



DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2015-247

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:	Derek Wei	Division:	Real Estate Services										
Date Prepared:	October 6, 2015	Phone No.:	2-1259										
Purpose:	To declare surplus an area of approximately 3,437 square feet located on the first floor of City Hall, within the property municipally known as 100 Queen Street West (the "Premises"), with the intended manner of disposal to be by way of entering into lease agreement(s) the collective length of which would exceed twenty-one (21) years, for which separate authority will be sought.												
Property:	An area of approximately 3,437 square feet on the first floor of the property (see Appendix "C" – Hatched Area) municipally known as 100 Queen Street West. (Appendix "A" and "B")												
Actions:	<ol style="list-style-type: none"> 1. The Leased Premises be declared surplus with the intended manner of disposal to be by way of entering into lease agreement(s) the collective length of which would exceed twenty-one (21) years. 2. Notice be published in a newspaper in circulation of the area of the Leased Premises. 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>The Premises are located on the main floor of City Hall (please refer to Appendix "C") and have been leased to the Toronto Municipal Employees Credit Union Ltd ("TMECU") since 1986. The last lease renewal term expired on December 31, 2013 and the tenant has been in a month-to-month arrangement. The tenant has since exercised his one (1) option to renew for an additional term of five (5) years.</p> <p>The premises are required to be declared surplus for the purpose of entering into any new lease agreements, since any further extension of the term will result in a cumulative lease term exceeding 21 years. Real Estate Services is requesting that the premises be declared surplus for the purpose of renewing the lease with the Toronto Municipal Employees Credit Union Ltd.</p>												
Comments:	It is appropriate that the Leased Premises 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. The Property Management Committee has reviewed this matter and concurs. The Tenant is in good standing with the payment of basic rent and taxes.												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>28 – Toronto Centre-Rosedale</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>Part of 1904-06-6-100-03300</td> </tr> <tr> <td>Approximate Size:</td> <td>N/A</td> </tr> <tr> <td>Approximate Area:</td> <td>319.3 m² (3,437 ft²)</td> </tr> <tr> <td>Other Information:</td> <td>Located within City Hall</td> </tr> </table>			Ward:	28 – Toronto Centre-Rosedale	Assessment Roll No.:	Part of 1904-06-6-100-03300	Approximate Size:	N/A	Approximate Area:	319.3 m ² (3,437 ft ²)	Other Information:	Located within City Hall
Ward:	28 – Toronto Centre-Rosedale												
Assessment Roll No.:	Part of 1904-06-6-100-03300												
Approximate Size:	N/A												
Approximate Area:	319.3 m ² (3,437 ft ²)												
Other Information:	Located within City Hall												
	<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:

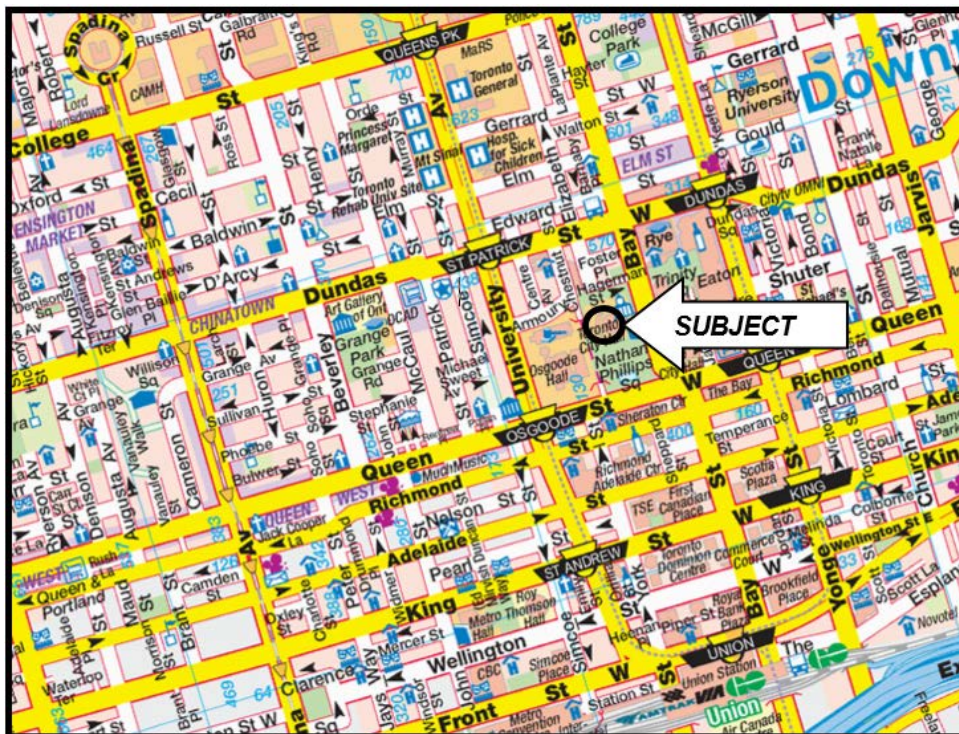
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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, Portfolio Management	Oct. 7, 2015	Melanie Hale-Carter
Director, Real Estate Services	Oct. 9, 2015	Joe Casali
Chief Corporate Officer	Oct. 15, 2015	Josie Scioli
Return to:		
Derek Wei, Property Officer Leasing and Site Management – Real Estate Services		
DAF Tracking No.: 2015-247		

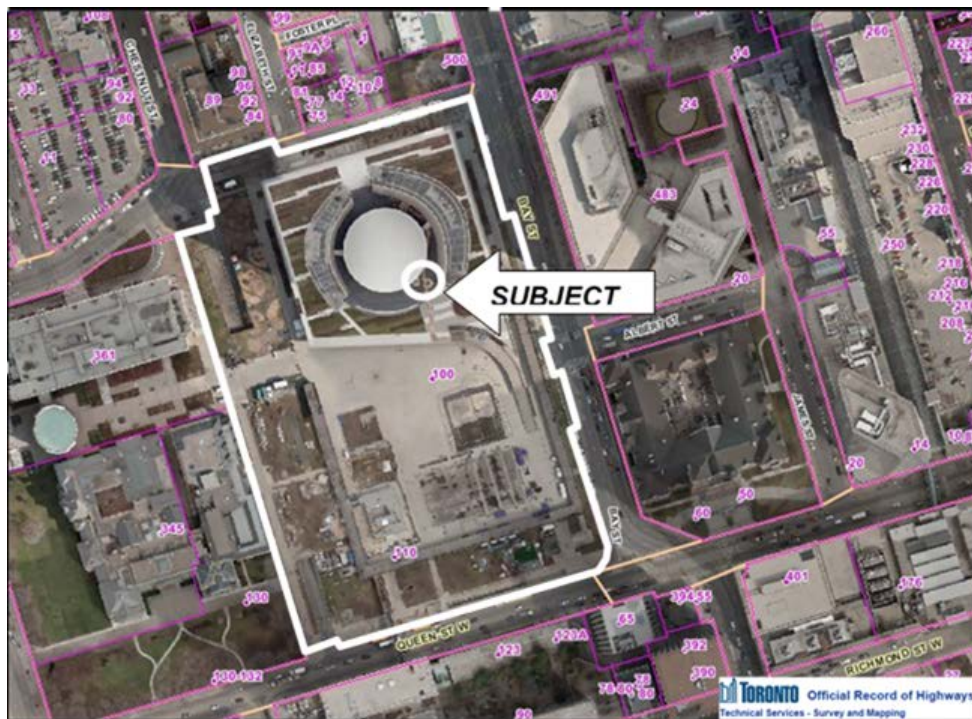
Consultation with Councillor(s):					
Councillor:	Kristyn Wong-Tam				
Contact Name:	Tristan Downe-Dewdney				
Contacted by	Phone	x	E-mail	Memo	Other
Comments:	<ul style="list-style-type: none"> Concurs with recommendation Does not require the matter to be determined by Council Does not require further consultation re: public notice 				
<hr/>					
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Real Estate Services	Division:	Financial Planning
Contact Name:	Sherri Andjelic, Supervisor	Contact Name:	Filisha Mohammed
Comments:	Approved – October 6, 2015	Comments:	Approved
Real Estate Law Contact:	Eric Angelini – Approved September 22, 2015	Approved Date:	September 23, 2015

APPENDIX "A"



APPENDIX "B"



APPENDIX "C"

