

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:	Mike Saffran	Division:	Real Estate Services										
Date Prepared:	August 11, 2016	Phone No.:	(416) 392-7205										
Purpose:	To declare surplus the City-owned strip of vacant land located between 52 and 56 McCaul Street and to authorize the invitation of an offer to purchase said strip from one of the adjacent owners at 52 or 56 McCaul Street (the "Adjoining Owners").												
Property:	A City-owned strip of vacant land adjacent to the properties at 52 and 56 McCaul Street, being Part of Park Lot 13 Concession 1 From the Bay, Township of York, Toronto, shown as Part 1 on Sketch No. PS-2016-045 attached as Appendix "A" (the "Strip").												
Actions:	<ol style="list-style-type: none"> 1. The Strip be declared surplus, subject to the retention of an access easement in favour of the retained City lands west of the Strip and any other required easements and an offer to purchase be invited from an Adjoining Owner. 2. Notice be published in a newspaper in circulation in the area of the Strip and be posted on the City's website. 3. The Strip be disposed of without giving the owner from whom the land was expropriated the first chance to repurchase the land on the terms of the best offer received by the expropriating authority. 4. 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 Strip is part of a larger City-owned property, on which is located University Settlement House ("USH"). USH is located south of Grange Park and Grange Road and west of the Strip.</p> <p>Delterra Inc. has submitted a proposal to City Planning for a 14 storey mixed-use building and private art gallery to be constructed on lands owned by the Adjoining Owners and the Strip.</p> <p>The Adjoining Owners wish to acquire the Strip at market value for incorporation into the development. City Planning will require new pedestrian access easements as part of the planning approvals for the development. These new pedestrian accesses will service the needs of the public including USH.</p> <p>The proposed sale of the Strip is subject to the City retaining an easement over the Strip for access to USH until such a time as the new pedestrian access easement has been obtained by the City and registered on title. The City will then release its easement interest over the Strip.</p>												
Comments:	A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Strip. No municipal interest was expressed. Staff of the Affordable Housing Office has determined that there is no interest in the Strip for affordable housing. Accordingly, it is appropriate that the Strip be declared surplus subject to the retention of the above-noted easements. The Property Management Committee has reviewed this matter and concurs.												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Ward:</td> <td>20 – Trinity-Spadina</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>N/A</td> </tr> <tr> <td>Approximate Size:</td> <td>Irregular shape: 4.0 x 32.2 m ± (13.1 ft x 105.6 ft ±)</td> </tr> <tr> <td>Approximate Area:</td> <td>138.9 m² ± (1,495.2 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td>Adjoining Owner has a right-of-way over the Strip</td> </tr> </table>			Ward:	20 – Trinity-Spadina	Assessment Roll No.:	N/A	Approximate Size:	Irregular shape: 4.0 x 32.2 m ± (13.1 ft x 105.6 ft ±)	Approximate Area:	138.9 m ² ± (1,495.2 ft ² ±)	Other Information:	Adjoining Owner has a right-of-way over the Strip
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Other Information:	Adjoining Owner has a right-of-way over the Strip												
	<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:

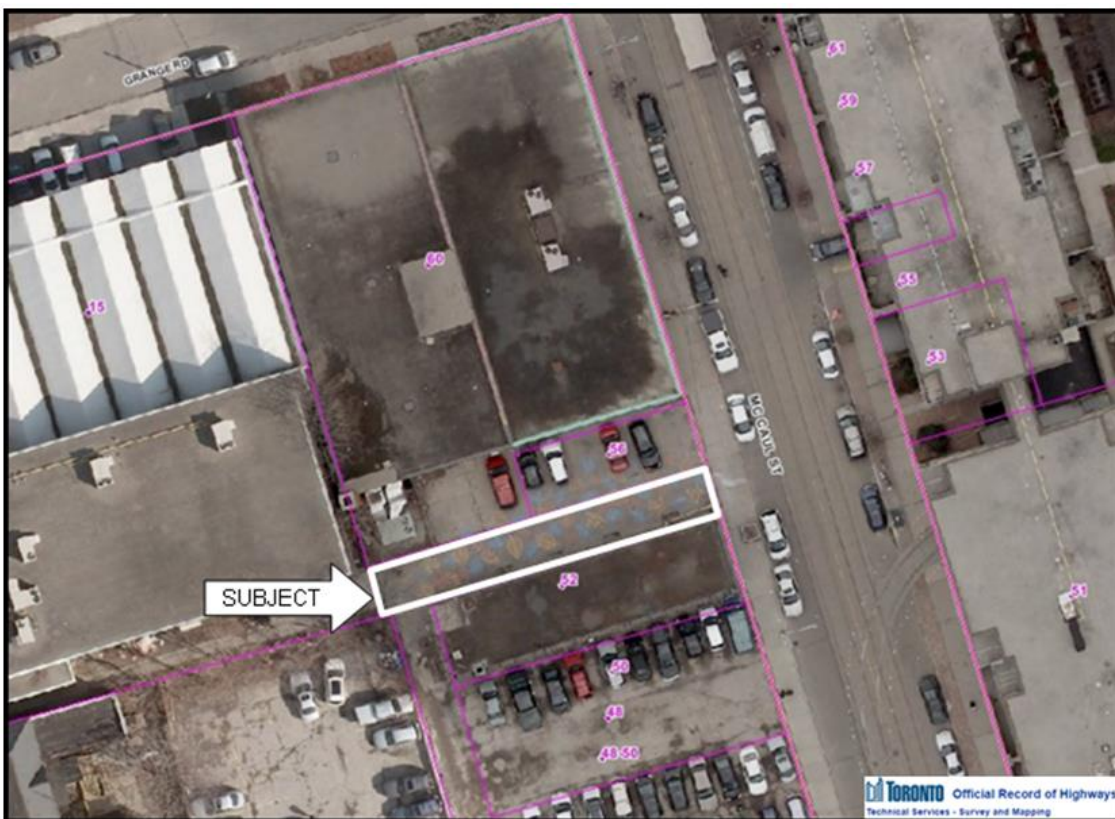
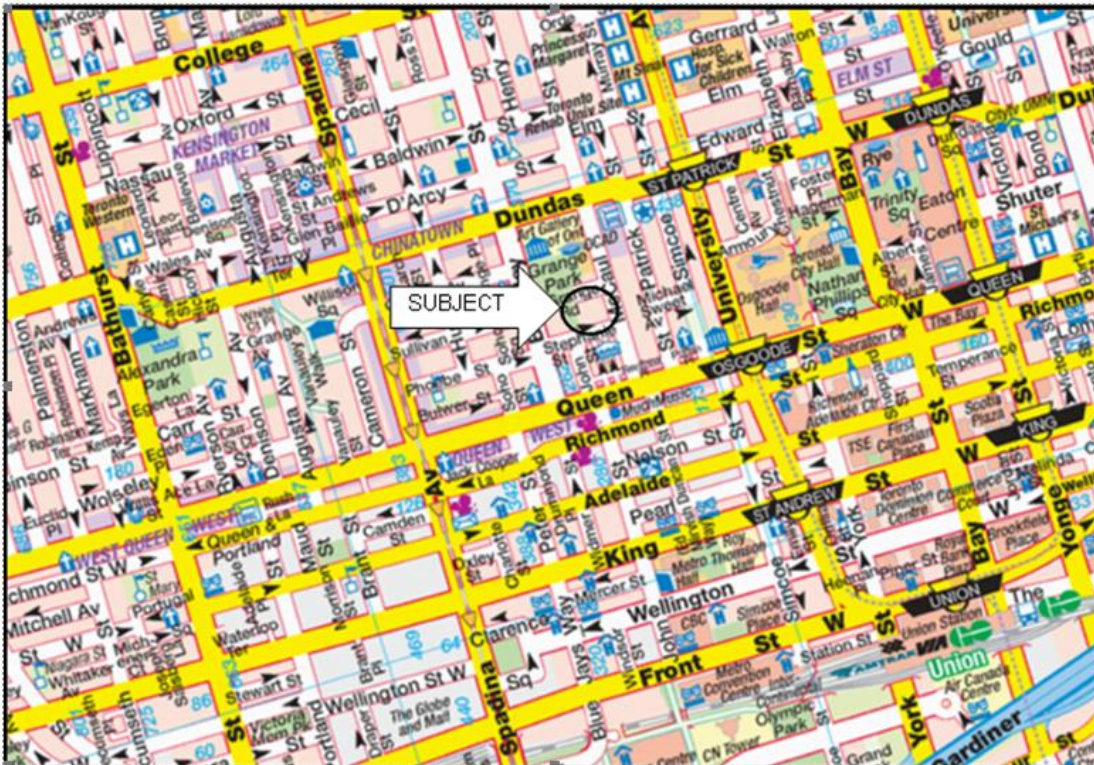
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require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

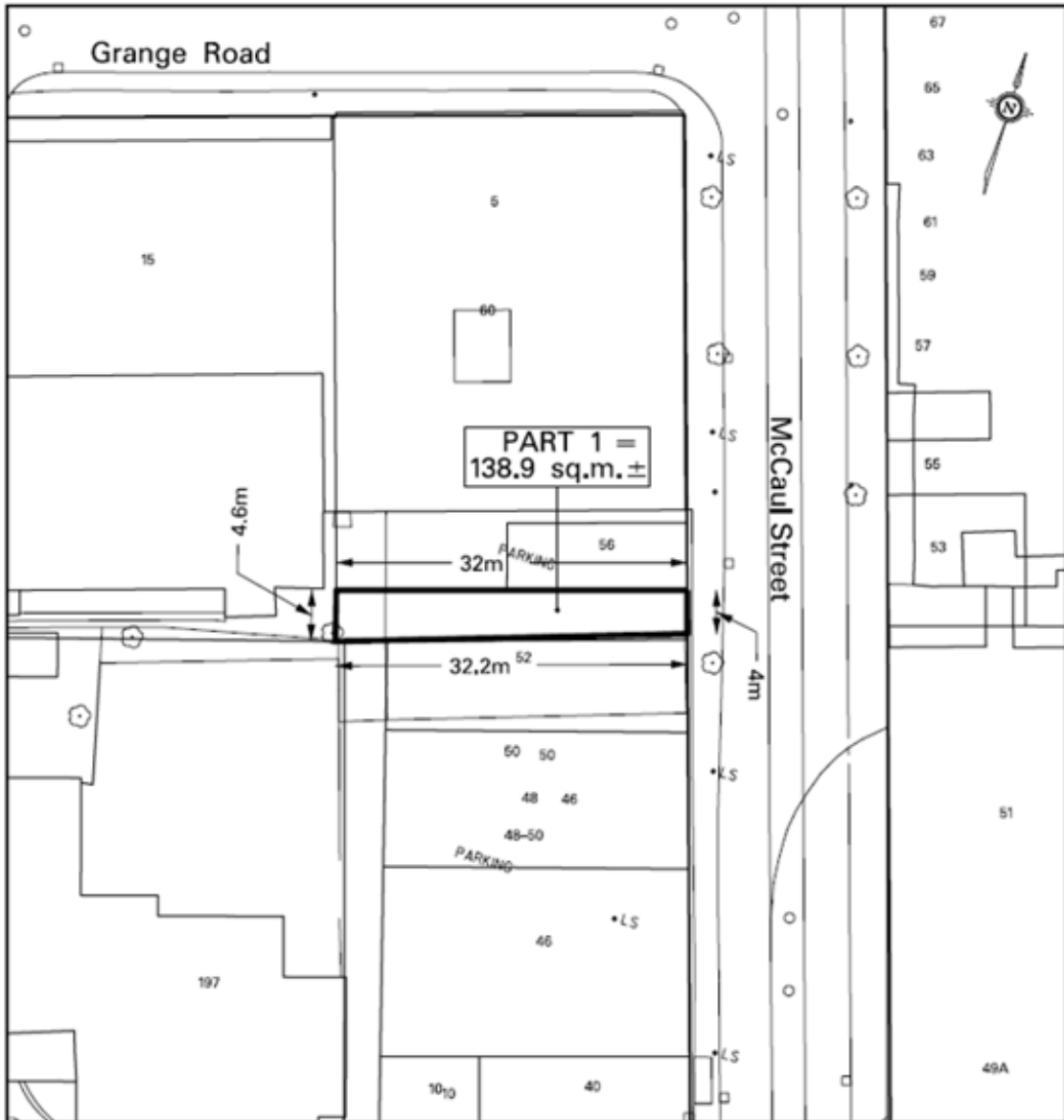
Title	Date	Recommended/ Approved
Manager	August 15, 2016	Tasse Karakolis
Director	August 18, 2016	Joe Casali
Chief Corporate Officer	August 19, 2016	Josie Scioli
Return to: Mike Saffran, Property Officer 315 Front St West, 3 rd floor		
DAF Tracking No.: 2016-183		

Consultation with Councillor(s):						
Councillor:	Joe Cressy					
Contact Name:	Raymond Ngu					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail		Memo	Other
Comments:	<ul style="list-style-type: none"> • Concurs with recommendation - August 11, 2016 • 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:	City Planning	Division:	Financial Planning
Contact Name:	Michelle Knieriem	Contact Name:	Filisha Mohammed
Comments:	Provided comments – August 8, 2016	Comments:	Concurs with financial impact statement – Aug 9, 2016
Real Estate Law Contact:	Jack Payne	Date:	August 8, 2016

Appendix "A"





NOTE:
THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS, MEASUREMENTS
ARE APPROXIMATE

CHECK BY JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET
CITY OWNED LAND
A PORTION OF NO. 15 GRANGE ROAD

WARD 20 - TRINITY-SPADINA
DATE: MARCH 29, 2016

SKETCH No. PS-2016-045