



DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2017-036

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: | February 17, 2017 | Phone No.: | 2-1243 |

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|-----------------------------|--|--------------|----------------------|-----------------------------|-----|--------------------------|-----------|--------------------------|---|---------------------------|--|
| Purpose: | To declare surplus part of Ordnance Street, shown as Part 1 on Sketch No. PS-2016-127 attached as Appendix "B", (the "Highway"), and to authorize the invitation of an offer to purchase from the abutting property owner at 11 & 25 Ordnance Street (the "Abutting Owner"), conditional on the approval of the Director, Waterfront Secretariat, and on City Council approval of the permanent closure of the Highway. | | | | | | | | | | |
| Property: | Part of Ordnance Street, shown as Part 1 on Sketch No. PS-2016-127, adjacent to the east of the property known municipally as 11 & 25 Ordnance Street, shown on Appendix B. | | | | | | | | | | |
| Actions: | <ol style="list-style-type: none"> 1. The Highway be declared surplus, conditional on approval of the Director, Waterfront Secretariat and on City Council approval of the permanent closure of the Highway, and subject to retaining an easement for municipal services. 2. An offer to purchase the Highway be invited from the Abutting Owner. 3. Notice be published in a newspaper in circulation in the area of the Highway. 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 Abutting Owner contacted the City regarding the possible acquisition of the Highway for inclusion in their development at 11 & 25 Ordnance Street.</p> <p>The Highway was not acquired through expropriation proceedings.</p> | | | | | | | | | | |
| Comments: | <p>Transportation Services has reviewed the feasibility of permanently closing the Highway and advises that it has no objection to the proposed closure, subject to Council Approval.</p> <p>Toronto Water records indicate there is a catch basin and a fire hydrant located within the Highway and an easement shall be required for protection of the existing municipal services in the event of a sale.</p> <p>A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Highway. No municipal interest was expressed</p> <p>Staff of the Affordable Housing Office has determined that there is no interest in the Highway for affordable housing.</p> <p>The Property Management Committee has reviewed this matter and concurs. Accordingly, it is appropriate that the Highway be declared surplus.</p> | | | | | | | | | | |
| Property Details: | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>19 – Trinity Spadina</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>N/A</td> </tr> <tr> <td>Approximate Size:</td> <td>irregular</td> </tr> <tr> <td>Approximate Area:</td> <td>368.4 square metres (3,965 square feet)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table> <p><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.</p> | Ward: | 19 – Trinity Spadina | Assessment Roll No.: | N/A | Approximate Size: | irregular | Approximate Area: | 368.4 square metres (3,965 square feet) | Other Information: | |
| Ward: | 19 – Trinity Spadina | | | | | | | | | | |
| Assessment Roll No.: | N/A | | | | | | | | | | |
| Approximate Size: | irregular | | | | | | | | | | |
| Approximate Area: | 368.4 square metres (3,965 square feet) | | | | | | | | | | |
| Other Information: | | | | | | | | | | | |

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:

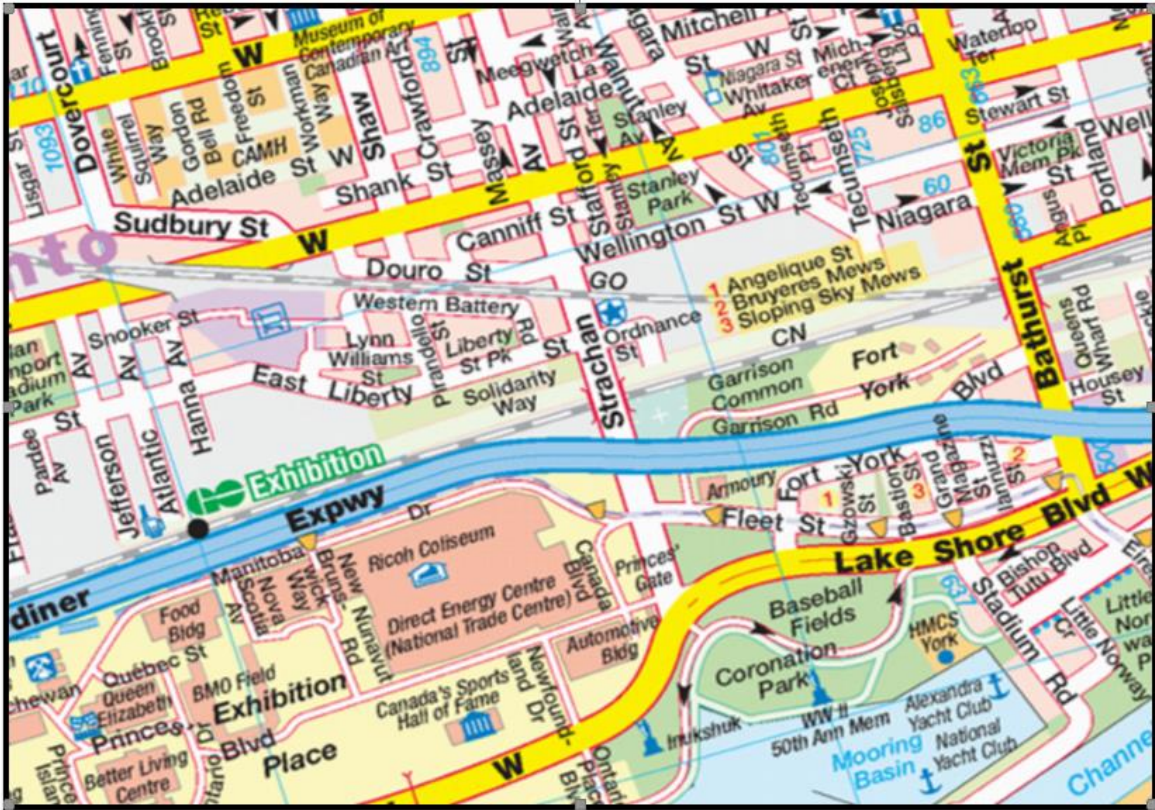
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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 | Feb. 24, 2017 | Nick Simos |
| Director | Feb. 27, 2017 | Joe Casali |
| Chief Corporate Officer | Mar. 3, 2017 | Josie Scioli |
| Return to: Neubert Li Real Estate Services Metro Hall, 55 John Street, 2nd Fl (416) 392-1243 | | |
| DAF Tracking No.: 2017-036 | | |

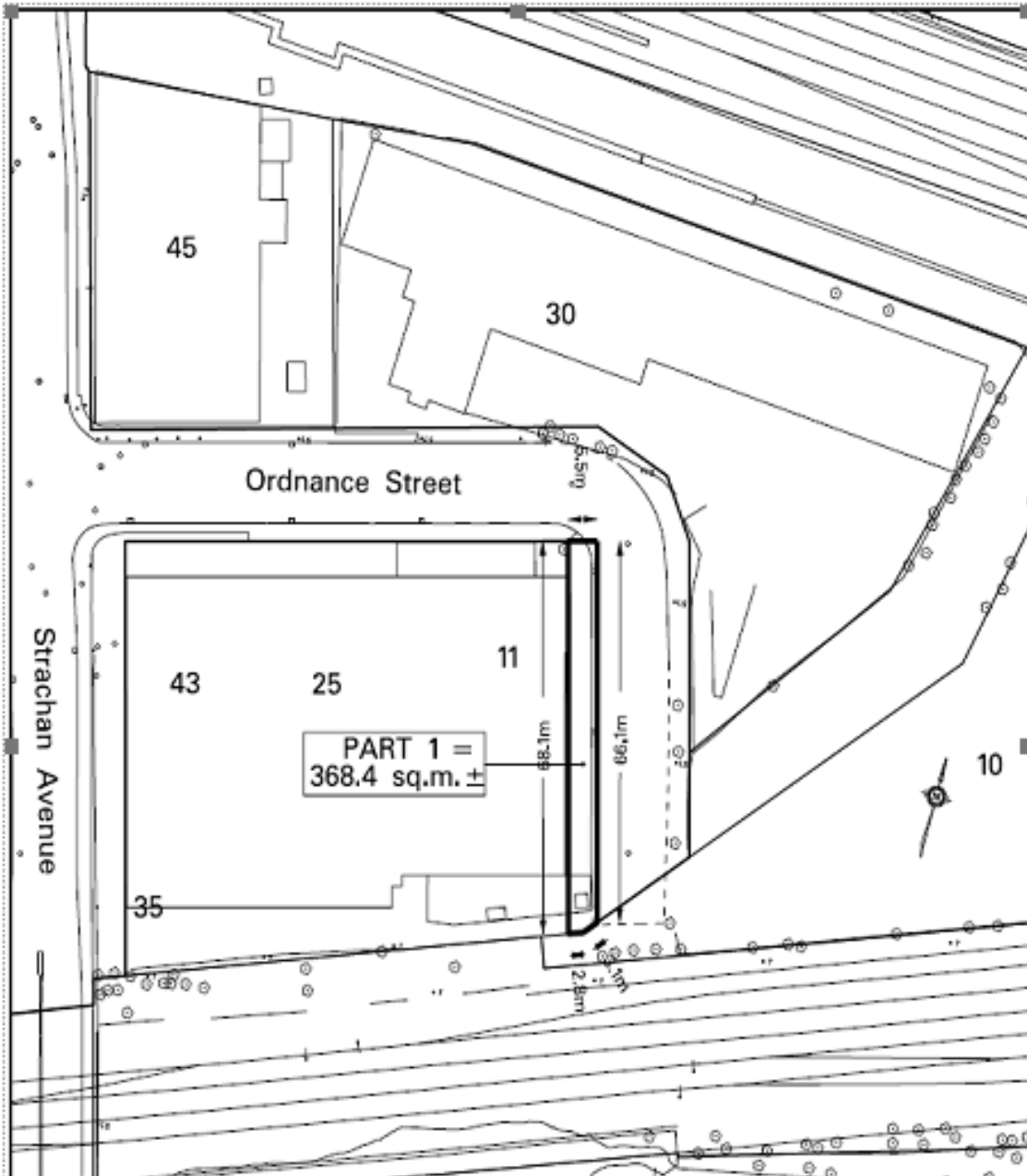
| Consultation with Councillor(s): | | | | | | |
|----------------------------------|---------------------------|---|--------|------|-------|--|
| Councillor: | Mike Layton | | | | | |
| Contact Name: | Mike Layton | | | | | |
| Contacted by | Phone | x | E-mail | Memo | Other | |
| Comments: | Concurs, February 9, 2017 | | | | | |
| | | | | | | |
| Councillor: | | | | | | |
| Contact Name: | | | | | | |
| Contacted by | Phone | | E-mail | Memo | Other | |
| Comments: | | | | | | |

| Consultation with other Division(s): | | | |
|--------------------------------------|---|---------------|------------------------|
| Division: | Transportation | Division: | Financial Planning |
| Contact Name: | Laurie Robertson | Contact Name: | Filisha Mohamed |
| Comments: | Confirmed the portion of road allowance may be closed and sold to abutting landowner, December 21, 2016 | Comments: | Concurs, Feb. 15, 2017 |
| Real Estate Law Contact: | Vanessa Bacher, Feb. 15, 2017 | Date: | |

APPENDIX "A"
LOCATION MAPS



APPENDIX "B"



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

CHECK BY JOHN HOUSE
 PREPARED BY DWAYNE MITT

PROPERTY INFORMATION SHEET
 SKETCH SHOWING A PORTION OF ORDNANCE STREET
 ABUTTING NOS. 11 & 25 ORDNANCE STREET

WARD 10 - TRINITY-SPADINA
 DATE: SEPTEMBER 29, 2016

SKETCH No. PS-2016-127