

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:	Mike Saffran	Division:	Real Estate Services
Date Prepared:	August 22, 2017	Phone No.:	(416) 392-7205

Purpose: To declare surplus portions of City-owned land, being portions of public highways, vacant lands and a 0.3 metre reserve strip, east of Torbarrie Road and south of Jim Baird Mews, with the intended manner of sale to be by way of inviting an offer to purchase from the adjoining owner, Ringley Construction Ltd. (the "Owner"), subject to the reservation by the City of any required easements.

Property: Portions of land east of Torbarrie Road and south of Jim Baird Mews, as follows:

- (i) A portion of the public highway, Jethro Road, shown as Part 1 on Sketch No. PS-2017-031 and a portion of the public highway, Adele Avenue, shown as Part 2 on Sketch No. PS-2017-031 (collectively, the "Highway Lands") on the attached Appendix "A"; and
- (ii) A 0.3 metre reserve strip and two parcels of vacant land, shown as Parts 3, 4 and 5, respectively, on Sketch No. PS-2017-031 (collectively, the "Non-Highway Lands") on the attached Appendix "A".

- Actions:**
1. The Highway Lands be declared surplus, conditional upon City Council approving the permanent closure of the Highway Lands, and an offer to purchase the Highway Lands be invited from the Owner, subject to the reservation by the City of any required easements.
 2. The Non-Highway Lands be declared surplus and an offer to purchase the Non-Highway Lands be invited from the Owner, subject to the reservation by the City of any required easements.
 3. Notice be published in a newspaper in circulation in the area of the Highway Lands and the Non-Highway Lands and be posted on the City's website.
 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: The Highway Lands are the northerly portions of the public highways Jethro Road and Adele Avenue, shown as Parts 1 and 2 on Sketch No. PS-2017-031. The 0.3 metre reserve strip and the vacant parcels of land are shown as Parts 3 – 5, respectively, on Sketch No. PS-2017-031. The Owner is the developer of the lands adjacent to the Highway and Non-Highway Lands and has requested that Parts 1 and 2 be permanently closed and, along with Parts 3-5, be sold to the Owner for the reconfiguration of the subdivision lots and streets. Parts 1 to 5 are to be declared surplus with the intended manner of disposal to be by way of inviting an offer to purchase from the Owner at fair market value, subject to the reservation by the City of any necessary easements for the protection of existing utilities. Neither the Highway Lands nor the Non-Highway Lands were acquired through expropriation proceedings, as the Highway Lands were dedicated to the City as public highways on Plan 66M-2436 and the Non-Highway Lands were conveyed to the City by Transfer/Deed.

Comments: Transportation Services has reviewed the request from the Owner, and has determined that the Highway Lands and the Non-Highway Lands are surplus to its requirements and the Highway Lands can be permanently closed.

Accordingly, it is appropriate that the Highway Lands and the Non-Highway Lands be declared surplus. The Property Management Committee has reviewed this matter and concurs.

Property Details:

Ward:	7 - York				
Assessment Roll No.:	N/A				
Sketch No. 2017-031:	Part 1	Part 2	Part 3	Part 4	Part 5
Approximate Area:	405.5 m ² (4,364.9 ft ²)	255.3 m ² (2,748.1 ft ²)	11.7 m ² (125.9 ft ²)	426.7 m ² (4,593.1 ft ²)	424.2 m ² (4,566.2 ft ²)
<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:

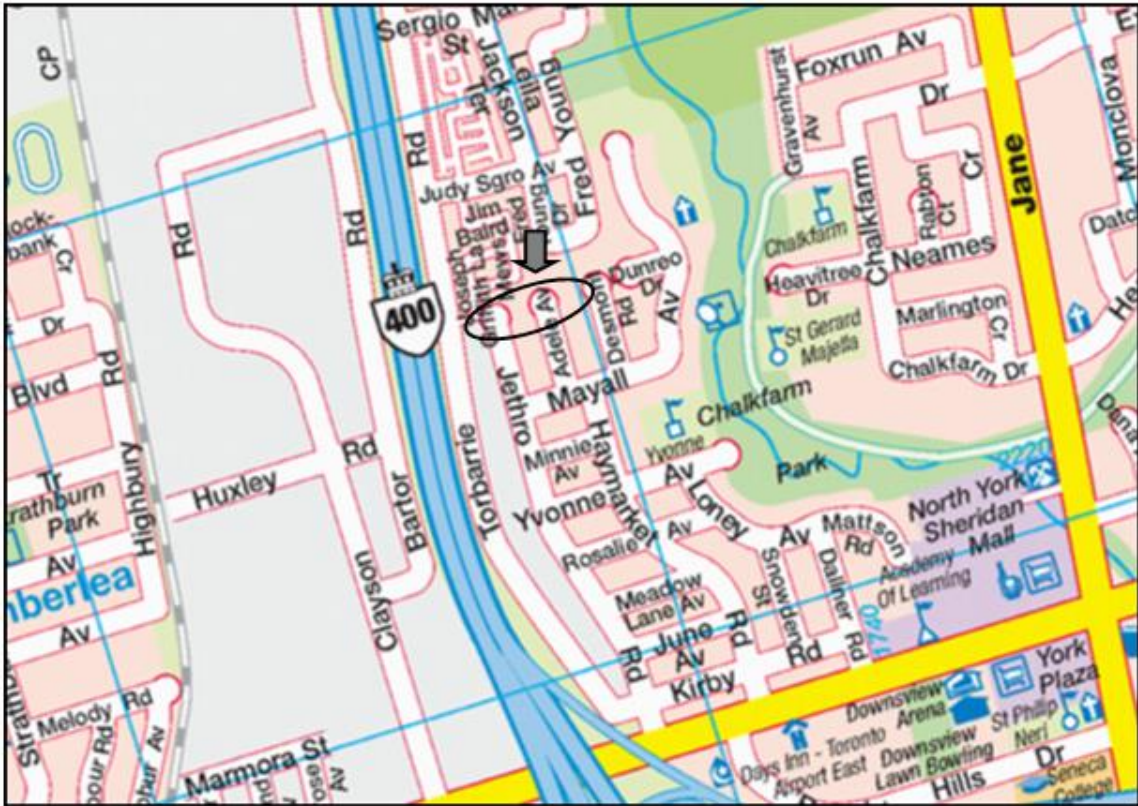
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require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

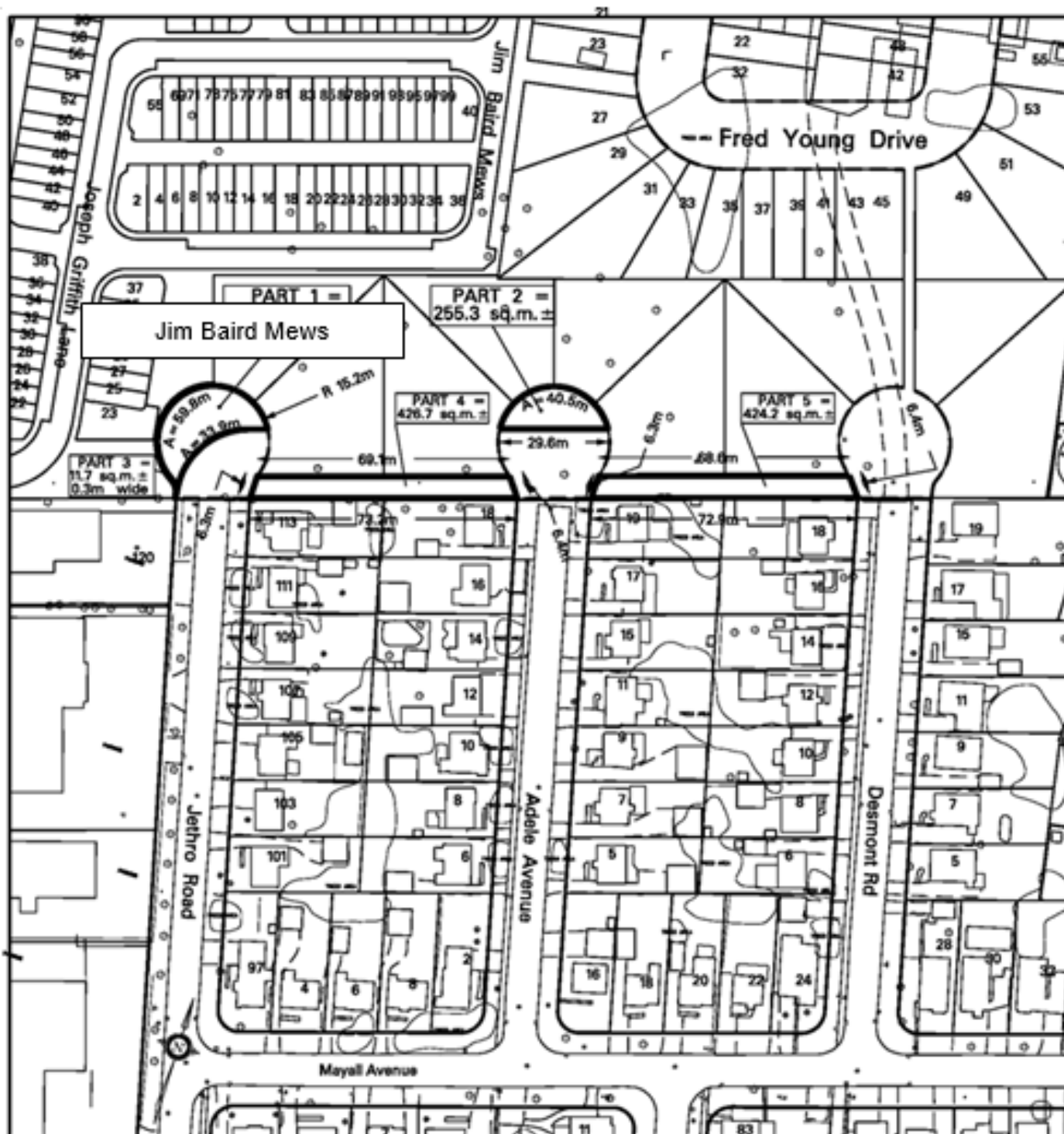
Title	Date	Recommended/ Approved
Manager Nick Simos	Aug. 22/17	Signed by Nick Simos
Director Joe Casali	Aug. 23/17	Signed by Joe Casali
Chief Corporate Officer Josie Scioli	Aug. 23/17	Signed by Josie Scioli
Return to: Mike Saffran, Property Officer Metro Hall, 2 nd floor		
DAF Tracking No.: 2017-126		

Consultation with Councillor(s):						
Councillor:	Giorgio Mammoliti					
Contact Name:	Mike Makrigiorgos					
Contacted by	<input checked="" type="checkbox"/> Phone	<input checked="" type="checkbox"/> E-mail	<input type="checkbox"/> Memo	<input type="checkbox"/> Other		
Comments:	<ul style="list-style-type: none"> No objections with recommendation – August 2017 Does not require the matter to be determined by Council Does not require further consultation re: public notice 					
Councillor:						
Contact Name:						
Contacted by	<input type="checkbox"/> Phone	<input type="checkbox"/> E-mail	<input type="checkbox"/> Memo	<input type="checkbox"/> Other		
Comments:						

Consultation with other Division(s):			
Division:	Transportation Services / Toronto Water	Division:	Financial Planning
Contact Name:	Laurie Roberston / Paul Albanese	Contact Name:	Filisha Jenkins
Comments:	No objections to recommendations in the DAF - August 22, 2017	Comments:	No objections to financial impact statement – August 22, 2017
Real Estate Law Contact:	Jacqueline Vettorel	Date:	August 22, 2017

Appendix A – Site Map & Property Survey Sketch





PART 1 =
Jim Baird Mews

PART 2 =
255.3 sq.m. ±

PART 4 =
426.7 sq.m. ±

PART 5 =
424.2 sq.m. ±

PART 3 =
11.7 sq.m. ±
0.3m wide

PROPERTY INFORMATION SHEET

SKETCH SHOWING

**A PORTION OF JETHRO ROAD (PART 1), AND
 A PORTION OF ADELE AVENUE (PART 2) AND
 CITY OWNED LANDS (PARTS 3, 4, AND 5)**



ENGINEERING & CONSTRUCTION SERVICES
 ENGINEERING SUPPORT SERVICES
 LAND & PROPERTY SURVEYS

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

CHECK BY JOHN HOUSE
 PREPARED BY: DWAYNE PITT

WARD 7 - YORK WEST
 DATE: APRIL 04, 2017

SKETCH No. PS-2017-031