

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:	Irina Fofanova	Division:	Real Estate Services
Date Prepared:	January 3, 2017	Phone No.:	416-397-0806

Purpose: To declare surplus the public lane adjacent to 299 Campbell Avenue and Dupont Street (the "Lane") and a 0.5 meter wide strip to the north of the Lane municipally known as 1479 Dupont Street (the "Strip"), conditional upon City Council approving the permanent closure of the Lane, and to authorize the invitation of an offer to purchase the Lane and the Strip from the owner/developer of 299 Campbell Avenue (the "Owner") for incorporation into the proposed development. The proposed method of disposal will include an exchange of land.

Property: The public lane adjacent to 299 Campbell Avenue, Toronto, being Lane, Plan R-1115 and also Part 2, Plan 66R-14075; and 0.5 meter strip, being Part 1, Plan R-1115 and also Part 1, Plan 66R-14075; also shown as Parts 1 and 3 on Sketch No. PS 2014-108 on the attached Appendix "B" (collectively the "Property")

- Actions:**
1. The Property be declared surplus conditional upon City Council approving the permanent closure of the Lane and an offer to purchase the Property be invited from the adjoining owner.
 2. Notice be published in a newspaper in circulation in the area of the Property and posted 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.
Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.

Background: In 1950, the City acquired a parcel of land at the corner of Dupont Street and Campbell Avenue shown as Parts 1 & 3 on Sketch No. PS-2014-108. Part 1 was dedicated as a public lane by By-Law 18342 in 1951. Part 3 was not dedicated and is currently occupied by a concrete retaining wall that acts as a buffer between the public lane and Dupont St.

The Owner of the site municipally known as 299 Campbell Ave has submitted a request for the permanent closure of the Lane to incorporate it and the Strip into its proposed development of a new 12-storey mixed-use building on the site. The Owner proposes to construct to City standards and convey to the City a replacement lane over a portion of its property, shown as Part 2 on Sketch PS-2014-108. The applicant would be responsible for all costs associated with the relocation of the lane, including construction costs and the relocation of any utility infrastructure. Transportation Services has reviewed the matter and has no objections with the proposed closure of the Lane.

The Lane was not acquired through expropriation proceedings.

Comments: 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.

The Property Management Committee has reviewed this matter and concurs.

Property Details:

Ward:	18 – Davenport
Assessment Roll No.:	1904-01-3-590-01400
Approximate Size:	60.9 m x 6.60 m ± (198.8 ft x 21.61 ft ±)
Approximate Area:	399.5 m ² ± (4300.2 ft ² ±)
Other Information:	Public Lane and City Owned Land

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:

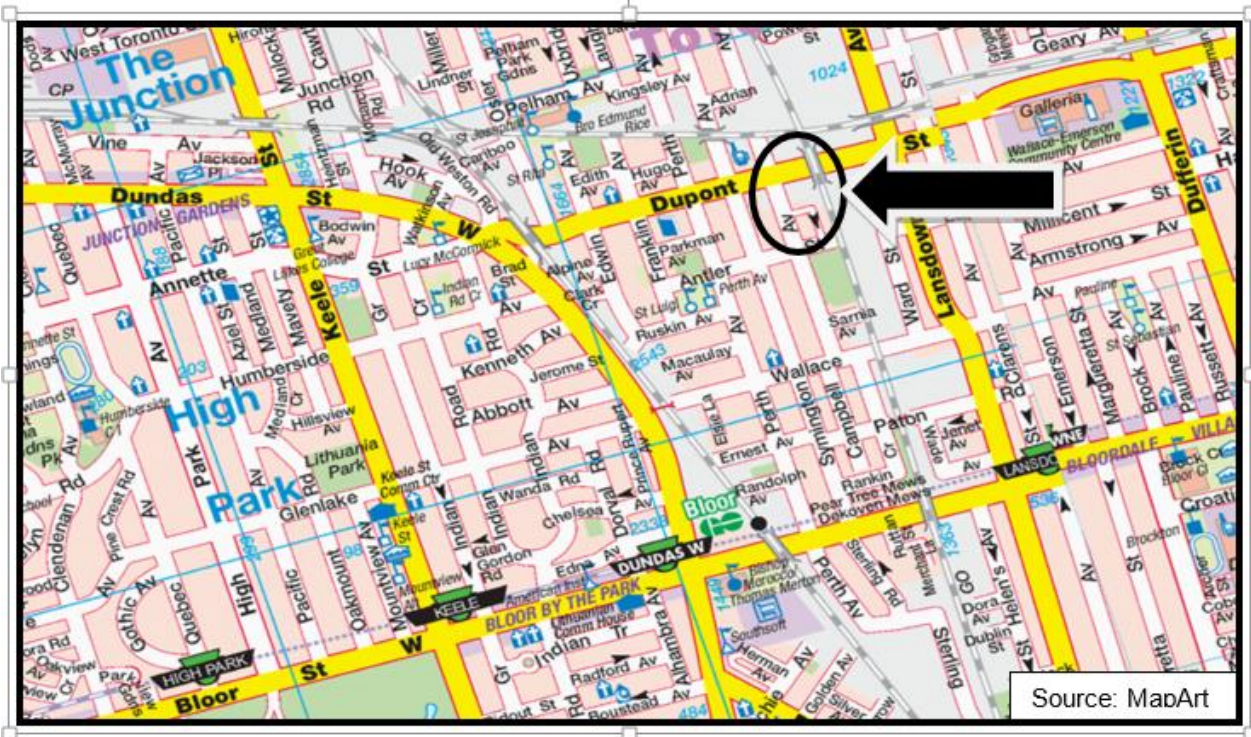
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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	Jan. 3, 2017	Nick Simos
Director	Jan. 6, 2017	Joe Casali
Chief Corporate Officer	Jan. 11, 2017	Josie Scioli
Return to:		
DAF Tracking No.: 2017-006		

Consultation with Councillor(s):					
Councillor:	Ana Bailão				
Contact Name:	Michael Veira – December 2, 2016				
Contacted by	Phone	X	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:	Transportation Services	Division:	Financial Planning
Contact Name:	Laurie Robertson	Contact Name:	Filisha Mohamed
Comments:	Provided comments – December 1, 2016	Comments:	
Real Estate Law Contact:	Michelle Desimone–January 3, 2017	Date:	December 1, 2016

SCHEDULE "A" - LOCATION MAP & AERIAL PICTURE



SCHEDULE "B" - PS SKETCH

