

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:	July 21, 2016	Phone No.:	416-397-0806

Purpose: To declare surplus a City-owned parcel of vacant land abutting 24 Sunnylea Avenue East with the intended manner of disposal to be by way of a transfer to the owner of 24 Sunnylea Avenue East.

Property: City-owned parcel of vacant land abutting 24 Sunnylea Avenue East, legally described as Part of Lot 5, Range 2 Kings Mill Reserve (the "Property"). The general location of the Property is shown in the Location Map & Aerial Picture attached in Schedule "A" and more particularly shown in Sketch attached in Schedule "B".

- Actions:**
1. The Property be declared surplus, and an offer to purchase the Property be invited from the owner of 24 Sunnylea Avenue East.
 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: The Property is a remnant piece of a laneway that was stopped up and closed in the 1950s. While the rest of the laneway was sold to adjacent owners, the Property was not. The owner of the abutting parcel at 24 Sunnylea Avenue East has expressed interest in acquiring the Property from the City.

Comments: A circulation to the City's ABCDs was undertaken to ascertain whether there is any municipal interest in retaining the Property. No municipal interest was expressed. Accordingly, it is appropriate that the Property be declared surplus. The Property Management Committee at its meeting of April 19, 2016 has reviewed this matter and concurs.

Property Details:

Ward:	5 – Etobicoke - Lakeshore
Assessment Roll No.:	N/A
Approximate Size:	11.7 m x 2 m ± (38.4 ft x 6.6 ft ±)
Approximate Area:	23.5 m ² (247.6 ft ²)
Other Information:	

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:

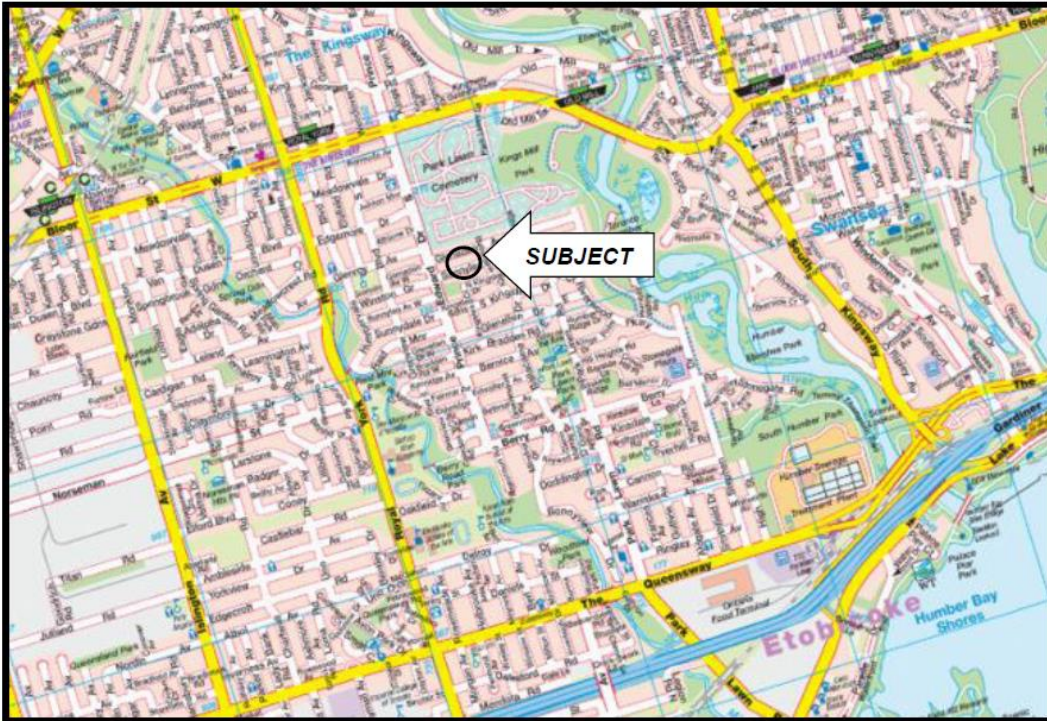
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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	July 21, 2016	Tasse Karakolis
Director	Aug. 2, 2016	Joe Casali
Chief Corporate Officer	Aug. 2, 2016	Josie Scioli
Return to:		
DAF Tracking No.: 2016-085		

Consultation with Councillor(s):					
Councillor:	Justin Di Ciano				
Contact Name:	Jacqueline Czajka – May 16, 2016				
Contacted by	Phone	<input checked="" type="checkbox"/>	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:		Division:	Financial Planning
Contact Name:		Contact Name:	Filisha Mohammed
Comments:		Comments:	Reviewed and approved.
Real Estate Law Contact:	Frank Walsh – July 20, 2016	Date:	May 16, 2016

SCHEDULE "A"
LOCATION MAP & AERIAL PICTURE



SCHEDULE "B"
SKETCH OF THE PROPERTIES

