

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.

<b>Prepared By:</b>	Mike Saffran	<b>Division:</b>	Real Estate Services
<b>Date Prepared:</b>	February 16, 2018	<b>Phone No.:</b>	(416) 392-7205

**Purpose:** To declare surplus a portion of an untraveled City-owned public lane and a 0.762 metre strip of vacant land located between 182 and 186 Princess Avenue, subject to the retention of any required easements by the City. The untraveled public lane be declared surplus, conditional on City Council approving the permanent closure of the public lane and to authorize the invitation of an offer to purchase the public lane from the owner of 182 Princess Avenue and to authorize the invitation of an offer to purchase the strip from the owner of 186 Princess Avenue. If in the opinion of staff, recommendable offers are not received from both owners for each of the respective Parts as described above, each of the owners be invited to submit an offer to purchase both Parts.

**Property:** Portion of Lane on Plan 1751, Township of York, South of Empress Avenue and West of Willowdale Avenue; Lane on Plan 1609, Township of York, North of Princess Avenue and West of Willowdale Avenue; Toronto (North York), City of Toronto and shown as Part 1 Sketch No. PS-2017-003 (the "Lane"), and a 0.762 metre strip of land, shown as Part 2 on Sketch No. PS-2017-003 (the "Strip").

- Actions:**
1. The Lane be declared surplus, conditional upon City Council approving the permanent closure of the Lane, subject to the reservation by the City of any required easements, and an offer to purchase the Lane be invited from the abutting owner at 182 Princess Avenue.
  2. The Strip be declared surplus, subject to the reservation of any required easements by the City and an offer to purchase the Strip be invited from the abutting owner at 186 Princess Avenue.
  3. If recommendable offers are not received from both the owners of 182 and 186 Princess Avenue for the Lane and the Strip respectively, each of the owners be invited to submit an offer to purchase for both the Lane and the Strip together.
  4. Notice be published in a newspaper in circulation in the area of the Lane and the Strip and be posted on the City's website.
  5. 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 Acting Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.

**Background:** The owner of 182 Princess Avenue has expressed interest in purchasing the Lane with the intent of building a larger home. In accordance with a 2007 Committee of Adjustment decision, the Strip was transferred to the City, at nominal cost, free and clear of any encumbrances, subject to a right-of-way for access in favour of the owners of the lands then municipally known as 248-250 Willowdale Avenue until such time as the Strip was laid out and dedicated for public highway purposes. The Lane and the Strip were not acquired through expropriation proceedings.

**Comments:** A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Lane and the Strip. No municipal interest was expressed. Transportation Services has completed its review and has no objections to the closure of the Lane. Given the proposed closure of the Lane, Transportation Services also advised it has no intention to dedicate the Strip for public highway purposes. Staff of the Affordable Housing Office has determined that there is no interest in the Lane and the Strip for affordable housing.

Accordingly, it is appropriate that the Lane and the Strip be declared surplus. The Property Management Committee has reviewed this matter and concurs.

**Property Details:**

<b>Ward:</b>	23 – Willowdale	
	Part 1 – the Lane	Part 2 – the Strip
<b>Assessment Roll No.:</b>	N/A	N/A
<b>Dimensions (approximate):</b>		
<b>Frontage:</b>	3.7 m (12.14 ft)	0.762 m (2.5 ft)
<b>North/South Measurement:</b>	39.6 m (129.92 ft)	26.8 m (87.93 ft)
<b>Approximate Area:</b>	146.0 m <sup>2</sup> ± (1,571.58 ft <sup>2</sup> ±)	17.9 m <sup>2</sup> ± (192.68 ft <sup>2</sup> ±)
<b>Other Information:</b>	Untraveled public lane	Vacant land

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.

**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

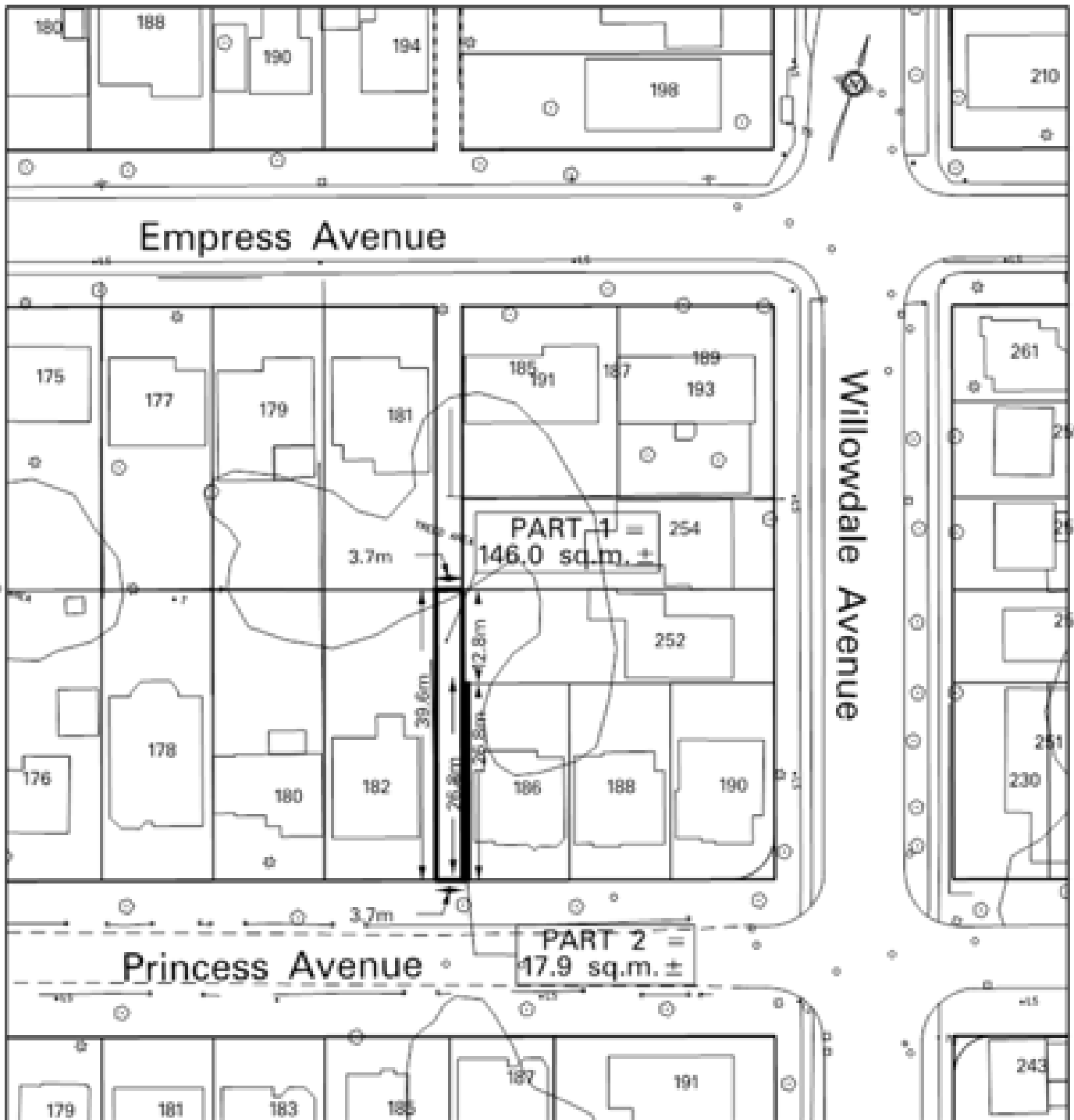
Title	Date	Recommended/ Approved
Manager	Feb. 27, 2018	Signed by Nick Simos
Director	Mar. 1, 2018	Signed by David Jollimore
Deputy City Manager, Internal Corporate Services	Mar. 5, 2018	Signed by Josie Sciolli
<b>Return to:</b> Mike Saffran, Property Officer Metro Hall, 2 <sup>nd</sup> floor (416) 392-7205		
<b>DAF Tracking No.: 2018-025</b>		

Consultation with Councillor(s):						
Councillor:	John Fillion					
Contact Name:	Brian Liberty/Catherine LeBlanc-Miller					
Contacted by	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Phone	<input checked="" type="checkbox"/> X	<input type="checkbox"/> E-mail	<input type="checkbox"/> Memo	<input type="checkbox"/> Other
Comments:	<ul style="list-style-type: none"> <li>No objections with recommendations – February 15, 2018</li> <li>Does not require the matter to be determined by Council</li> <li>Does not require further consultation re: public notice</li> </ul>					
Councillor:						
Contact Name:						
Contacted by	<input type="checkbox"/>	<input type="checkbox"/> Phone	<input type="checkbox"/>	<input type="checkbox"/> E-mail	<input type="checkbox"/> Memo	<input type="checkbox"/> Other
Comments:						

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Laurie Robertson / Kam Ma/Fei Yang	Contact Name:	Patricia Libardo
Comments:	Provided comments – February 6, 16, 2018	Comments:	Concurs with FIS – February 6, 2018
Real Estate Law Contact:	Jacqueline Kiggundu	Date:	February 5, 2018

Appendix "A"





**Toronto**  
PLANNING & CONSTRUCTION SERVICES  
 MUNICIPAL SURVEY SERVICES  
 LAND & SURVEY BRANCH

NOTE:  
 THIS SKETCH HAS BEEN  
 COMPILED FROM OFFICE  
 RECORDED MEASUREMENTS  
 AND IS APPROXIMATE

CHECK BY JOHN HOUSE  
 PREPARED BY DRAYNE PITT

**PROPERTY INFORMATION SHEET**

**SKETCH SHOWING A PORTION OF  
 UNTRAVELED PUBLIC LANE ABUTTING  
 NO. 182 PRINCESS AVENUE (PART 1) AND  
 CITY OWNED LAND (PART 2)**

WARD 23 - WILLOWDALE  
 DATE: JANUARY 13, 2017

SKETCH No. PS-2017-003