

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: | Christian Eng | Division: | Real Estate Services | | | | | | | | | | |
| Date Prepared: | January 23, 2018 | Phone No.: | 416-392-8161 | | | | | | | | | | |
| Purpose: | To declare surplus the City-owned strip of vacant land located between 92 and 96 Dynevor Road, and to authorize the invitation of an offer to purchase the property from the owner of 96 Dynevor Road. | | | | | | | | | | | | |
| Property: | Reserve strip located at north limit of Lot 710 on Plan 1442, also shown as Part 1 on Sketch No. PS-2017-060, known as (the "Property"). | | | | | | | | | | | | |
| Actions: | <ol style="list-style-type: none"> 1. The Property be declared surplus, and an offer to purchase the Property be invited from the owner of 96 Dynevor Road. 2. Notice be published in a newspaper in circulation in the area of the Property. 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: | The subject property was acquired by the City in 1922 from The Dovercourt Land, Building and Savings Company, Limited by Instrument No. CY154358. The Property was not acquired through expropriation proceedings. In the summer of 2017, the owner of 96 Dynevor Road expressed interest in acquiring the Property abutting the southern limits of their property. The property owner has requested to purchase the Property for the purposes of rebuilding her existing garage. | | | | | | | | | | | | |
| 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: | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>17 - Davenport</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>Part of 1914-04-1-320-05200</td> </tr> <tr> <td>Approximate Size:</td> <td>0.3 m x 33 m ± (0.98 ft x 108.27 ft ±)</td> </tr> <tr> <td>Approximate Area:</td> <td>10 m2 ± (107.64 ft2 ±)</td> </tr> <tr> <td>Other Information:</td> <td>1 foot reserve strip</td> </tr> </table> <p><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.</p> | | | Ward: | 17 - Davenport | Assessment Roll No.: | Part of 1914-04-1-320-05200 | Approximate Size: | 0.3 m x 33 m ± (0.98 ft x 108.27 ft ±) | Approximate Area: | 10 m2 ± (107.64 ft2 ±) | Other Information: | 1 foot reserve strip |
| Ward: | 17 - Davenport | | | | | | | | | | | | |
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| Approximate Size: | 0.3 m x 33 m ± (0.98 ft x 108.27 ft ±) | | | | | | | | | | | | |
| Approximate Area: | 10 m2 ± (107.64 ft2 ±) | | | | | | | | | | | | |
| Other Information: | 1 foot reserve strip | | | | | | | | | | | | |

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:

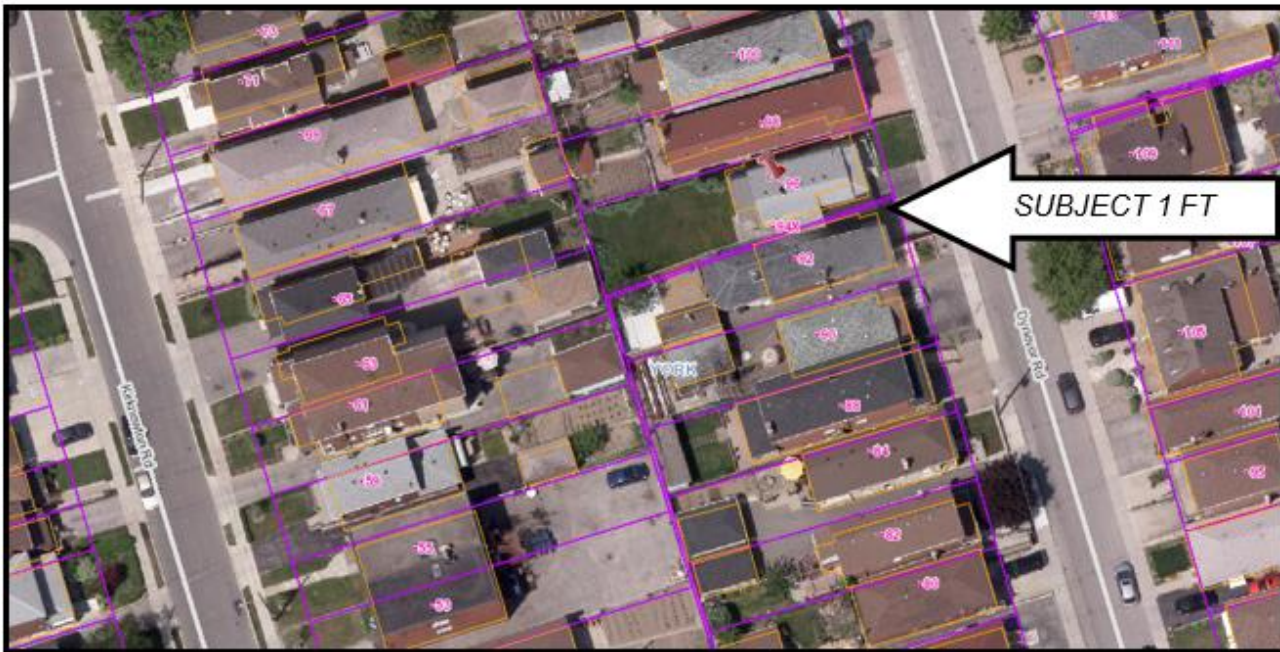
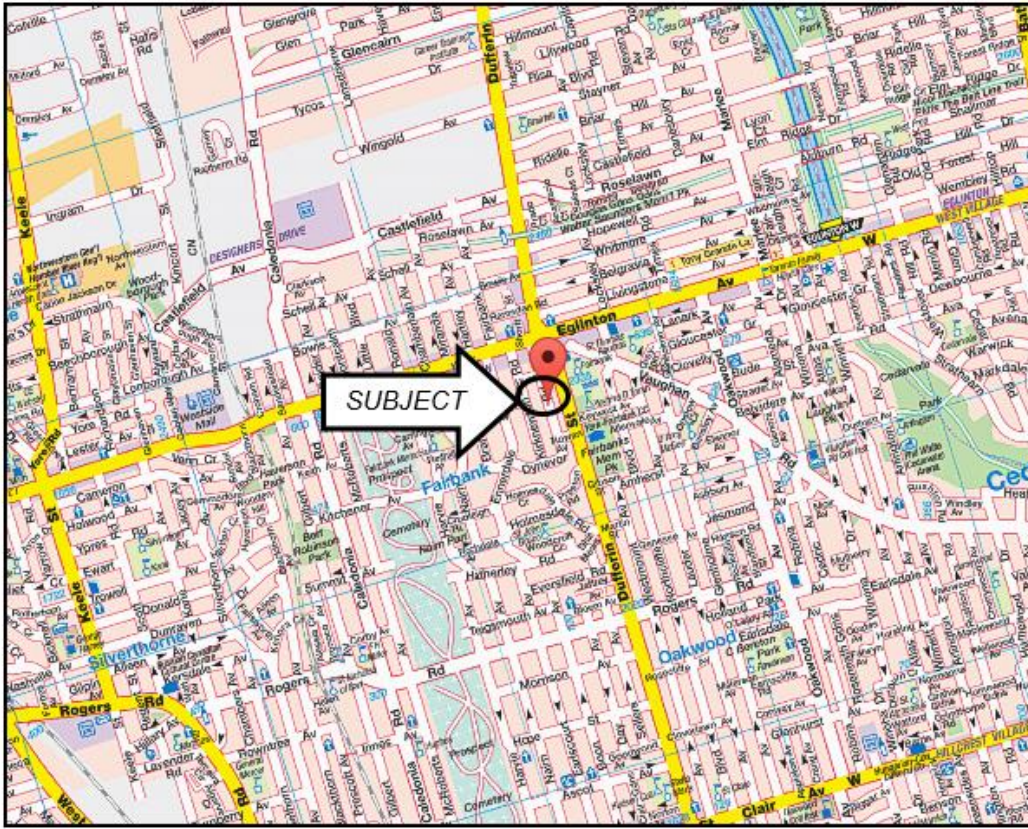
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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 | Jan. 26, 2018 | Signed by Nick Simos |
| Director | Jan. 31, 2018 | Signed by David Jollimore |
| Deputy City Manager, Internal Corporate Services | Feb. 1, 2018 | Signed Josie Scioli |
| Return to: Christian Eng Real Estate Services 2nd Floor, Metro Hall (416) 392-8161 | | |
| DAF Tracking No.: 2018 - 040 | | |

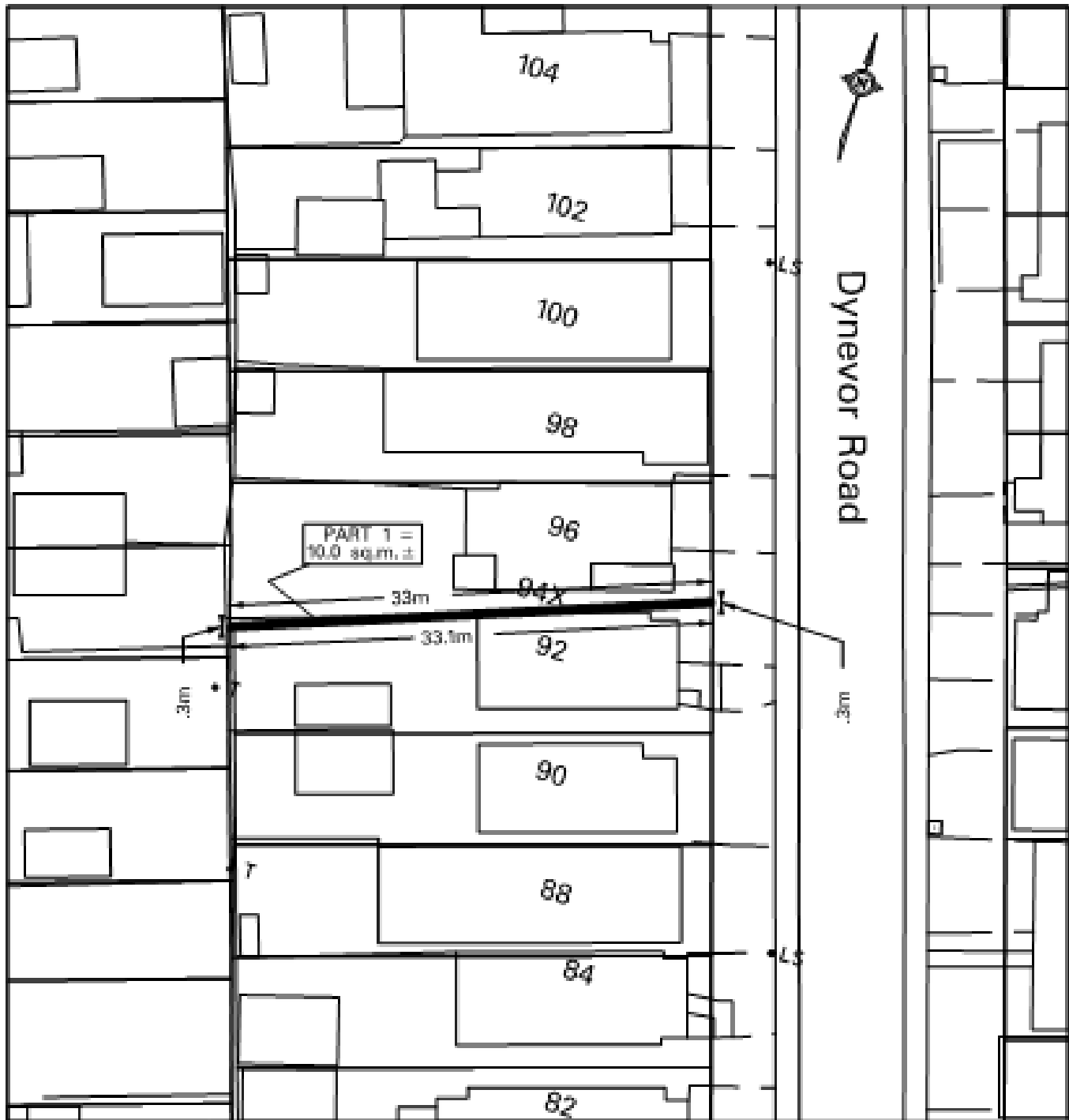
| Consultation with Councillor(s): | | | | | |
|----------------------------------|---|-------------------------------------|--------|------|-------|
| Councillor: | Cesar Palacio | | | | |
| Contact Name: | Annette Di Prospero (November 1, 2017) | | | | |
| Contacted by | Phone | <input checked="" type="checkbox"/> | 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: | Filisha Jenkins |
| Comments: | | Comments: | Incorporated into DAF |
| Real Estate Law Contact: | David Eveline (January 23, 2018) | Date: | October 13, 2017 |

Appendix "A": Location Map & Sketch



Appendix "B": PS Sketch



PROPERTY INFORMATION SHEET
 SKETCH SHOWING A PORTION OF CITY OWNED LAND
 ABUTTING NO. 96 DYNEVOR ROAD

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

CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE MITT

WARD 17 - DAVENPORT
 DATE: MAY 26, 2017

SKETCH No. PS-2017-060