

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:	Trixy Pugh	Division:	Real Estate Services
Date Prepared:	August 4, 2016	Phone No.:	(416) 392-8160
Purpose:	To declare surplus the City-owned property located at 22 Hendon Avenue, with the intended manner of disposal to be by way of extending an existing lease (for which separate authorities will be sought). The extended lease will, due to the terms of the previous leases, have a cumulative lease term that exceeds 21 years.		
Property:	The property located at 22 Hendon Avenue, being Part of Lot B on Plan 3040, designated as Parts 1 to 4 on 64R-2301, illustrated as Appendix "A" (the "Leased Lands")		
Actions:	<ol style="list-style-type: none"> 1. The Leased Lands be declared surplus, and with the intended manner of disposal to be by way of lease renewals or lease extensions to multiple tenants. 2. Notice be published in a newspaper in circulation in the area of the Leased Lands 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:	<p>The Leased Lands were not acquired through expropriation proceedings, and form part of a larger property that is used by the Toronto Transit Commission ("TTC"). Trans-Northern Pipelines Inc. has had a Rectifier Building on the Leased Lands since March 1, 1977.</p> <p>It is necessary to declare surplus the Leased Lands for the purpose of renewing the leases, since any further extension of the terms will result in cumulative lease terms exceeding twenty-one (21) years.</p>		
Comments:	A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Leased lands. No municipal interest was expressed. Staff of the Affordable Housing Office has determined that there is no interest in the Leased Lands for affordable housing. Accordingly, it is appropriate that the Leased Lands be declared surplus. The Property Management Committee has reviewed this matter and concurs.		
Property Details:	Ward:	23 - Willowdale	
	Assessment Roll No.:	Part of 1908-07-3-210-00100	
	Approximate Size:		
	Approximate Area:	7.4 m ² ± (80 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	August 5, 2016	Tasse Karakolis
Director	August 12, 2016	Joe Casali
Chief Corporate Officer	August 12, 2016	Josie Scioli
Return to: Trixy Pugh Real Estate Services Metro Hall, 55 John Street, 2nd Fl (416) 392-8160		
DAF Tracking No.: 2016-186		

Consultation with Councillor(s):						
Councillor:	John Fiilon					
Contact Name:	Catherine Leblanc-Miller (August 4, 2016)					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:	<ul style="list-style-type: none"> 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	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	RES	Division:	Financial Planning
Contact Name:	Derek Wei	Contact Name:	Filisha Mohammed
Comments:	Tenant in good standing (May 24, 2016)	Comments:	Incorporated into DAF
Real Estate Law Contact:	Barbara Cappell/Dina Marcutti (May 19, 2016)	Date:	May 12, 2016

Appendix "A": Location Map & Sketch

