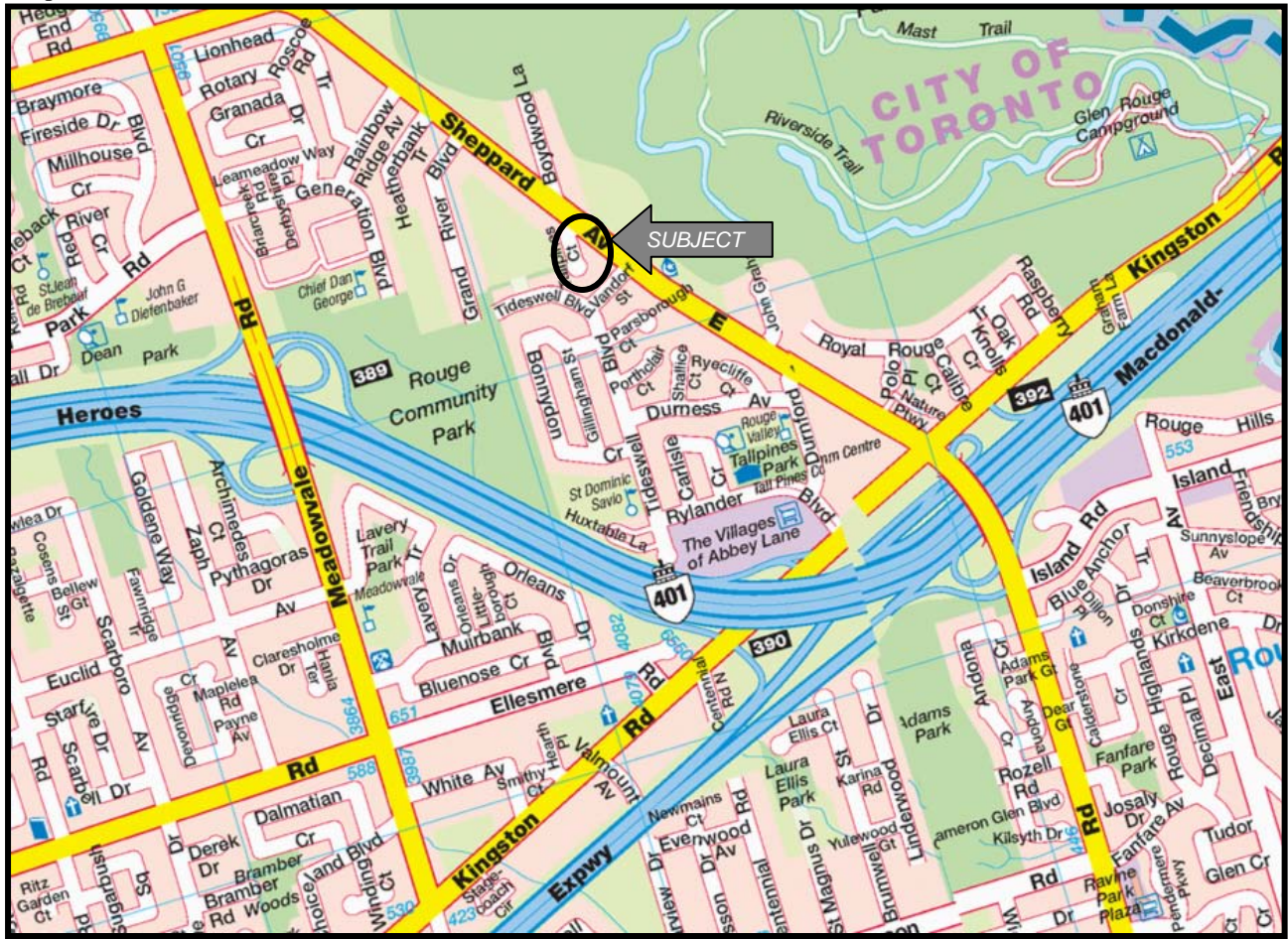
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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	Feb. 24, 2015	Joe Casali
Chief Corporate Officer	Feb. 26, 2015	Josie Scioli
Return to: Crystal Leung Real Estate Services Metro Hall, 55 John St, 2nd Floor 416-392-8161		
DAF Tracking No.: 2015-014		

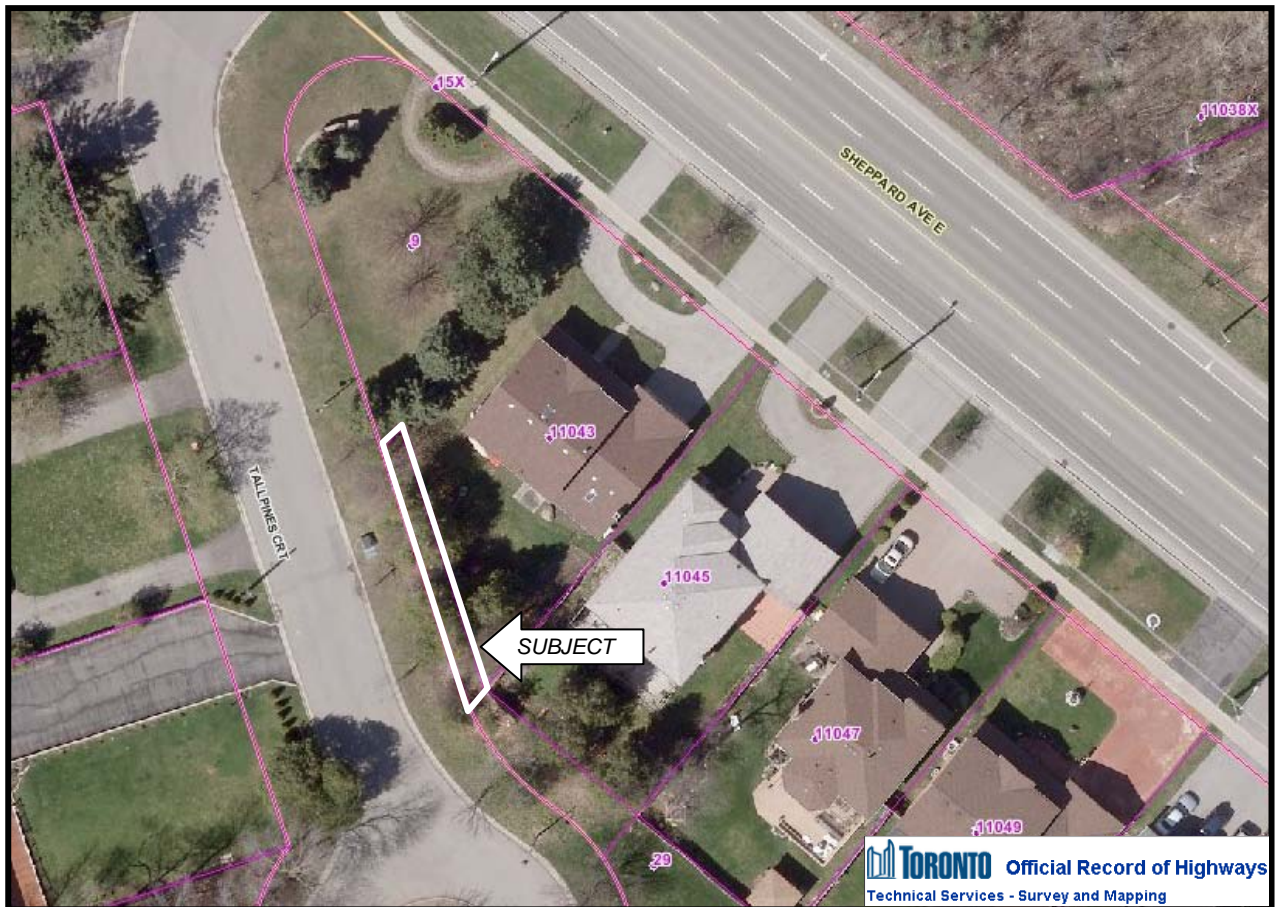
Consultation with Councillor(s):						
Councillor:	Councillor Moeser					
Contact Name:	Councillor Moeser					
Contacted by	Phone	X	E-mail	Memo	Other	
Comments:	<ul style="list-style-type: none"> • Concurs with recommendation • Does not require the matter to be determined by Council • Does not require further consultation re: public notice 					
Councillor:						
Contact Name:						
Contacted by	Phone		E-mail	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	Date:	Dec 12, 2014

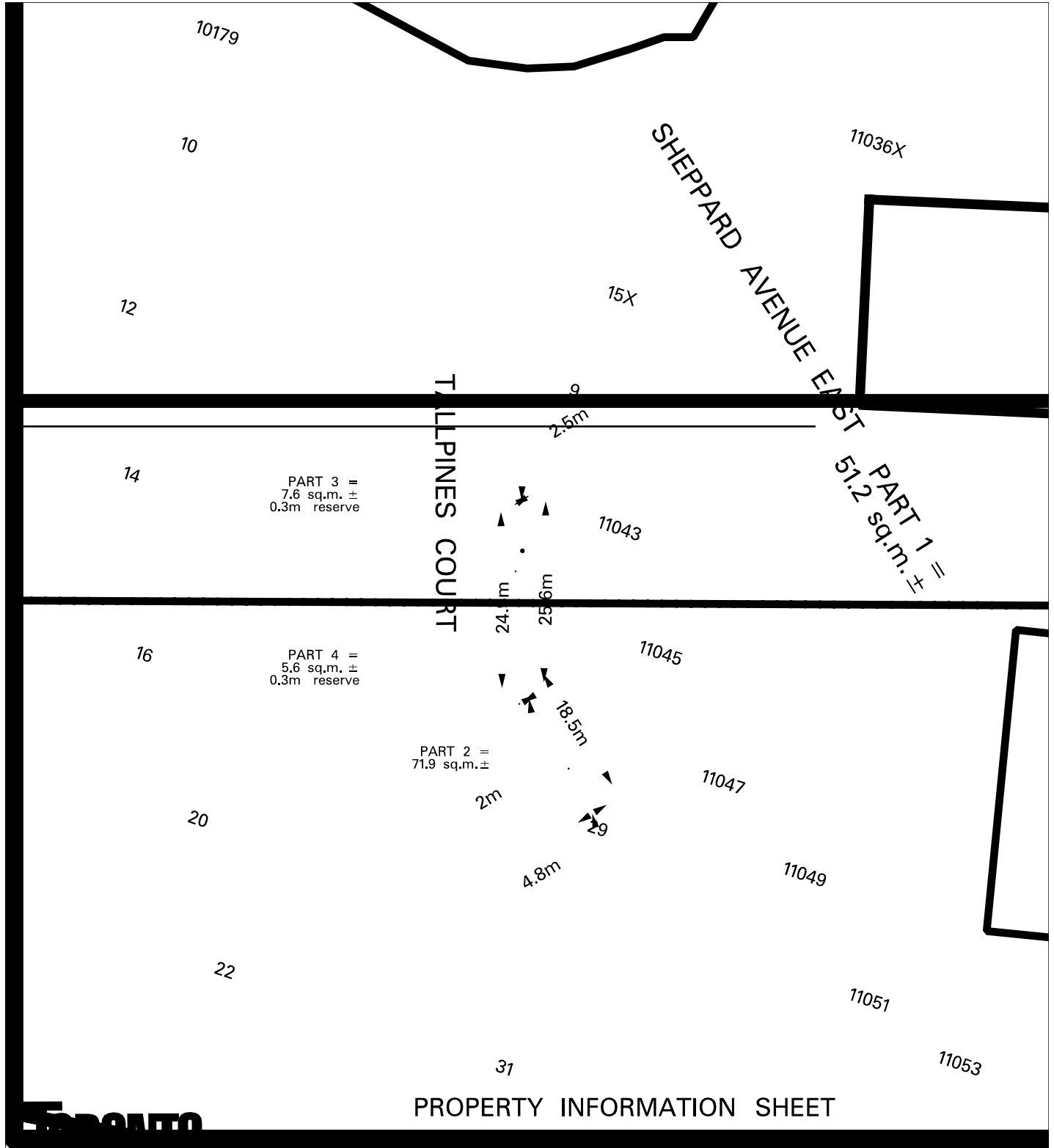
Map Location



Aerial View



Sketch No. PS-2014-134



PROPERTY INFORMATION SHEET

CITY OWNED LAND

ABUTTING THE REAR OF
NOS. 11043 AND 11045 SHEPPARD AVENUE EAST



ENGINEERING AND CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES
LAND AND PROPERTY SURVEYS

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

CHECK BY JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 44 - SCARBOROUGH EAST
DATE: NOVEMBER 20, 2014

SKETCH No. PS-2014-134