

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:	June 28, 2017	Phone No.:	(416) 392-8160

Purpose: To declare surplus a long-term easement interest (21 years or more) in a portion of the City-owned parcel of land located at 6 Gilgorm Road, with the intended manner of disposal to be by way of a permanent easement (the "Easement") to Bell Canada for cabinet relocation.

Property: Part of 6 Gilgorm Road, being Part of Lot 27 on Plan 1044, and shown as Part 1 on 66R-29176 (the "Property") as shown in Appendix "A".

- Actions:**
1. The Property be declared surplus with the intended manner of disposal to be by way of granting a permanent easement to Bell Canada for cabinet relocation.
 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: All costs involved in the relocation will be the responsibility of Metrolinx as part of the Metrolinx Eglinton-Crosstown LRT Project. The Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.

Background: Bell Canada currently has an existing cabinet on 310 Chaplin Crescent, which is part of Chaplin Parkette. As part of the construction of the main entrance of Chaplin Station for the Eglinton-Crosstown Light Rail Transit Project, Bell Canada is required to relocate its existing cabinet from Chaplin Parkette onto the Property. A permanent easement is required over the Property to install and maintain Bell's cabinet at the new location.

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:	16 – Eglinton-Lawrence
Assessment Roll No.:	Part of 1904-11-3-020-06800
Approximate Size:	5.3 m x 2.2 m ± (17.4 ft x 7.2 ft ±)
Approximate Area:	11.66 m ² ± (125.5 ft ² ±)
Other Information:	

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:

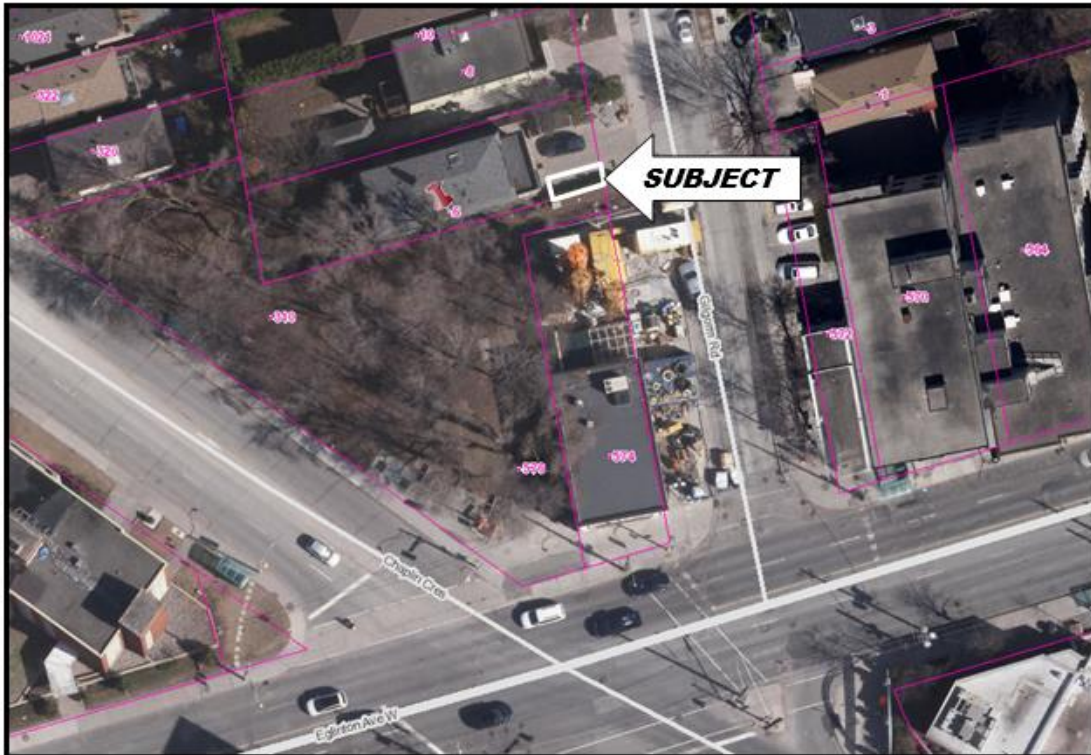
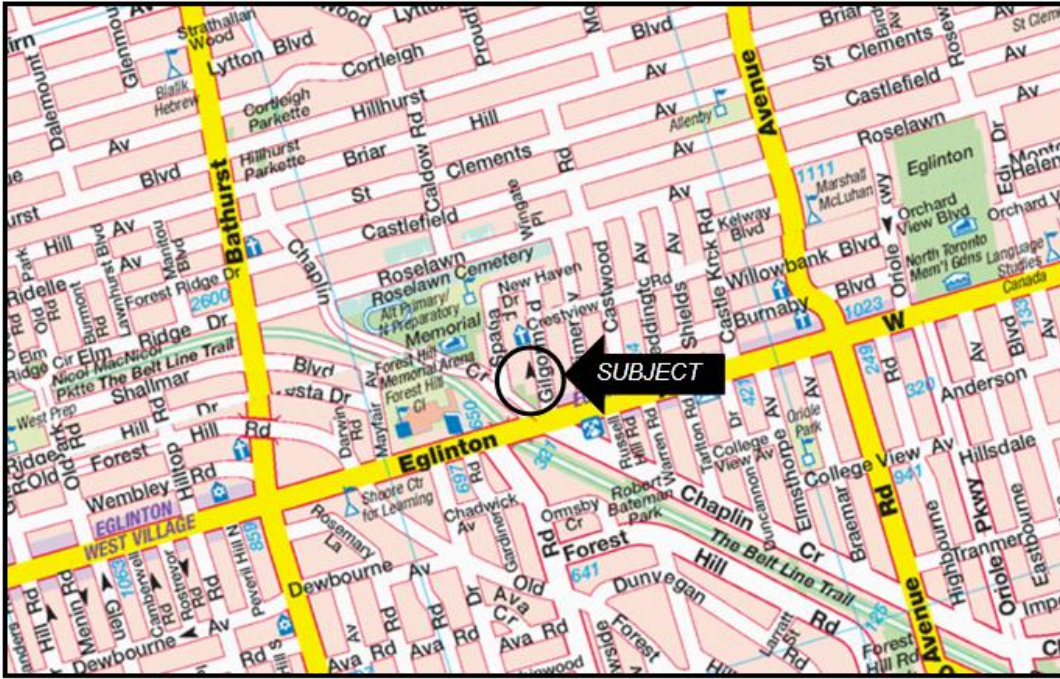
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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. **[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	June 28/17	Signed by Nick Simos
Director Joe Casali	July 14/17	Signed by Joe Casali
Chief Corporate Officer Josie Scioli	July 17/17	Signed by Josie Scioli
Return to: Trixy Pugh Real Estate Services Metro Hall, 55 John Street, 2nd Fl (416) 392-8160		
DAF Tracking No.: 2017 - 181		

Consultation with Councillor(s):						
Councillor:	Christin Carmichael Greb					
Contact Name:	Christin Carmichael Greb (June 22, 2017)					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:	<ul style="list-style-type: none"> No objections 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:	PF&R	Division:	Financial Planning
Contact Name:	David Douglas	Contact Name:	Filisha Jenkins
Comments:	Incorporated into DAF March 29, 2017	Comments:	Incorporated into DAF
Real Estate Law Contact:	Lisa Davies/Bart Lipsett (June 22, 2017)	Date:	June 23, 2017

Appendix "A": Location Sketch and Map



PL 1001

COORDINATE TABLE

POINT	NORTHING	EASTING
1	487,400.00	100,000.00
2	487,400.00	100,000.00
3	487,400.00	100,000.00
4	487,400.00	100,000.00



PLAN 988-2-016

DATE OF SURVEY: 2017

BY: [Signature]

FOR: [Signature]

NO.	PLAN	PART OF LOT	PART OF PLAN	REMARKS
1	1044	27	27	27

PLAN OF SURVEY OF PART OF LOT 27 REGISTERED PLAN 1044 CITY OF TORONTO

THESE ARE THE RESULTS OF THE SURVEY MADE FOR THE PURPOSES OF THE PLAN OF SURVEY OF PART OF LOT 27 REGISTERED PLAN 1044 CITY OF TORONTO.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE REGULATIONS MADE THEREUNDER.

THE SURVEY WAS MADE BY MEASUREMENTS OF THE LENGTHS OF THE LINES AND BY ANGLES.

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DATE: 2017

BY: [Signature]

FOR: [Signature]

TORONTO

LAND & PROPERTY SERVICES

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FAX: 416-392-4612

WWW.TORONTO.CA

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1	1044	27	27	27