

<input checked="" type="checkbox"/>	A	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.											
<input type="checkbox"/>	B	Approved pursuant to the Delegated Authority contained in Clause No. 1 of Report No. 11 of the Corporate Services Committee entitled "Acquisition and Disposal of Real Property" adopted as amended by City Council on July 20, 30 and 31, 1998. City Council confirmatory By-law No. 477-1998, enacted on July 30, 1998.											
Prepared By:	Joseph Sergnese	Division:	Real Estate Services										
Date Prepared:	November 7, 2016	Phone No.:	416-392-1857										
Purpose:	To declare surplus the City-owned property at 2530 Gerrard Street East, known as Runnymede Park, with the intended manner of disposal to be by way of a transfer to Build Toronto.												
Property:	2530 Gerrard St East, being Pt. closed RDAL between Lots 34 and 35 Conc. A Scarborough and Parts of Lots 34 and 35, Conc. A, Scarborough shown as Part 1 on Sketch No. PS-2016-139, attached as Appendix "A" (the "Property").												
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus, subject to the retention of those areas and interests required to satisfy operational requirements and subject to the retention of any interests required by law as well as those City and other interests required to be protected, including easements required for existing water infrastructure, with the intended manner of disposal to be by way of a transfer to Build Toronto on an "as is" basis, for nominal consideration, with Build Toronto to pay any applicable Land Transfer Tax, HST, registration and other costs. 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 intended method of disposal is to be a transfer to Build Toronto on an "as is" basis, for nominal consideration, with Build Toronto to pay any applicable Land Transfer Tax, HST, registration and other costs. The Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.												
Background:	<p>These lands were acquired by the City of Scarborough for park purposes between 1974 and 1982 and form part of the former Birchcliffe Quarry lands. City Planning has undertaken planning studies and community consultation with respect to redevelopment options for this area from the early 2000's. The City conveyed the adjoining 411 Victoria Park Avenue property to Build Toronto in October 2012.</p> <p>The City of Toronto Official Plan prohibits the disposal of City-owned land in the Parks & Open Space Area of the Official Plan (POSA). The Property is located in POSA. Build Toronto submitted an OPA, zoning by-law amendments and draft plan of subdivision for a comprehensive redevelopment proposal encompassing the Property as well as 411 Victoria Park Avenue and 2510 Gerrard Street East including a reconfigured, similarly sized public park within the development. OPA 288, in force as of June 28, 2016, among other things, permits the disposal of the Property even though it is located in POSA.</p> <p>On May 8 and 9, 2012, City Council by its adoption of Item GM13.7, directed that prior to reporting to GMC and Council on the transfers of City lands to Build Toronto, the Director of Real Estate Services consult with the Chief Planner and Executive Director and the Ward Councillor to consider if the conveyance of a stratified portion of the land is appropriate in the circumstances and consistent with the Official Plan for possible inclusion in the terms of transfer. Therefore, although the Property has been identified as appropriate for transfer to Build Toronto for development, the terms of transfer adopted by Council may approve the transfer of only a stratified portion of the Property to Build Toronto.</p>												
Comments:	<p>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 has advised that there are a number of active pipes (watermain, storm sewer and combined sewer) crossing the property and easements will be reserved by the City to protect City infrastructure.</p> <p>The City will retain a 0.4 metre piece shown as Part 2 on the Sketch for road widening to satisfy the requirement of a 27m wide right-of-way for this section of Gerrard Street East.</p> <p>Accordingly, it is appropriate that the Property be declared surplus. The Property Management Committee has reviewed this matter and concurs.</p>												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%;">Ward:</td> <td>36 – Scarborough Southwest</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>1901-01-2-500-01350</td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>18,113 m2 (4.5 acres)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	36 – Scarborough Southwest	Assessment Roll No.:	1901-01-2-500-01350	Approximate Size:		Approximate Area:	18,113 m2 (4.5 acres)	Other Information:	
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Approximate Size:													
Approximate Area:	18,113 m2 (4.5 acres)												
Other Information:													
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Lands are located within the Parks & Open Space Area of the Official Plan. OPA 288 permits the disposal of the Property.												

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.]**
 - 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
- B (1)** disposal/grant of a part or the entire interest in City land: **[Select (a) or (b)]**
 - (a) those conveyances for nominal consideration to TRCA of lands in the Don Valley declared surplus to Transportation Services;
 - (b) easements (nominal sum) to utilities (including protection of utilities when road lands declared surplus).

Title	Date	Recommended/ Approved
Manager	Nov 9, 2016	Brian Varner
Director	Nov 14, 2016	Joe Casali
Chief Corporate Officer	Nov 15, 2016	Josie Scioli
Return to:		

Consultation with Councillor(s):					
Councillor:	Crawford				
Contact Name:	Gail Ross				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	Councillor prefers the current planning designation remain and/or development follow planning process				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Finance	Division:	
Contact Name:	Filisha Mohamed	Contact Name:	
Comments:	The financial impact section is fine.	Comments:	
Real Estate Law Contact:	Deborah Boudreau	Date:	November 8, 2016

APPENDIX "A"

