

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.

<b>Prepared By:</b>	Irina Fofanova	<b>Division:</b>	Real Estate Services								
<b>Date Prepared:</b>	January 17, 2017	<b>Phone No.:</b>	416-397-0806								
<b>Purpose:</b>	To declare surplus a portion of the public highway on the north side of Steeles Avenue West, west of Islington Avenue, conditional on City Council permanently closing that portion of the highway, with the intended manner of disposal to be by way of an invitation of an offer to purchase the closed portion of the public highway from The Regional Municipality of York ("York Region").										
<b>Property:</b>	A portion of the public highway on the north side of Steeles Avenue West, west of Islington Avenue, being Part Lot26, RCP 9691, Vaughan as confirmed by 64BA425; being Steeles Avenue, subject to VA60071 Vaughan, also shown as Part 1 on Sketch No. PS-2015-040 and Parts 1 to 5 on Plan 65R-36665 (the "Highway") (see pages 3 and 4).										
<b>Actions:</b>	<ol style="list-style-type: none"> <li>1. The Highway be declared surplus, conditional upon City Council approving the permanent closure of the Highway, subject to the retention of any required easements, and an offer to purchase the Highway be invited from York Region;</li> <li>2. Notice be published in a newspaper in circulation in the area of the Highway and on the City's website.</li> <li>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.</li> </ol>										
<b>Financial Impact:</b>	<p>There are no financial implications resulting from this approval.</p> <p>The Deputy City Manager &amp; Chief Financial Officer has reviewed this DAF and agrees with the financial impact statement.</p>										
<b>Background:</b>	<p>The former Municipality of Metropolitan Toronto acquired the Highway in 1983 for road widening purposes. The Highway was not acquired through expropriation proceedings.</p> <p>York Region has recently advised the City that York Region is upgrading their Humber Pumping Station, which is located on York Region's property just northwest of the Highway. In addition to their station upgrade, York Region has determined that the optimal location to install a Supervisory Control and Data Acquisition ("SCADA") Tower is on the adjacent lands owned by the City, and has requested to purchase the Highway from the City. A bus loop that services the York Region Transit and TTC shown as Part 2 on Sketch No. PS-2015-040 and Part 6 on Plan 65R-36665, and two parts of the public highway shown respectively as Part 3 on said Sketch and Part 7 on the said Reference Plan, are not surplus and are being kept in City ownership.</p> <p>Transportation Services has reviewed the feasibility of closing the Highway and has determined that the Highway can be permanently closed and sold, subject to City Council approving the permanent closure of the Highway.</p>										
<b>Comments:</b>	<p>A circulation to the internal and external stakeholders of the City was undertaken by Real Estate Services to ascertain whether or not there is any municipal interest in retaining the Highway. Toronto Water staff has advised that a surface access easement over the existing driveway within the Highway is required for access to and maintenance of existing City infrastructure located on City owned Part 3 on Sketch No. PS-2015-040. No other municipal interest was expressed. Staff of the Affordable Housing Office has determined that there is no interest in the Highway for affordable housing.</p> <p>Accordingly, it is appropriate that the Highway be declared surplus. The Property Management Committee has reviewed this matter and concurs.</p>										
<b>Property Details:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>Ward:</b></td> <td>Outside of City Boundaries</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>N/A</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>Irregular in shape</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>3.68 ac ± (14,902.9 m<sup>2</sup> ±)</td> </tr> </table> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lands are located within the Green Space System or the Parks &amp; Open Space Areas of the Official Plan.</p>			<b>Ward:</b>	Outside of City Boundaries	<b>Assessment Roll No.:</b>	N/A	<b>Approximate Size:</b>	Irregular in shape	<b>Approximate Area:</b>	3.68 ac ± (14,902.9 m <sup>2</sup> ±)
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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.

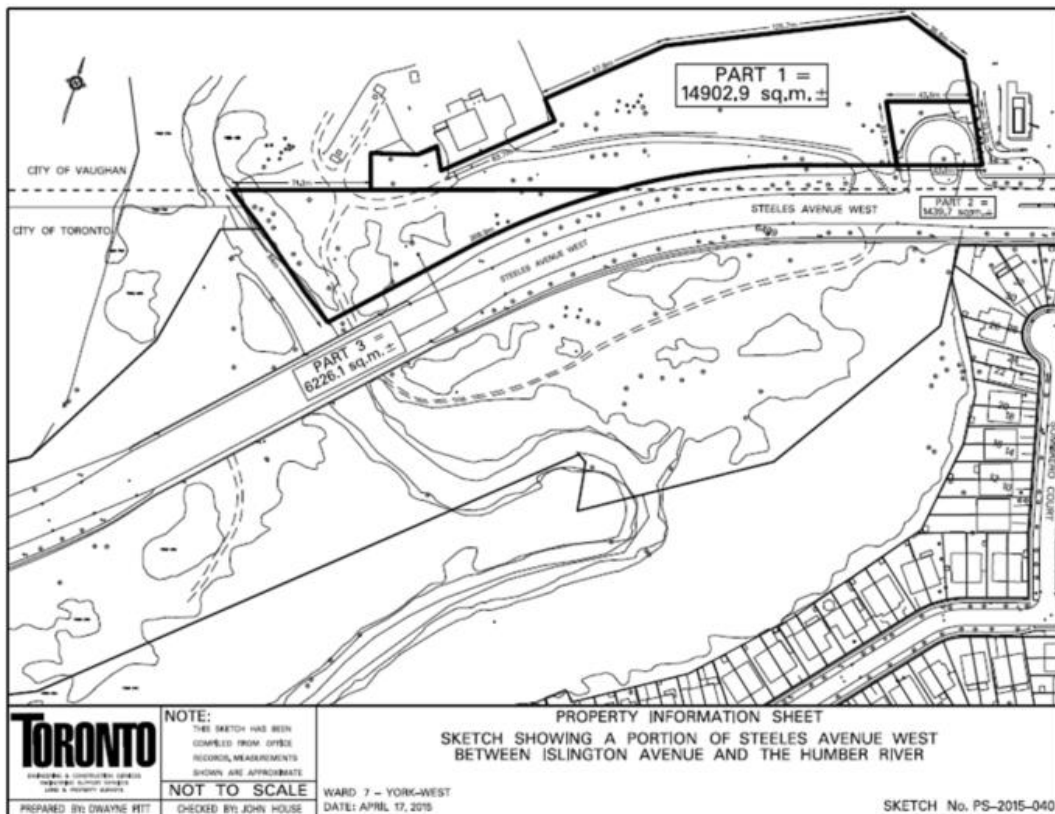
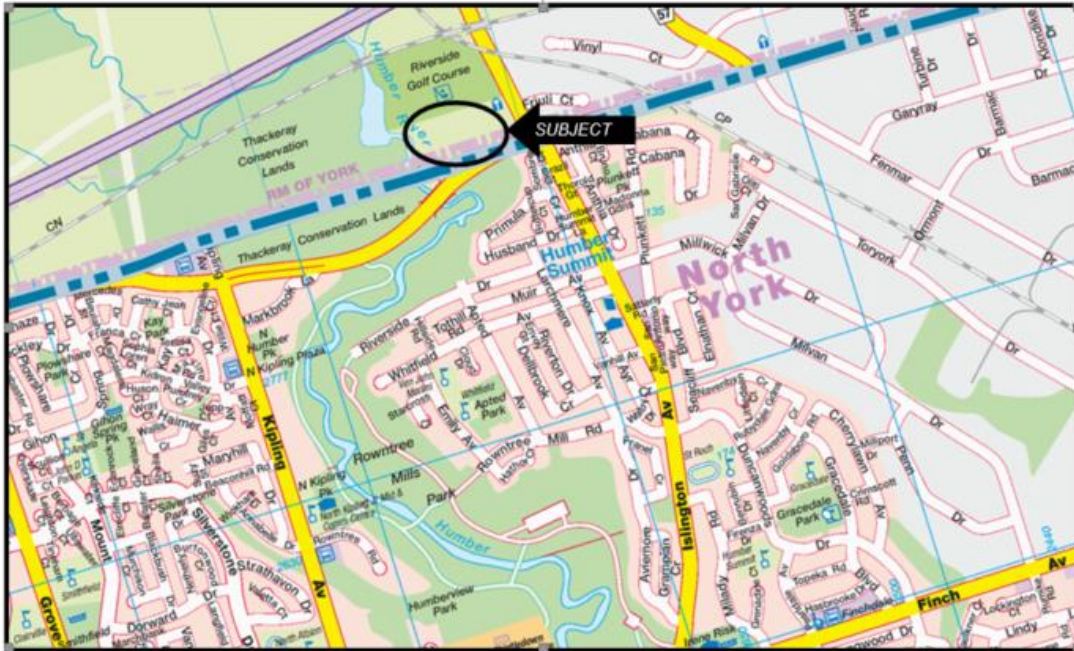
**Chief Corporate Officer has approval authority for:**

- 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	Jan. 20, 2017	Nick Simos
Director	Jan. 25, 2017	Joe Casali
Chief Corporate Officer	Jan. 26, 2017	Josie Scioli
<b>Return to:</b>		
<b>DAF Tracking No.: 2017-027</b>		

Consultation with Councillor(s):					
Councillor:	Property Outside of City				
Contact Name:					
Contacted by	Phone	E-mail	Memo	Other	
Comments:	N/A				
Councillor:					
Contact Name:					
Contacted by	Phone	E-mail	Memo	Other	
Comments:					

Consultation with other Division(s):			
Division:	Transportation Services / Toronto Water	Division:	Financial Planning
Contact Name:	Laurie Robertson – Nov 7, 16/ Paul Albanese- Nov 13, 2016	Contact Name:	Filisha Mohammed
Comments:	Comments incorporated	Comments:	
Real Estate Law Contact:	Deborah Boudreau –Jan 16, 2017	Date:	January 17, 2017



**APPENDIX "B": REFERENCE PLAN**

