

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.

<b>Prepared By:</b>	Trixy Pugh	<b>Division:</b>	Real Estate Services										
<b>Date Prepared:</b>	November 8, 2016	<b>Phone No.:</b>	(416) 392-8160										
<b>Purpose:</b>	To declare surplus the City-owned parcel of land municipally known as 372 Briar Hill Avenue and to authorize the invitation of an offer to purchase the property from Plazacorp.												
<b>Property:</b>	Vacant land located at 372 Briar Hill Avenue, being the West Part of Lot 108 on Plan M25 (the "Property").												
<b>Actions:</b>	<ol style="list-style-type: none"> <li>1. The Property be declared surplus, with the intended manner of disposal to be way of an invitation of an offer to purchase the Property from Plazacorp.</li> <li>2. Notice be published in a newspaper in circulation in the area of the Property and on the City's website.</li> <li>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.</li> </ol>												
<b>Financial Impact:</b>	There are no financial implications resulting from this approval.												
<b>Background:</b>	<p>The Deputy City Manager &amp; Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p> <p>The Property was not acquired through expropriation proceedings. The Property was acquired by the former City of Toronto in 1951; it is now known as the Briar Hill Parkette. PF&amp;R has been approached by Plazacorp who proposed a mutually beneficial land exchange. The City will acquire a residential property at 402 Roselawn Avenue, and in return, will sell the Property to Plazacorp. As the Property does not have a Parks and Open Space designation in the Official Plan, there is no prohibition to dispose of it.</p>												
<b>Comments:</b>	<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. Staff of the Affordable Housing Office have determined that there is no interest in the Property for affordable housing. Accordingly, it is appropriate that the Property be declared surplus.</p> <p>The Property Management Committee has reviewed this matter and concurs.</p>												
<b>Property Details:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>Ward:</b></td> <td>16 – Eglinton-Lawrence</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>1904-11-5-030-08900</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>6.7 m x 40.6 m ± (22.91 ft x 133.33 ft ±)</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>283.8 m<sup>2</sup> ± (3,055 ft<sup>2</sup> ±)</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	16 – Eglinton-Lawrence	<b>Assessment Roll No.:</b>	1904-11-5-030-08900	<b>Approximate Size:</b>	6.7 m x 40.6 m ± (22.91 ft x 133.33 ft ±)	<b>Approximate Area:</b>	283.8 m <sup>2</sup> ± (3,055 ft <sup>2</sup> ±)	<b>Other Information:</b>	
<b>Ward:</b>	16 – Eglinton-Lawrence												
<b>Assessment Roll No.:</b>	1904-11-5-030-08900												
<b>Approximate Size:</b>	6.7 m x 40.6 m ± (22.91 ft x 133.33 ft ±)												
<b>Approximate Area:</b>	283.8 m <sup>2</sup> ± (3,055 ft <sup>2</sup> ±)												
<b>Other Information:</b>													
	<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	Nov. 16, 2016	Nick Simos
Director Joe Casali	Nov. 18, 2016	Joe Casali
Chief Corporate Officer Josie Scioli	Nov. 23, 2016	Josie Scioli
<b>Return to:</b> <b>Trixy Pugh</b> <b>Real Estate Services</b> <b>Metro Hall, 55 John Street, 2<sup>nd</sup> Fl</b> <b>(416) 392-8160</b>		
<b>DAF Tracking No.: 2016-225</b>		

Consultation with Councillor(s):						
Councillor:	Christin Carmichael-Greb					
Contact Name:	Victoria Colussi (October 14, 2016)					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:	<ul style="list-style-type: none"> <li>• Concurs with recommendation</li> <li>• Does not require the matter to be determined by Council</li> <li>• Does not require further consultation re: public notice</li> </ul>					
Councillor:						
Contact Name:						
Contacted by	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	PF&R	Division:	Financial Planning
Contact Name:	Mark Filice	Contact Name:	Filisha Mohammed
Comments:	Incorporated into DAF (October 17, 2017)	Comments:	Incorporated into DAF
Real Estate Law Contact:	Nicole See-Too/Catherine Thomas (Nov 2, 2016)	Date:	October 12, 2016

Appendix "A": Location Map & Sketch

