



DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2017-114

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:	Neubert Li	Division:	Real Estate Services										
Date Prepared:	May 3, 2017	Phone No.:	(416) 392-1243										
Purpose:	To declare surplus the City-Owned property known municipally as a closed lane abutting the southeasterly boundary of 1 Granger Avenue, containing approximately 1,221.71 square feet of land, and to authorize the invitation of an offer to purchase the land from the adjoining owner of 1 Granger Avenue. .												
Property:	Land abutting the southeasterly boundary of 1 Granger Avenue, Toronto, formerly a lane closed by Bylaw 8976 and registered as Instrument No. SC250916; also shown as Part 1 on Sketch No. PS-2016-128 on Appendix "B" (the "Property").												
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus with the intended manner of disposal to be by way of an invitation to purchase from the abutting land owners at 1 Granger Ave. 2. Notice be published in a newspaper in circulation in the area of the Property and be 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. The Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.												
Background:	<p>The Property was transferred to the former Corporation of the City of Scarborough in 1891 by a Plan of Subdivision for road purposes. It was an unopened lane closed by Bylaw No 8976 in 1959. City's ownership of the Property was converted to Land Title System in 1995.</p> <p>The abutting land owners at 1 Granger Ave, who appear to have certain minor encroachments of improvements on the Property, expressed interest in acquiring the Property to form part of their backyard with a view to formalizing the encroachments.</p>												
Comments:	<p>A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Property. No municipal interest was expressed.</p> <p>Accordingly, it is appropriate that the Lane be declared surplus. The Property Management Committee has reviewed this matter and concurs.</p>												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>35 – Scarborough Southwest</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>N/A</td> </tr> <tr> <td>Approximate Size:</td> <td>N/A</td> </tr> <tr> <td>Approximate Area:</td> <td>1,221 .71 sq. ft.</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	35 – Scarborough Southwest	Assessment Roll No.:	N/A	Approximate Size:	N/A	Approximate Area:	1,221 .71 sq. ft.	Other Information:	
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Assessment Roll No.:	N/A												
Approximate Size:	N/A												
Approximate Area:	1,221 .71 sq. ft.												
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:

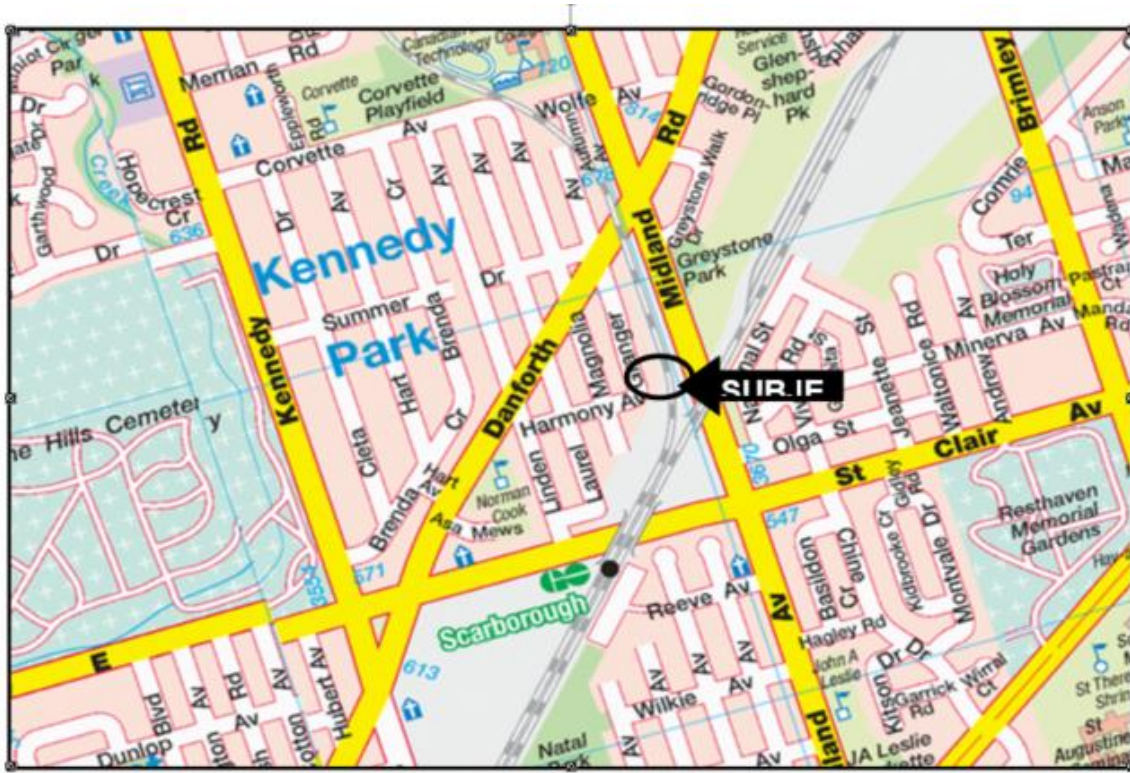
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
- Councillor does not require 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 Nick Simos	May 8, 2017	Nick Simos
Director Joe Casali	May 15, 2017	Joe Casali
Chief Corporate Officer Josie Scioli	May 19, 2017	Josie Scioli
Return to: Neubert Li Real Estate Services Metro Hall, 55 John Street, 2nd Fl (416) 392-1243		
DAF Tracking No.: 2017-114		

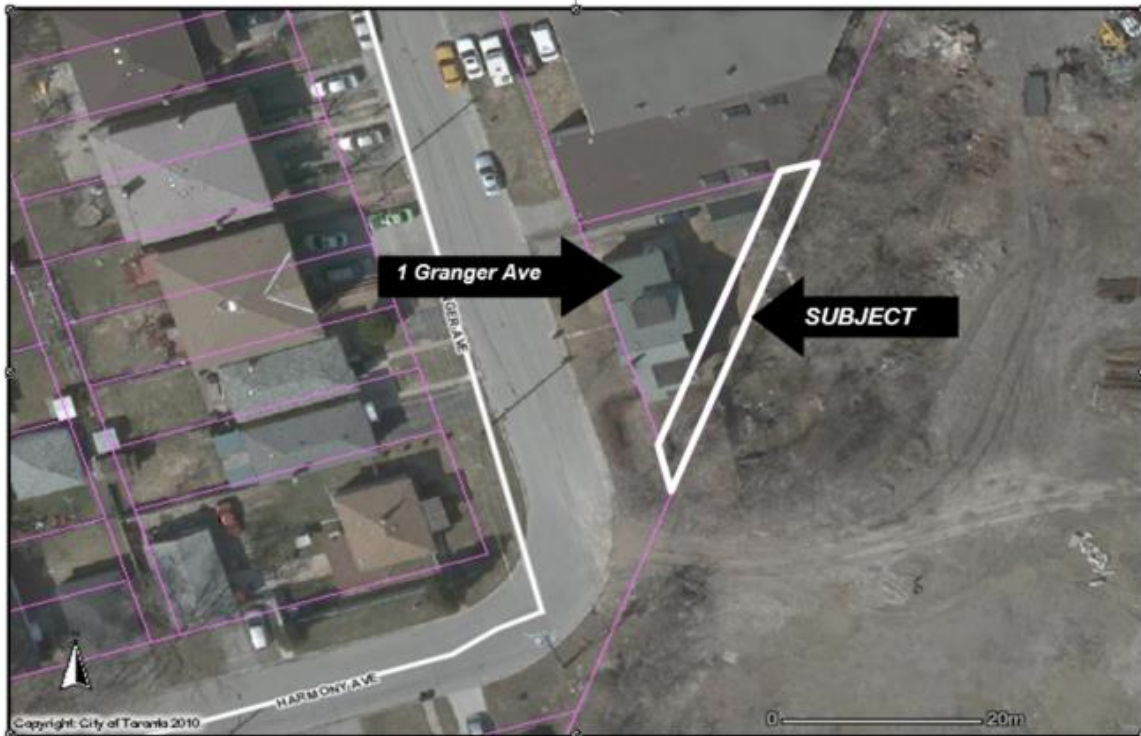
Consultation with Councillor(s):						
Councillor:	Michelle Holland					
Contact Name:	Michelle Holland					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:	No objection (April 27, 2017)					
Councillor:						
Contact Name:						
Contacted by	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:						

Consultation with other Division(s):			
Division:		Division:	Financial Planning
Contact Name:		Contact Name:	Ron Budhu
Comments:		Comments:	Incorporated into DAF
Real Estate Law Contact:	Vanessa Bacher (April 28, 2017)	Date:	April 28, 2017

APPENDIX "A"
LOCATION & SITE MAPS



APPENDIX "B"



SKETCH No. PS-2016-128



PROPERTY INFORMATION SHEET
CITY OWNED LAND
ABUTTING NO. 1 GRANGER AVENUE

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

CHECK BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 35 - SCARBOROUGH-SOUTHWEST
DATE: OCTOBER 03, 2016

SKETCH No. PS-2016-128