

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:	Trixy Pugh	Division:	Real Estate Services
Date Prepared:	May 18, 2016	Phone No.:	(416) 392-8160

Purpose: To declare surplus the property located at 925 Albion Road which is owned by the Toronto District School Board and leased to the City and subsequently subleased by the City to various subtenants, with the intended manner of disposal to be by way of entering into sublease agreements with the existing subtenants (for which separate authorities will be sought). The term of the sublease agreements to be entered into with the existing subtenants, which are being determined, will, due to the terms of the previous subleases with the existing subtenants, have a cumulative sublease terms in excess of 21 years.

Property: The City's leasehold interest in the property municipally known as 925 Albion Road and legally described in PIN: 07321-0046 in the Land Registry Office of Toronto (No. 66) in Land Titles Division (the "Leasehold Interest").

- Actions:**
1. The City's Leasehold Interests be declared surplus, and with the intended manner of disposal to be by way of the City entering into sublease agreements with the existing subtenants.
 2. Notice be published in a newspaper in circulation in the area of 925 Albion Road and 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: There are no financial implications resulting from this approval. The Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.

Background: The former Corporation of the City of Etobicoke (now the City) entered into a lease agreement with the former Board of Education for the City of Etobicoke (now the Toronto District School Board) in September of 1985 to use the Thistleton Middle School as a community centre known as the 'Thistleton Community Centre'. The City's current lease with the Toronto District School Board is to expire on October 31, 2020. The Thistleton Community Centre has surplus space that has been subleased by the City at market rates to various community groups that serve the local community. The subleases have exceeded the 21 year limit and the existing subtenants would like to continue to sublease their respective sublease premises. Real Estate Services is required to declare the City's Leasehold Interest surplus with the intended manner of disposal to be by way of entering into sublease agreements the collective length of which would exceed twenty-one (21) years.

Comments: A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the City's Leasehold Interest. No municipal interest was expressed. Staff of the Affordable Housing Office has determined that there is no interest in the City's Leasehold Interest for affordable housing. Accordingly, it is appropriate that the City's disposal of its Leasehold Interest be declared surplus. The Property Management Committee has reviewed this matter and concurs.

Property Details:

Ward:	1 – Etobicoke North
Assessment Roll No.:	1919-04-1-380-02000
Approximate Size:	
Approximate Area:	20,477 m ² ± (220,413.6 ft ² ±)
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	May 18, 2016	Tasse Karakolis
Director	May 30, 2016	Joe Casali
Chief Corporate Officer	May 31, 2016	Josie Scioli
Return to: Trixy Pugh Real Estate Services Metro Hall, 55 John Street, 2nd Fl (416) 392-8160		
DAF Tracking No.: 2016-009		

Consultation with Councillor(s):						
Councillor:	Vincent Crisanti					
Contact Name:	Vincent Crisanti					
Contacted by	<input checked="" type="checkbox"/> Phone	<input checked="" type="checkbox"/> E-mail	<input type="checkbox"/> Memo	<input type="checkbox"/> 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	<input type="checkbox"/> Phone	<input type="checkbox"/> E-mail	<input type="checkbox"/> Memo	<input type="checkbox"/> Other		
Comments:						

Consultation with other Division(s):			
Division:	PF&R	Division:	Financial Planning
Contact Name:	Rohan Dove	Contact Name:	Filisha Mohammed
Comments:	Tenant in good standing	Comments:	Incorporated into DAF
Real Estate Law Contact:	Luxmen Aloysius	Date:	January 7, 2016

Appendix "A": Location Map & Sketch

