

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:	April 3, 2017	Phone No.:	(416) 392-1243										
Purpose:	To declare surplus part of the public lane abutting the rear of 724 Scarlett Road, conditional upon City Council approving the permanent closure of that portion of the public lane, and to authorize the invitation of an offer to purchase the closed portion of the public lane from the abutting owner at 724 Scarlett Road.												
Property:	Part of the public lane abutting the rear of 724 Scarlett Road, Toronto, being part of Lane, Plan 4447 and shown as Part 1 on Sketch No. PS-2016-009 on the attached Appendix "B" (the "Lane").												
Actions:	<ol style="list-style-type: none"> 1. The Lane be declared surplus conditional upon City Council approving the permanent closure of the Lane, and an offer to purchase the Lane be invited from the abutting owner at 724 Scarlett Road. 2. Notice be published in a newspaper in circulation in the area of the Lane 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 Lane was established by plan of subdivision in 1953 and was not acquired through expropriation proceedings.</p> <p>The abutting owner at 724 Scarlett Road has expressed an interest in acquiring the Lane for incorporation into his property.</p> <p>Transportation Services has completed its review and has no objections to the closure of the Lane.</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 Lane. No municipal interest was expressed. Staff of the Affordable Housing Office has determined that there is no interest in the Lane for affordable housing.</p> <p>From a circulation to public utilities, Bell Canada ("Bell") and Rogers Cable ("Rogers") indicated that they had no objection to the proposed Lane closure provided that easements be granted to Bell and Rogers to protect their existing installations in the Lane. The grant of easements will be addressed as part of the closure and sale of the Lane.</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>2 – Etobicoke North</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>N/A</td> </tr> <tr> <td>Approximate Size:</td> <td>52.2m x 6.1 m ± (21 ft x 165 ft ±)</td> </tr> <tr> <td>Approximate Area:</td> <td>312.2 m² ± (3,360 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	2 – Etobicoke North	Assessment Roll No.:	N/A	Approximate Size:	52.2m x 6.1 m ± (21 ft x 165 ft ±)	Approximate Area:	312.2 m ² ± (3,360 ft ² ±)	Other Information:	
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Approximate Area:	312.2 m ² ± (3,360 ft ² ±)												
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:

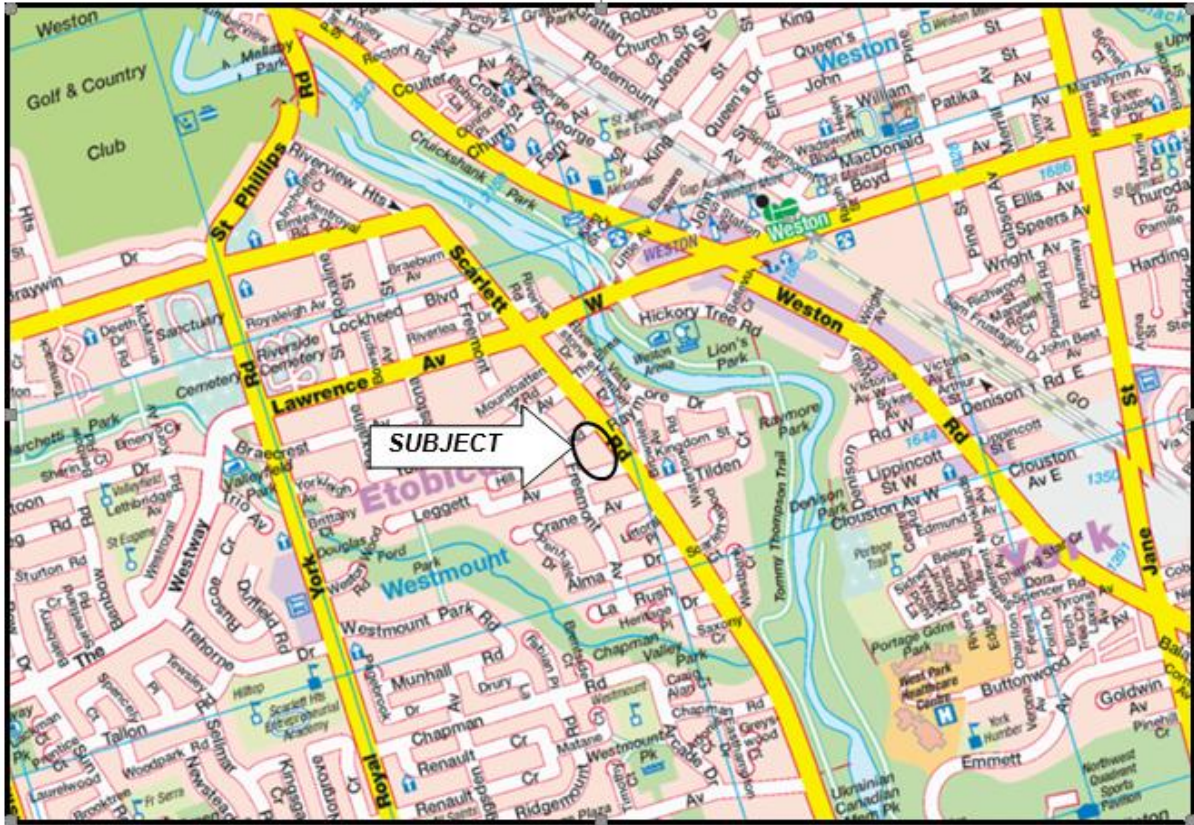
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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

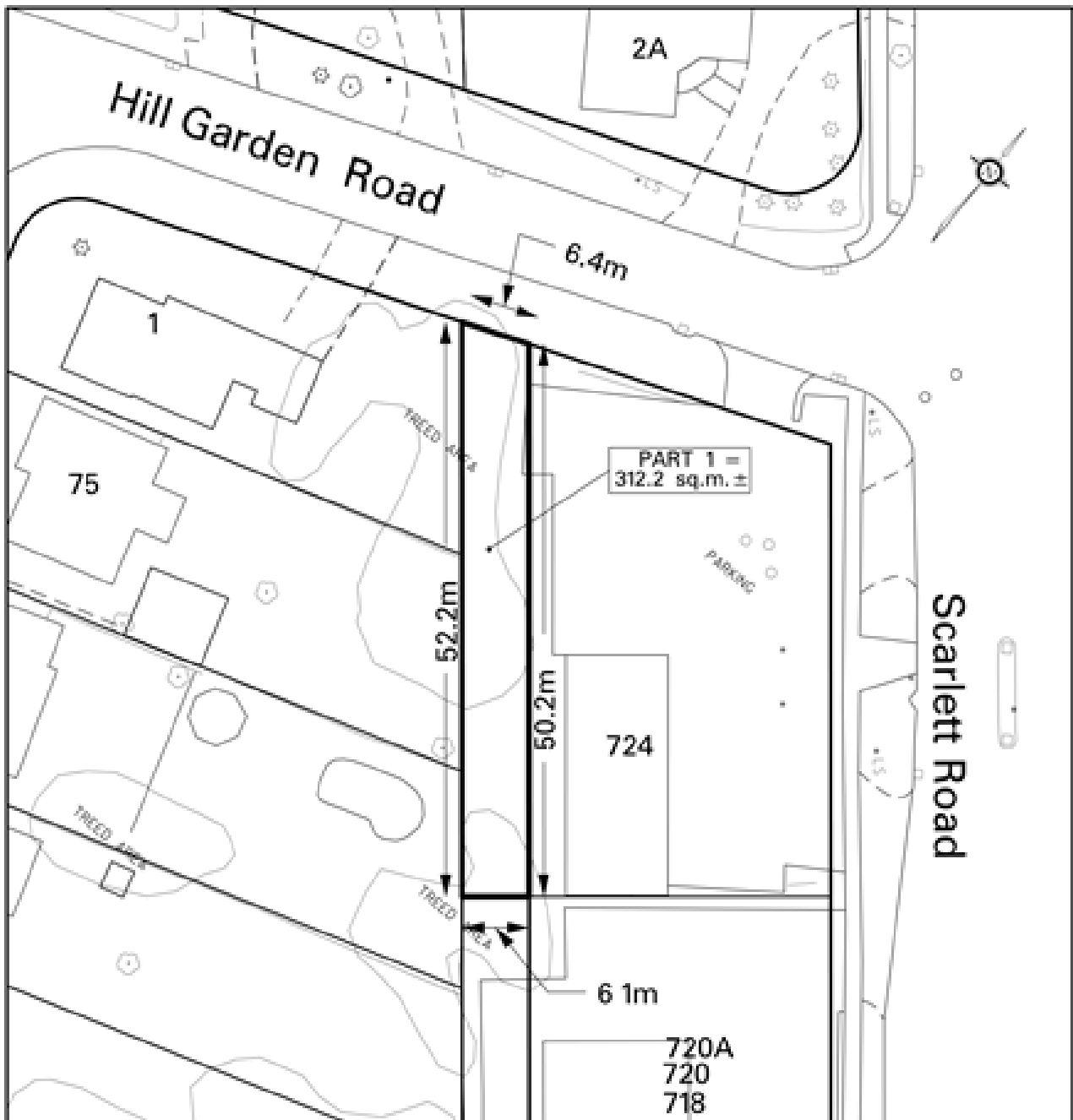
Title	Date	Recommended/ Approved
Manager Nick Simos	Apr. 6, 2017	Nick Simos
Director Joe Casali	Apr. 7, 2017	Joe Casali
Chief Corporate Officer Josie Scioli	Apr. 10, 2017	Josie Scioli
Return to: Neubert Li Real Estate Services Metro Hall, 55 John Street, 2nd Fl (416) 392-8160		
DAF Tracking No.: 2017-074		

Consultation with Councillor(s):	
Councillor:	Michael Ford
Contact Name:	David DiPaul
Contacted by	Phone <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	• Concurs, March 8, 2017
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:	Transportation Services	Division:	Financial Planning
Contact Name:	Lukasz Pawlowski, April 21, 2016	Contact Name:	Filisha Mohamed,
Comments:	Incorporated into DAF	Comments:	Incorporated into DAF
Real Estate Law Contact:	Shirley Chow, March 16, 2017	Date:	March 17, 2017

Appendix "A": Location Map





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

CHECK BY JOHN HOUSE
PREPARED BY DWAYNE FITT

PROPERTY INFORMATION SHEET
 SKETCH SHOWING THAT PORTION OF
 THE PUBLIC LANE AT THE REAR OF
 NO 724 SCARLETT ROAD

WARD 2 - ETOBICOKE NORTH
 DATE JANUARY 21 2016

SKETCH No PS-2016-009