

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:	Kathie Capizzano	Division:	Real Estate Services
Date Prepared:	February 1, 2016	Phone No.:	2-4825

Purpose: To declare surplus the City-owned parcel of land known as Varna Park located at 215 Rane Avenue, subject to the reservation of easements for Toronto Water and Engineering & Construction Services purposes, with the intended manner of disposal to be by way of a nominal sum conveyance to Toronto Community Housing Corporation as part of the Lawrence Heights Revitalization Project.

Property: Land located at 215 Rane Avenue, being Part of Lots 72 & 73 on Plan 3455 North York, designated as Part 8 on Plan RS973, subject to the reservation of easements for Toronto Water and Engineering & Construction Services purposes (the "Property").

- Actions:**
1. The Property be declared surplus, subject to the reservation of easements for Toronto Water and Engineering and Construction Services purposes, with the intended manner of disposal to be by way of a nominal sum conveyance to Toronto Community Housing Corporation as part of the Lawrence Heights Revitalization Project.
 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. Lands for new streets, parks and infrastructure will eventually be conveyed or dedicated to the City for nominal consideration, by TCHC, as part of the subdivision approval process for the Lawrence Heights Revitalization Project.

The Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.

Background: The Property was not acquired through expropriation proceedings. The Property was granted to the former Corporation of the Borough of North York in 1971 by the former Municipality of Metropolitan Toronto for parks purposes.

Comments: On December 1, 2011, City Council enacted By-Law No. 1414-2011, being a by-law to adopt the Lawrence-Allen Secondary Plan as Amendment No. 162 to the Official Plan. This By-law, among other things, amended the designation of Varna Park from Parks to Apartment Neighbourhoods.

A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Property. Toronto Water records show an active 350 mm diameter sanitary sewer and a 250 mm diameter sanitary sewer located within the subject lands. If this property is disposed of, Toronto Water will require easements (6 m wide) for the protection of these sewers. Engineering & Construction Services will also require an easement for the maintenance and rehabilitation of a noise barrier wall, retaining wall and sign support caisson. Bell Canada has equipment within the Property and has advised it will also require an easement. 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:	15 – Eglinton-Lawrence
	Assessment Roll No.:	1908-04-3-200-00250
	Approximate Size:	87.4 m x 119.03 m ± (286.8 ft x 36.3 ft ±)
	Approximate Area:	3,197 m ² ± (34,412.4 ft ² ±) (0.79 ac ±)
	Other Information:	

Yes 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	Feb 8, 2016	Brian Varner
Director	Feb 18, 2016	Joe Casali
Chief Corporate Officer	Feb 23, 2016	Josie Scioli
Return to:		
DAF Tracking No.: 2016-027		

Consultation with Councillor(s):					
Councillor:	Josh Colle				
Contact Name:	Dustin Cohen				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	[to obtain Councillor concurrence to the following:] <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:	PF&R	Division:	Financial Planning
Contact Name:	David Douglas	Contact Name:	Filisha Mohamed
Comments:	concurs	Comments:	concurs
Real Estate Law Contact:	Jacqueline Vettorel	Date:	Feb 2, 2016

APPENDIX "A": LOCATION MAP & SKETCH



