

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:	Seamus Shanahan	Division:	Real Estate Services										
Date Prepared:	November 24, 2017	Phone No.:	416-392-4017										
Purpose:	To declare surplus the City-owned parcel of land located at 68 Daisy Avenue, Toronto, Ontario and shown on the location map and sketch attached as Appendix "A", with the intended manner of disposal to be by way of sale or long term lease, and to authorize the invitation of an offer to purchase or enter into a long term lease with the Vincent Massey Child Care & Nursery School Operator (the "VMCC").												
Property:	A parcel of vacant City-owned land abutting the property municipally known as 68 Daisy Avenue, being Part of Lot 116 on Plan 1572 shown as Part 1 on Sketch No. PS-2017-103, City of Toronto attached as Appendix "B" (the "Property").												
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus with the intended manner of disposal to be by way of sale or long term lease, and an offer to purchase and/or lease the Property be invited from VMCC. 2. Notice be published in a newspaper in circulation in the area of the Property and 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:	<p>There are no financial implications resulting from this approval.</p> <p>The Acting Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>												
Background:	<p>The former Corporation of the Village of Long Branch acquired the Property through a Tax Sale in 1940. It has since been physically incorporated into part of the Vincent Massey School property formerly owned by the Toronto District School Board. The Vincent Massey School was closed in 1983 and the surrounding TDSB-owned lands were sold in 2014 to a private developer. The building is currently occupied by a privately operated, duly licensed Childcare Centre known as VMCC, who has operated at this location for over 30 years.</p> <p>The Developer has proposed a zoning by-law change to permit the construction of 73 four-storey townhouse units and continued operation of the Childcare Centre. A small portion of the former school building currently encroaches on the City-owned Property. It is the intention of the Developer to transfer the building to VMCC at nominal cost once that portion of land is rezoned strictly for daycare and community uses.</p> <p>City Council has provided direction to support the Developer's revised Zoning By-Law amendment application at the OMB, subject to the applicant agreeing to various Settlement Terms. Included in these Terms is the direction for the City to enter into sale or alternatively lease negotiations with VMCC at fair market value to continue its use of the Property for uses ancillary to the purposes of the daycare, including parking.</p> <p>The Property was not acquired through expropriation proceedings.</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 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.</p> <p>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>6 – ETOBICOKE-LAKESHORE</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>Part of 1919-05-3-680-00100</td> </tr> <tr> <td>Approximate Size:</td> <td>7.6 m x 38.1 m ± (25 ft x 125 ft ±)</td> </tr> <tr> <td>Approximate Area:</td> <td>290 m² ± (3,132 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	6 – ETOBICOKE-LAKESHORE	Assessment Roll No.:	Part of 1919-05-3-680-00100	Approximate Size:	7.6 m x 38.1 m ± (25 ft x 125 ft ±)	Approximate Area:	290 m ² ± (3,132 ft ² ±)	Other Information:	
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Approximate Area:	290 m ² ± (3,132 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.

Deputy City Manager, Internal Corporate Services 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. 30, 2017	Signed by Nick Simos
Director David Jollimore	Dec. 4, 2017	Signed by David Jollimore
Deputy City Manager, Internal Corporate Services Josie Scioli	Dec. 4, 2017	Signed by Josie Scioli
Return to: Seamus Shanahan Real Estate Services Metro Hall, 55 John Street, 2 nd Floor (416) 392-4017		

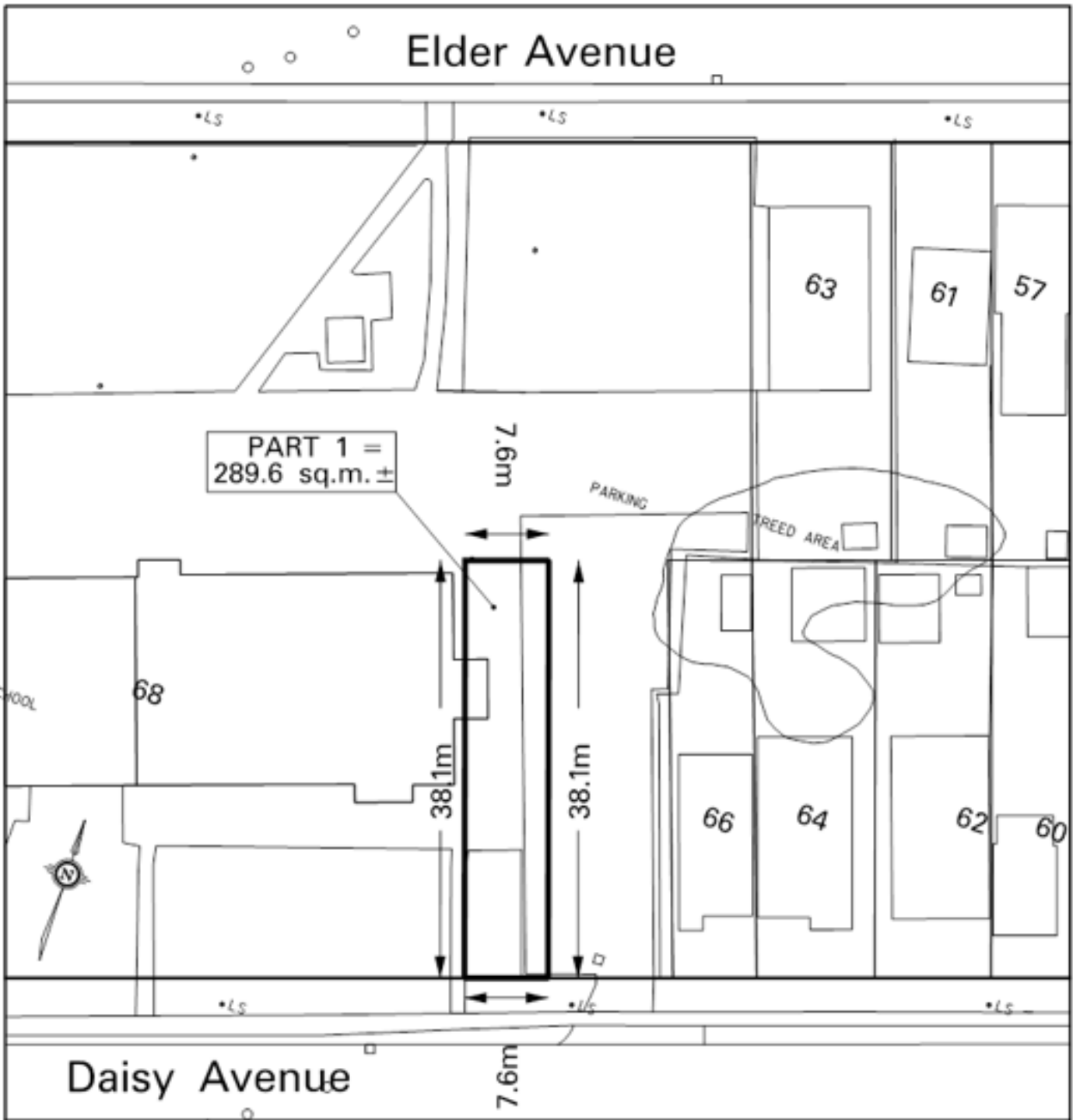
Consultation with Councillor(s):					
Councillor:	Mark Grimes – 11/13/2017				
Contact Name:	Kim Edgar				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	<ul style="list-style-type: none"> • No objections with recommendation • Does not require the matter to be determined by Council • Does not require further consultation re: public notice 				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:		Division:	Financial Planning
Contact Name:		Contact Name:	Patricia Libardo
Comments:		Comments:	No objections – reviewed and approved
Real Estate Law Contact:	Dale Mellor – 11/21/2017	Date:	11/13/2017

APPENDIX "A": LOCATION MAP & SKETCH



APPENDIX "B": SKETCH NO. PS-2017-103



Toronto
 ENGINEERING & CONSTRUCTION SERVICES
 ENGINEERING SUPPORT SERVICES
 LAND & PROPERTY SERVICES

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

CHECK BY JOHN HOUSE
 PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET
 SKETCH SHOWING CITY OWNED LAND
 ABUTTING NO. 68 DAISY AVENUE

WARD 6 - ETOBICOKE-LAKESHORE
 DATE: NOVEMBER 10, 2017

SKETCH No. PS-2017-103