



DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2016-248

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:	Kathie Capizzano	Division:	Real Estate Services
Date Prepared:	November 1, 2016	Phone No.:	2-4825
Purpose:	To revise the intended manner of disposal of the vacant lands adjacent to the north of 51 Dockside Avenue and known as Block 3 Plan 66M-2476 and shown on Schedule A (the "Property"), to be by way of a long term lease or a fee simple sale to George Brown College (GBC).		
Property:	Blocks 3 on Plan 66M-2476		
Actions:	1. The intended manner of disposal of the Property be revised to allow for either a long term lease or a fee simple sale to GBC.		
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:	In accordance with the City's Real Estate Disposal By-law 814-2007, the Property was declared surplus on October 21, 2008 (DAF No. 2008-180), with the intended manner of disposal to be through a long-term lease with GBC.		
Comments:	<p>GBC had informed WT during negotiations that they would not be getting government funding for this development but would proceed with the development of Block 3 using its own resources. They requested the College be able to purchase the property.</p> <p>By approval of report EX10.8 on December 9 and 10, 2015, Council directed the Deputy City Manager, Cluster B to review the Block 3 proposal by George Brown College, submitted through Waterfront Toronto and to report back to the Executive Committee and Council with recommendations on terms for either a long-term ground lease or fee simple conveyance.</p> <p>The Deputy City Manager, Cluster B is reporting on the offer to purchase from GBC, to the Executive Committee in December, 2016 or January, 2017.</p>		
Property Details:	Ward:	28 – Toronto Centre Rosedale	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	2,607.76 m2	
	Other Information:		
	<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	Nov 3, 2016	Brian Varner
Director	Nov 14, 2016	Joe Casali
Chief Corporate Officer	Nov 15, 2016	Josie Scioli
Return to:		
DAF Tracking No.: 2016-248		

Consultation with Councillor(s):						
Councillor:	Pam McConnell					
Contact Name:						
Contacted by	Phone	X	E-mail		Memo	Other
Comments:	conkurs					
Councillor:						
Contact Name:						
Contacted by	Phone		E-mail		Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	Waterfront Secretariat	Division:	Financial Planning
Contact Name:	Jayne Naiman	Contact Name:	Filisha Mohamed
Comments:	conkurs	Comments:	conkurs
Real Estate Law Contact:	Kathleen Kennedy	Date:	October 19

APPENDIX "A"

