

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:	Bruno Iozzo	Division:	Real Estate Services
Date Prepared:	March 10, 2017	Phone No.:	(416) 392-8151

Purpose: To declare surplus three portions of Dundas Street West and one portion of Bloor Street West located adjacent to 2 Dunbloor Road and shown as Parts 1-4 on Sketch No. PS-2015-167, conditional upon City Council approving the permanent closure of these portions of Dundas Street West and Bloor Street West as a public highway, and to authorize the invitation of an offer to purchase Parts 1-4 on Sketch No. PS-2015-167 from the owner of 2 Dunbloor Road that includes a land exchange that will result in certain lands equal in area and value to the portion of the Property shown as Parts 2-4 on Sketch No. PS-2015-167 being conveyed to the City, to facilitate the completion of the Six Points Interchange Reconfiguration Project, and that also includes a market value sale of the lands shown as Part 1 on Sketch No. PS-2015-167, if agreement on the market value price for these lands can be reached with the owner of 2 Dunbloor Road.

Property: Portions of Dundas Street West and Bloor Street West located along the southern and north-western property boundary of 2 Dunbloor Road, shown as Parts 1-4 on Sketch No. PS-2015-167 attached as Appendix "A" (the "Property").

- Actions:**
1. The Property be declared surplus, conditional upon City Council approving the permanent closure of the Property as a public highway, and an offer to purchase the Property be invited from the owner of 2 Dunbloor Road, which includes a land exchange that will result in certain portions of 2 Dunbloor Road being conveyed to the City.
 2. Notice be published in a newspaper in circulation in the area of the Property 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: The Property was not acquired through expropriation proceedings. Parts 1 and 2 on Sketch No. PS-2015-167 (part of the public highway lands along Dundas Street West) were created by Section 52, Victoria Chapter 77, dedicated by bylaw 189-70 (EB378144). Part 3 on Sketch No. PS-2015-167 was acquired by Instruments EB260375, EB241949, and EB243881 and used as a reserve. Part 4 on Sketch No. PS-2015-167 (part of the public highway lands along Bloor Street West) was closed as a public highway by Metro by-law 2107 and used as a reserve.

As part of the City-initiated Six Points Interchange Reconfiguration Project, the owner of 2 Dunbloor Road was approached by City staff and has indicated an interest in proceeding with a proposed land exchange. The proposal would involve the City's sale of the Property to the owner in exchange for certain lands located along the eastern property border of 2 Dunbloor Road (to expand Dunbloor Road) and a small triangular-shaped portion of land located on the south-western border of 2 Dunbloor Road which are equal in area and value to the portion of the Property shown as Parts 2 to 4 on Sketch No. PS-2015-167. The City would also receive a cash payment reflecting the market value of the portion of the Property shown as Part 1 on Sketch No. PS-2015-167. If agreement cannot be reached with the owner on the market value price for the Part 1 lands, the intent is that the equal land exchange involving the Parts 2-4 lands would still proceed and the City would retain ownership of the Part 1 lands.

Transportation Services has completed its circulation process and review of the Property and has no objections to the closure of the parts of Dundas Street West and Bloor Street West.

Comments: 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. Staff of the Affordable Housing Office has determined that there is no interest in the Property for affordable housing. Accordingly, it is appropriate that the Property be declared surplus. The Property Management Committee has reviewed this matter and concurs.

Property Details:

Ward:	5 – Etobicoke-Lakeshore
Assessment Roll No.:	N/A
Approximate Size:	N/A
Approximate Area:	1,374.4 m ²
Other Information:	N/A

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:

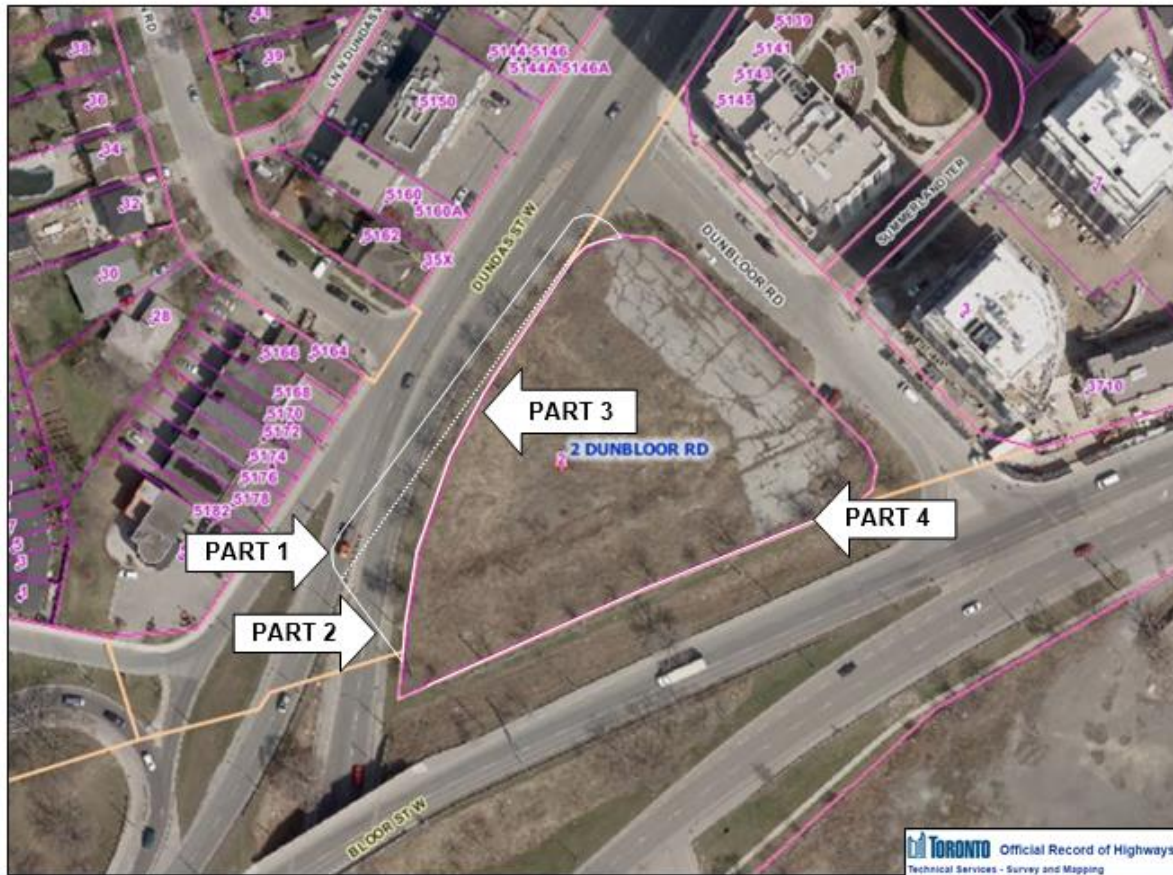
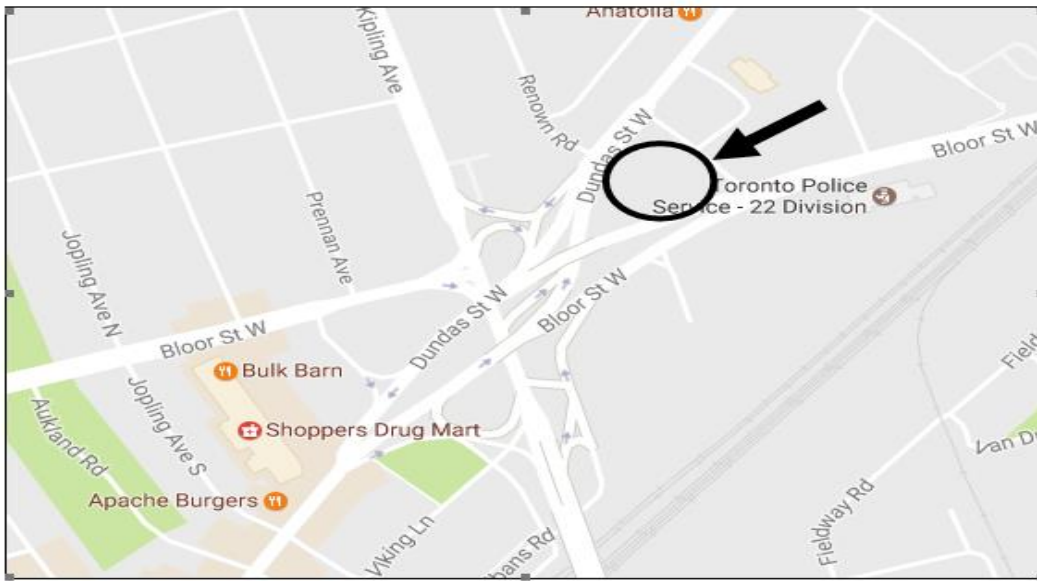
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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.
- (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.
 - n/a Councillor(s) agrees with exemption from notice to the public.
- (5) revising the intended manner of sale
- (6) rescinding the declaration of surplus authority

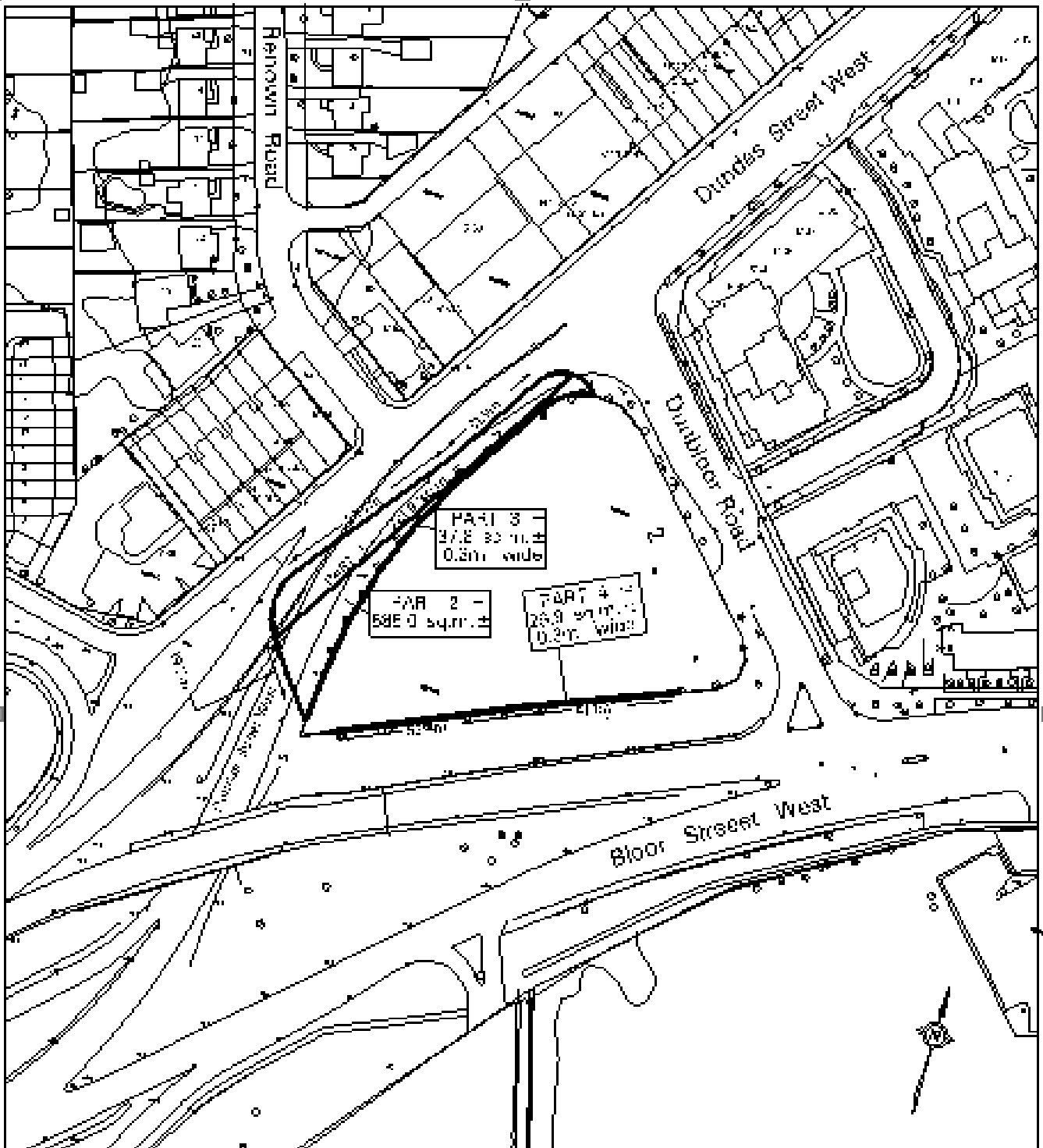
Title	Date	Recommended/ Approved
Manager	Mar. 10, 2017	Nick Simos
Director Joe Casali	Mar. 14, 2017	Joe Casali
Chief Corporate Officer Josie Scioli	Mar. 15, 2017	Josie Scioli
Return to: Bruno Iozzo Real Estate Services Metro Hall (55 John Street) – 2 nd Floor (416) 392-8151		
DAF Tracking No.: 2017-054		

Consultation with Councillor(s):					
Councillor:	Justin Di Ciano				
Contact Name:	Mary L. Campbell – Executive Assistant				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	e-mail response on Feb/28/2017 • 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:	Transportation Services	Division:	Financial Planning
Contact Name:	Lukasz Pawlowski (June 22, 2016)	Contact Name:	Filisha Jenkins
Comments:	Feasible to close the public highway lands	Comments:	Fine with DAF
Real Estate Law Contact:	Jacqueline Vettorel (Mar/7/17)	Date:	March 1, 2017

Appendix "A" – The Property





PROPERTY INFORMATION SHEET

SKETCH SHOWING PORTIONS OF
PUBLIC HIGHWAY LANDS (PARTS 1 AND 2) AND
CITY OWNED LAND (0.3M WIDE RESERVES)
ABUTTING NO. 2 DUNBLOOR ROAD (PARTS 3 AND 4)

Toronto
MAYOR'S OFFICE
 100 KING STREET WEST
 TORONTO, ONTARIO M5X 1C5

**THE ENGINEER HAS BEEN
 LICENSED BY THE PROVINCE OF
 ONTARIO TO PREPARE THIS
 AND ANY OTHER**

DATE OF PRELIMINARY PLAN: 05/24/07
PREPARED BY: TORONTO CITY ENGINEER

05/24/07 05/24/07 05/24/07
 DATE: 05/24/07 05/24/07

SKETCH No. PS 2015 187