

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:	Trixy Pugh	Division:	Real Estate Services
Date Prepared:	March 9, 2017	Phone No.:	(416) 392-8160

Purpose: To declare surplus the City-owned parcels of land municipally known as 1113 and 1117 Dundas Street West, reserving an ownership interest in the below-grade strata and any required easements, for the purpose of a proposed sale transaction with Reserve Land Corporation (the "Purchaser").

Property: 1113 Dundas Street West, being Lot 1 on Plan 599 (PIN 21274-0048) (LT); and 1117 Dundas Street West, being Lots 2 to 4 on Plan 599, Lots 21 to 22 on Plan 371, Part Lot 20 Plan 371, Parts 1 and 2 on 64R-16052 (PIN 21274-0047)(LT), collectively (the "Properties").

- Actions:**
1. The Properties be declared surplus for the purpose of a proposed sale transaction with the Purchaser, reserving an interest in the below-grade strata and any required easements.
 2. Notice be published in a newspaper in circulation in the area of the Properties and 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: 1117 Dundas Street West was acquired by the City in 2000 for the purposes of a TPA surface parking lot. 1113 Dundas Street West was acquired by the City in 2013 to form part of a future redevelopment strategy for the combined properties.

TPA has entered into a conditional Purchase and Sale Agreement with the Purchaser to construct a mixed use residential condominium development on the Properties complete with a two level below grade public garage containing approximately 55 spaces. The City will retain an ownership interest in the below grade strata of the Properties.

Comments: The proposed transaction is conditional upon the City securing the required authority, and complying with the procedures governing disposal of property. A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Properties. No municipal interest was expressed. Staff of the Affordable Housing Office has determined that there is no interest in the Properties for affordable housing.

Accordingly, it is appropriate that the Properties be declared surplus. The Property Management Committee has reviewed this matter and concurs.

Property Details:

Ward:	19 – Trinity-Spadina	
Address:	1113 Dundas Street West	1117 Dundas Street West
Assessment Roll No.:	1904-04-2-300-01900	1904-04-2-300-01800
Approximate Size:	5.5m x 45.7m (18.1ft x 150ft)	32.5m x 45.7m (106ft x 150 ft)
Approximate Area:	252.5 m ² (2,718 ft ²)	1,497.3 m ² (16,117.2 ft ²)

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	Mar. 10, 2017	Nick Simos
Director	Mar. 14, 2017	Joe Casali
Chief Corporate Officer	Mar. 15, 2017	Josie Scioli
Return to: Trixy Pugh Real Estate Services Metro Hall, 55 John Street, 2nd Fl (416) 392-8160		
DAF Tracking No.: 2017-075		

Consultation with Councillor(s):	
Councillor:	Mike Layton
Contact Name:	Mike Layton (Sept 13, 2016)
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"> 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:	TPA	Division:	Financial Planning
Contact Name:	Greg Blyskosz	Contact Name:	Filisha Jenkins
Comments:	Incorporated into DAF (February 15, 2017)	Comments:	Incorporated into DAF
Real Estate Law Contact:	Ray Mickevicius (March 8, 2017)	Date:	March 1, 2017

APPENDIX "A": LOCATION MAP & SKETCH



