

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:	December 1, 2016	Phone No.:	416-397-7481

**Purpose:** To declare surplus the City-owned property municipally known as 140 Merton Street, with the intended manner of disposal to be by way of turnover to Build Toronto.

**Property:** Lot 28 and Part of Lot 26 on Plan M5 shown as Part 1 on Sketch PS-2006-079 attached as Appendix "A" (the "Property").

- Actions:**
1. The Property be declared surplus, subject to the retention of any 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, with the intended manner of disposal to be by way of a turnover to Build Toronto on an "as is" basis, for nominal consideration, on terms satisfactory to the Chief Corporate Officer, with Build Toronto to pay any applicable costs.
  2. Notice be published in a newspaper in circulation in the area of the Property and posted on the City's website.

**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:** The former City of Toronto acquired 140 Merton Street in 1994 by way of a land exchange with the owner of 100 Merton Street. It was previously a War Amp Building, and accommodated the District Office and Operations Yard of the Department of Public Works & the Environment. In 1998, the second floor was leased to Senior People's Resources in North Toronto ("SPRINT") a non-profit seniors support group. The lease will expire on August 31, 2018 and the local Councillor is interested in securing longer term accommodation for SPRINT. The remainder of the building was under the operational management of and occupied by Transportation Services until they released their interest and vacated in December, 2014.

On March 21, 2016 PMC recommended that the Property be declared surplus with the intended manner of disposal to be a transfer to Build Toronto. At a meeting on May 11, 2016 attended by staff from Real Estate Services, Build Toronto, City Planning, City legal and the local Councillor to explore terms of a possible transfer, it was determined that it was premature to move forward with a transfer of the Property to Build Toronto at this time for reasons including undefined community space requirements to accommodate City needs, potential heritage status and the desire to accommodate SPRINT. The consensus was that the Property should go forward as a turnover to Build Toronto for site planning and business case development and this recommendation was confirmed at the June 20<sup>th</sup>, 2016 PMC meeting.

**Comments:** Build Toronto will engage in site planning and business case development including (i) working with the City to assist in determining community space and other interests that will be required to accommodate City needs; (ii) Integration of the Yonge-Eglinton Secondary Plan review (to identify and secure community infrastructure space) and Heritage Assessment; and (iii) working with SPRINT to address a financial and logistic plan for its interim and long term accommodation.

<b>Property Details:</b>	<b>Ward:</b>	22 – St. Paul's
	<b>Assessment Roll No.:</b>	1904-10-3-060-05300
	<b>Approximate Size:</b>	
	<b>Approximate Area:</b>	3,406.7 m <sup>2</sup> ± (36,670 ft <sup>2</sup> ±)
	<b>Other Information:</b>	

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.

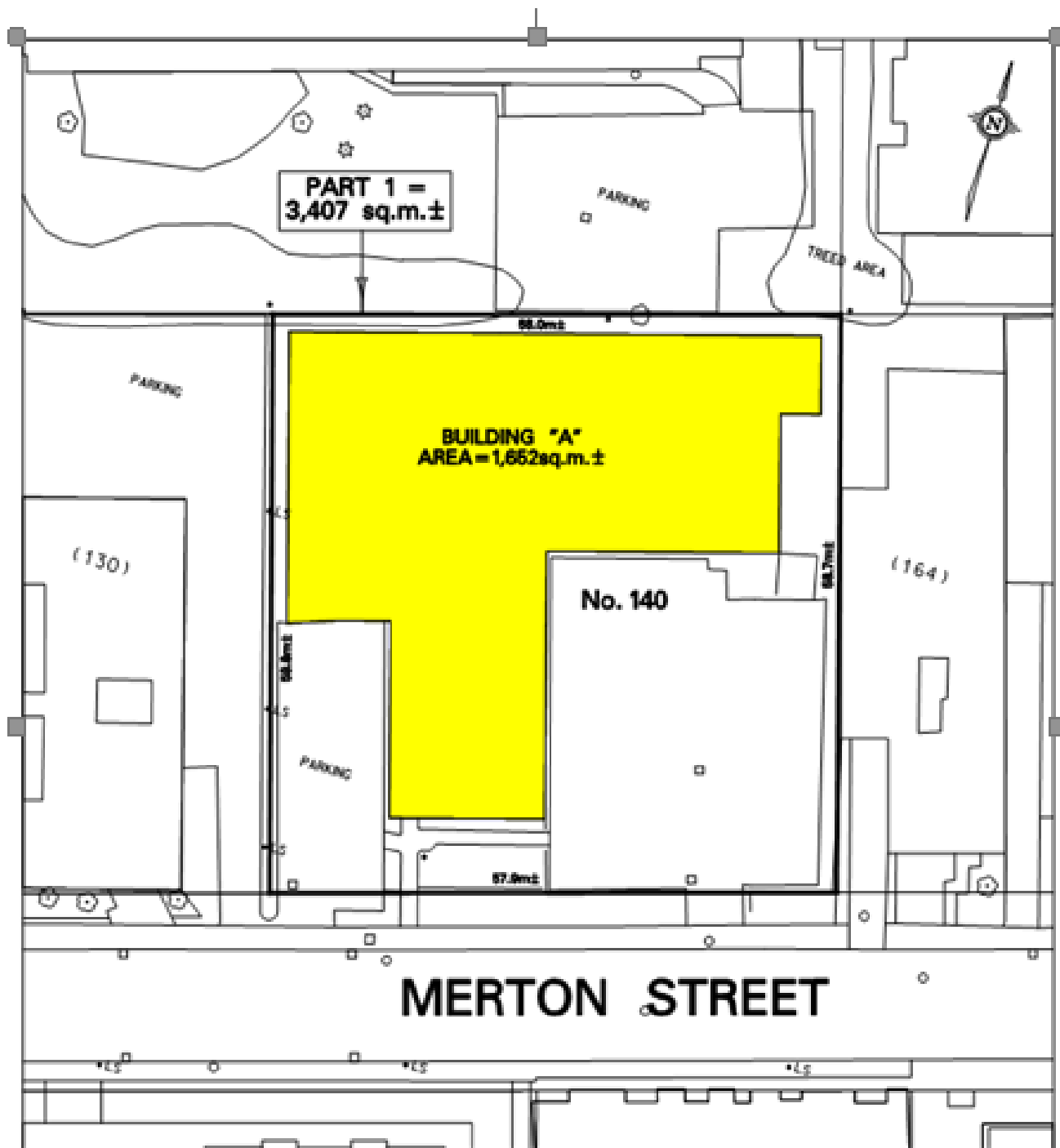
**Chief Corporate Officer has approval authority for:**

- 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	Dec. 5, 2016	Nick Simos
Director	Dec. 8, 2016	Joe Casali
Chief Corporate Officer	Dec. 12, 2016	Josie Scioli
<b>Return to:</b>		
Joanna Swietlik Real Estate Services Metro Hall, 2 <sup>nd</sup> Floor 416-397-7481		
<b>DAF Tracking No.: 2016-249</b>		

Consultation with Councillor(s):	
Councillor:	Josh Matlow
Contact Name:	
Contacted by	Phone <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	<ul style="list-style-type: none"> <li>Concurs with recommendation</li> <li>Does not require the matter to be determined by Council</li> <li>Does not require further consultation re: public notice</li> <li>December 1, 2016</li> </ul>
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:	Financial Planning
Contact Name:		Contact Name:	Filisha Mohammed
Comments:		Comments:	Comments incorporated
Real Estate Law Contact:	Deborah Boudreau	Date:	



# MERTON STREET

## PROPERTY INFORMATION SHEET

CITY OWNED LAND  
No. 140 MERTON STREET



TORONTO  
TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING SERVICE

NOTE:

THIS SKETCH HAS  
BEEN COMPILED FROM  
OFFICE RECORDS.

NOT TO SCALE

WARD 22 - ST. PAUL'S  
DATE: JUNE 18, 2008

SKETCH No. PS-2008-079

