



DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2017-047

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:	Mario Lanzillotta	Division:	Real Estate Services
Date Prepared:	March 1, 2017	Phone No.:	416-338-0804
Purpose:	To declare surplus a portion of City-owned property abutting the rear of the property municipally known as 370 Indian Grove, and to authorize the invitation of an offer to purchase the property from the owner of 370 Indian Grove.		
Property:	Vacant land abutting the rear of 370 Indian Grove, legally described as part of Lots 46 and 47, Plan M41, City of Toronto (the "Property"). The general location of the Property is shown on the Location Map and Aerial Picture attached as Appendix "A" and shown as Part 12 on Sketch No. PS-2016-126 attached as Appendix "B".		
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus and an offer to purchase the Property be invited from the owner of the 370 Indian Grove. 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. The Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.		
Background:	<p>The Property was not acquired through expropriation proceedings.</p> <p>The Property is part of a larger piece of City-owned vacant land which was acquired by the City pursuant to a Tax Deed in 1934. The owner of 370 Indian Grove has requested to purchase the Property from the City.</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. 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.</p> <p>The Property Management Committee has reviewed this matter and concurs.</p>		
Property Details:	Ward:	14 – Parkdale-High Park	
	Assessment Roll No.:	1904-01-3-380-04500	
	Approximate Size:	3.8 m (12.5 ft) x 5.3 m (17.4 ft)	
	Approximate Area:	20.1 m ² ± (216 ft ² ±)	
	Other Information:	Vacant Land	
	<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.

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:

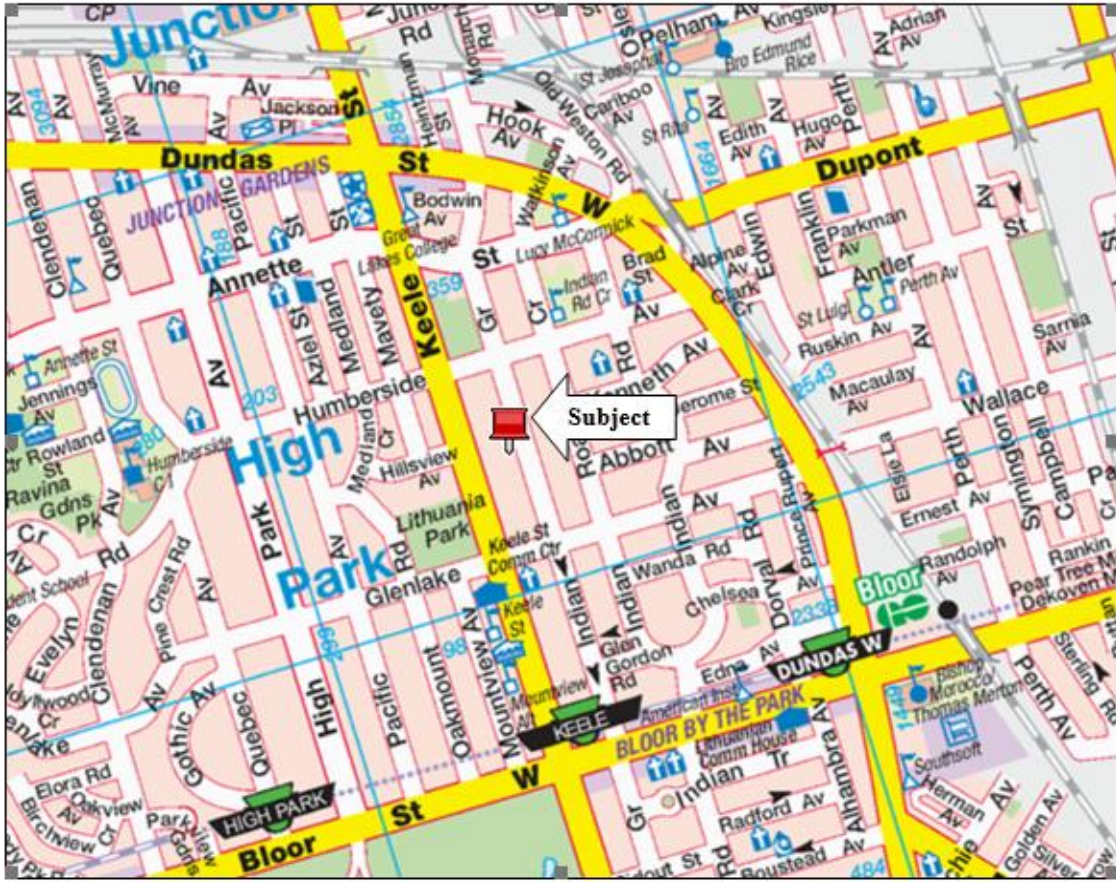
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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

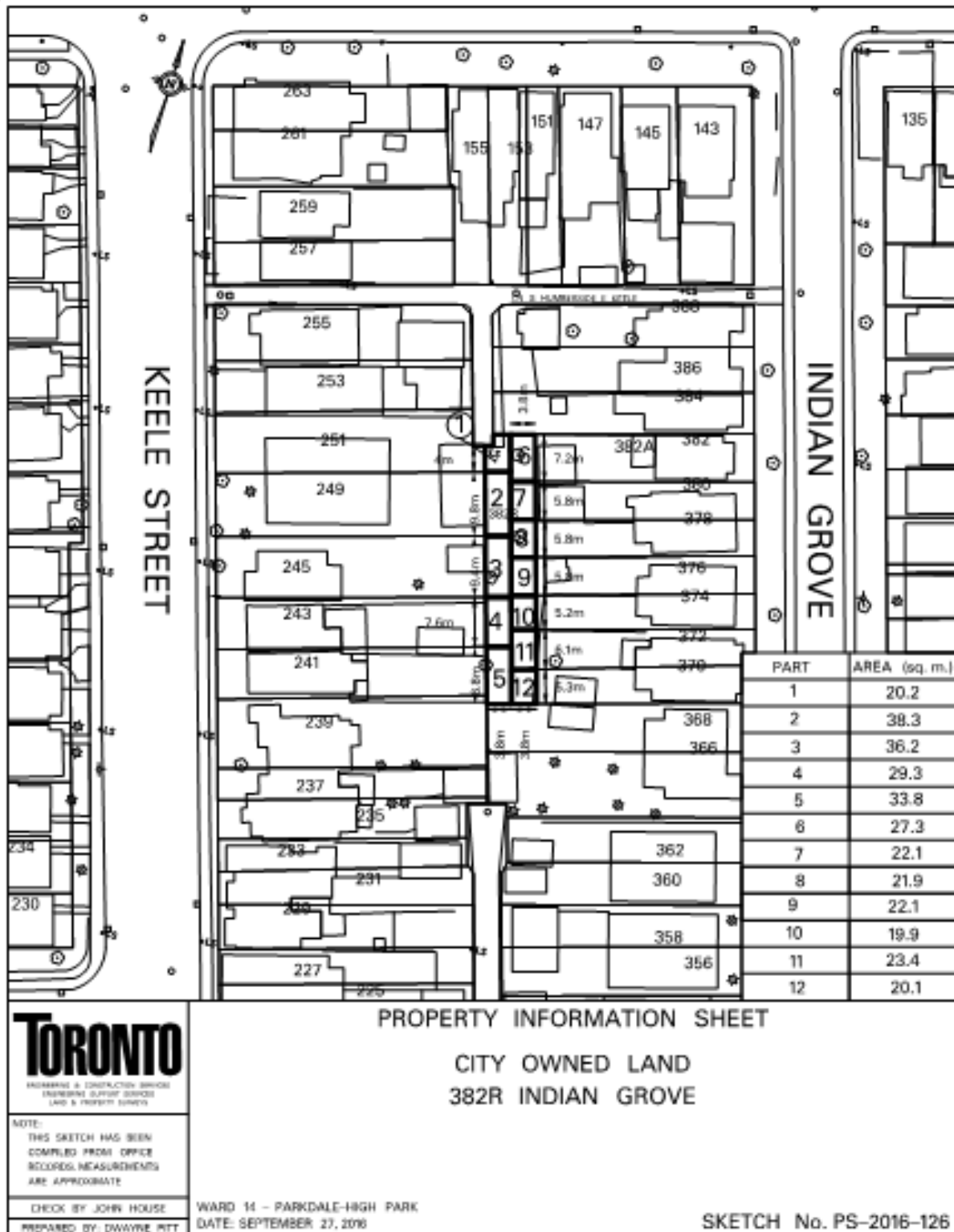
Title	Date	Recommended/ Approved
Manager	Mar. 10, 2017	Nick Simos
Director	Mar. 14, 2017	Joe Casali
Chief Corporate Officer	Mar. 15, 2017	Josie Scioli
Return to:		
Mario Lanzillotta Real Estate Services Metro Hall - 55 John Street		
DAF Tracking No.: 2017-047		

Consultation with Councillor(s):	
Councillor:	Gord Perks – February 9, 2017
Contact Name:	Meri Newton (mnewton@toronto.ca)
Contacted by	Phone <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
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 <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	

Consultation with other Division(s):			
Division:		Division:	Finance
Contact Name:		Contact Name:	Filisha Jenkins
Comments:		Comments:	No objections – reviewed and approved
Real Estate Law Contact:	Mark Zwegers – March 1, 2017	Date:	March 1, 2017

APPENDIX "A": LOCATION MAP & SKETCH





NOTE:
THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDED MEASUREMENTS
AND IS APPROXIMATE

CHECK BY JOHN HOUSE
PREPARED BY DWAYNE PITT

PROPERTY INFORMATION SHEET
CITY OWNED LAND
382R INDIAN GROVE

WARD 14 - PARKDALE-HIGH PARK
DATE: SEPTEMBER 27, 2016

SKETCH No. PS-2016-126