

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:	Joanna Swietlik	Division:	Real Estate Services										
Date Prepared:	January 30, 2017	Phone No.:	(416) 392-8160										
Purpose:	To declare surplus a condominium unit owned by the City at 417 Keele Street and to authorize the invitation of an offer to purchase the condominium unit from, firstly, the Kintyre Co-operative Development Corporation No. 2136, failing which then from the Toronto Standard Condominium Corporation No. 2136 and if declined by both, then by sale on the open market.												
Property:	Legally described as Unit 6, Level A, Toronto Standard Condominium Plan No. 2136 located at 417 Keele Street, as shown on Toronto Condominium Plan No. 2136, illustrated as Appendix "A" (the "Property") .												
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus, and efforts to sell Property be made as follows: <ol style="list-style-type: none"> i. By invitation of an Offer to Purchase from the original developer, Kintyre Co-operative Development Corporation, failing which, ii. By invitation of an Offer to Purchase from the Toronto Standard Condominium Corporation No. 2136, failing which, iii. By sale on the open market. 2. Notice be published in a newspaper in circulation in the area of the Property 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:	<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 Property was not acquired through expropriation proceedings.</p> <p>The City acquired the Property through a Section 37 Agreement (the "Agreement") with the developer of the condominium. The terms of the Agreement required the owner to convey the Property to the City for community space once the corporation was registered.</p>												
Comments:	<p>City staff from Economic Development and Social Development, Finance and Administration, despite numerous attempts, were unable to find a qualified tenant. A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Property. No municipal interest was expressed. 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 and sold. 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: 40%;">Ward:</td> <td>14 – Parkdale-High Park</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>249 m² (2,681 ft²)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table> <p><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.</p>			Ward:	14 – Parkdale-High Park	Assessment Roll No.:		Approximate Size:		Approximate Area:	249 m ² (2,681 ft ²)	Other Information:	
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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. 17, 2017	Nick Simos
Director	Feb. 21, 2017	Joe Casali
Chief Corporate Officer	Feb. 21, 2017	Josie Scioli
Return to:		
DAF Tracking No.: 2017-031		

Consultation with Councillor(s):						
Councillor:	Gord Perks					
Contact Name:						
Contacted by	Phone	<input checked="" type="checkbox"/>	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 January 16, 2017 					
Councillor:						
Contact Name:						
Contacted by	Phone		E-mail		Memo	Other
Comments:						

Consultation with other Division(s):			
Division:		Division:	Financial Planning
Contact Name:		Contact Name:	Filisha Mohammed
Comments:		Comments:	
Real Estate Law Contact:	Michele Desimone	Date:	January 30, 2017

Appendix "A": Location Map & Sketch

