



DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2015-150

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:	Adam Pressick	Division:	Real Estate Services
Date Prepared:	September 8, 2015	Phone No.:	416-392-1166
Purpose:	To declare surplus the standalone building, known municipally as 550 Mortimer Avenue (the "Leased Lands"), being part of City-owned lands located at 850 Coxwell Avenue, with the intended manner of disposal by way of extension of the existing lease with the Board of Governors of Centennial College of Applied Arts & Technology (for which a separate authority will be sought). The extended lease will, due to the terms of the previous leases, have a cumulative lease term that exceeds twenty-one (21) years.		
Property:	A standalone building of 4,642 square feet, known municipally as 550 Mortimer Avenue, being part of the lands legally described as Part of Block B Plan 2984 East York as in Plan 2984 Except EY70217 (East York), City of Toronto, being part of PIN 10417-0117 (LT) as shown on Schedule "A".		
Actions:	<ol style="list-style-type: none"> 1. The Leased Lands be declared surplus for the purpose of and with the intended manner of disposal to be by way of entering into lease agreement(s), the collective length of which (including extensions, renewals, options, assignments etc.) would exceed twenty-one (21) years. 2. Notice be published in a newspaper in circulation of the area of the Leased Lands 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:	<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>By adoption of Resolution No. 3.326 and Bylaw No. 88-94 on August 8, 1994, the Corporation of the Borough of East York granted authority to enter into a lease (the "Original Lease") for nominal rent for the operation of a daycare by the Board of Governors of Centennial College of Applied Arts & Technology on the lands at 850 Coxwell Avenue. The Original Lease provided an initial term from July 1, 1995, expiring on June 30, 2015, with two renewal options of ten (10) years each on the same terms and conditions of the Original Lease. The Original Lease does not provide the City with termination rights.</p> <p>The Leased Lands were not acquired through expropriation proceedings.</p>		
Comments:	The Leased Lands were presented to the Property Management Committee on April 27, 2015. The Property Management Committee reviewed this matter and concurs that the Property may be declared surplus to the City's needs. As per the lease agreement Centennial College maintains the building, pays all additional rent at no cost to the City and is in good standing.		
Property Details:	Ward:	29 – Toronto-Danforth	
	Assessment Roll No.:	1906-02-3-280-00100	
	Approximate Size:	Irregular	
	Approximate Area:	4,642 square feet	
	Other Information:	One storey brick building	
	<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	Sept. 8, 2015	Tasse Karakolis
Director	Sept. 24, 2015	Joe Casali
Chief Corporate Officer	Sept. 28, 2015	Josie Scioli
Return to: Adam Pressick Property Officer, Leasing and Site Management Suite 219, 55 John St, M5V 3C6 Toronto ON apressi@toronto.ca 416-392-1166		
DAF Tracking No.: 2015-150		

Consultation with Councillor(s):						
Councillor:	Mary Fragedakis					
Contact Name:	Spoke directly with Councillor					
Contacted by	<input checked="" type="checkbox"/> Phone	<input type="checkbox"/>	<input type="checkbox"/> E-mail	<input type="checkbox"/>	<input type="checkbox"/> Memo	<input type="checkbox"/> Other
Comments:	No issues with declare surplus request, confirm was received on June 10, 2015.					
Councillor:						
Contact Name:						
Contacted by	<input type="checkbox"/> Phone	<input type="checkbox"/>	<input type="checkbox"/> E-mail	<input type="checkbox"/>	<input type="checkbox"/> Memo	<input type="checkbox"/> Other
Comments:						

Consultation with other Division(s):			
Division:	Facilities Management/Portfolio/Leasing	Division:	Financial Planning
Contact Name:	Hao Yuen/Daryl Ramos/Sherri Andjelic	Contact Name:	Filisha Mohammed
Comments:	No issues with utilities, property taxes or lease terms	Comments:	No issues.
Real Estate Law Contact:	Charlotte Harbell (reviewed: June 26, 2015)	Date:	June 26, 2015

Schedule A: Location of Leased Lands (shown with dashed outline)

