



DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2016-267

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/Kathie Capizzano	Division:	Real Estate Services
Date Prepared:	December 15, 2016, 2016	Phone No.:	(416) 392-8160

Purpose:	Conditional on City Council permanently closing a portion of City View Drive adjacent to 175 City View Drive, shown as Part 1 on Sketch No PS-2015-133, declare Part 1 surplus subject to reserving an easement for the City of Toronto in favour of Toronto Water and granting easements to Group Telecom and Toronto Hydro, with the intended manner of disposal to be by way of an invitation to purchase from Metrolinx.										
Property:	Public Highway lands located adjacent to 175 City View Drive, described as Part Lot 26, Concession 2 Fronting the Humber, being Part 2 on Plan 64R-9340 and Parts 6, 7 & 8 on Plan 64R-8301 except Parts 8, 9 & 10 on Plan 66R-26522, being Part of PIN 07415-0130 and shown as Part 1 on Sketch No. PS-2015-133, subject to reserving an easement for the City of Toronto in favour of Toronto Water and granting easements to Group Telecom and Toronto Hydro (the "Road").										
Actions:	<ol style="list-style-type: none"> 1. The Road be declared surplus conditional upon City Council approving the permanent closure of the highway and an offer to purchase the Property be invited from Metrolinx. 2. Notice be published in a newspaper in circulation in the area of the Road 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:	<p>The Road was not acquired through expropriation proceedings. It was transferred to the City of Toronto from the Ministry of Transportation of Ontario by Order in Council 2132/97.</p> <p>Metrolinx has identified Part 1 on Sketch No. PS-2015-133 for long term laydown and construction for the Kitchener corridor and electrification of the corridor. After the construction the lands will form part of the electrification complex to be built on 175 City View Drive, which is currently owned by Metrolinx.</p>										
Comments:	A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Road. The City will need to reserve an easement in favour of Toronto Water for existing equipment. Easements will also need to be granted to Group Telecom and Toronto Hydro. Staff of the Affordable Housing Office has determined that there is no interest in the Road for affordable housing. Accordingly, it is appropriate that the Road 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>2 – Etobicoke North</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td>73.3 m x 107.4 m ± (240.5 ft x 352.4 ft ±) irregular</td> </tr> <tr> <td>Approximate Area:</td> <td>5,581.6 m² ± (60,080 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></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:	2 – Etobicoke North	Assessment Roll No.:		Approximate Size:	73.3 m x 107.4 m ± (240.5 ft x 352.4 ft ±) irregular	Approximate Area:	5,581.6 m ² ± (60,080 ft ² ±)	Other Information:	
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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:

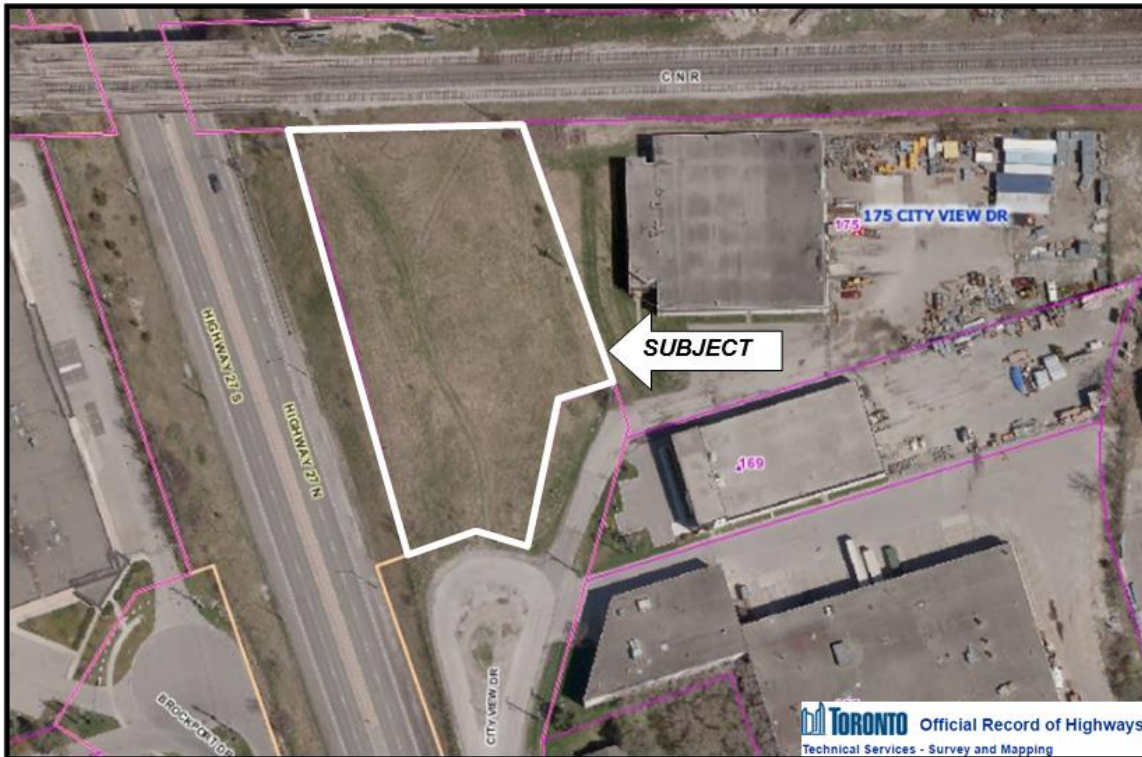
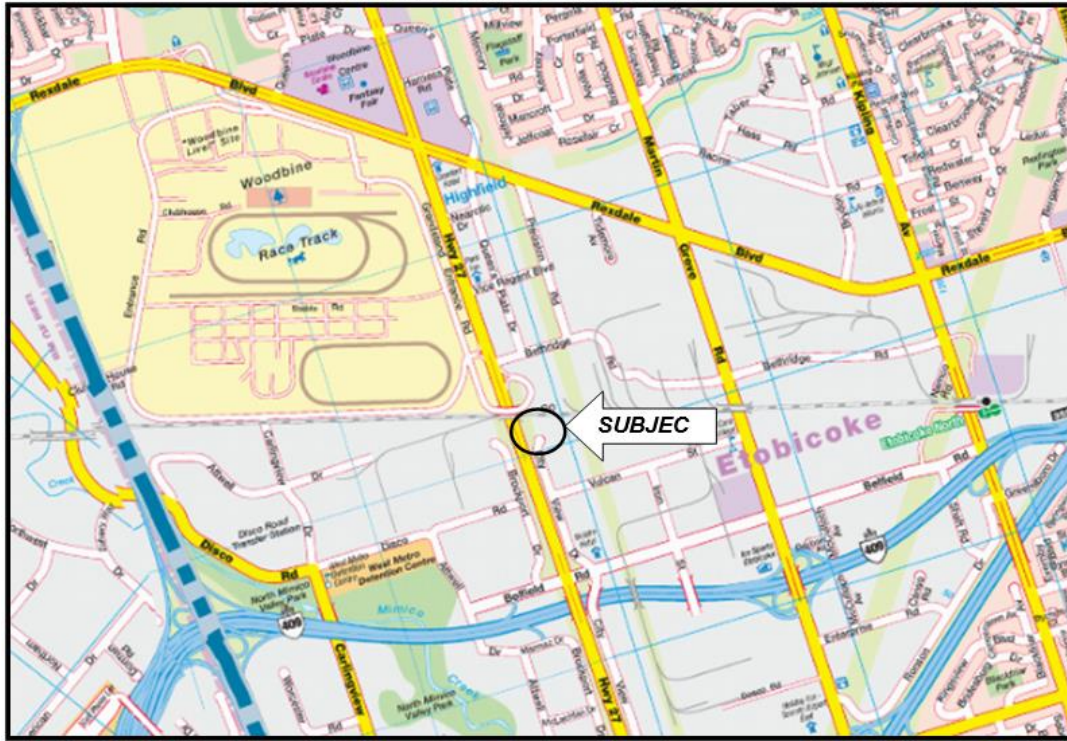
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require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

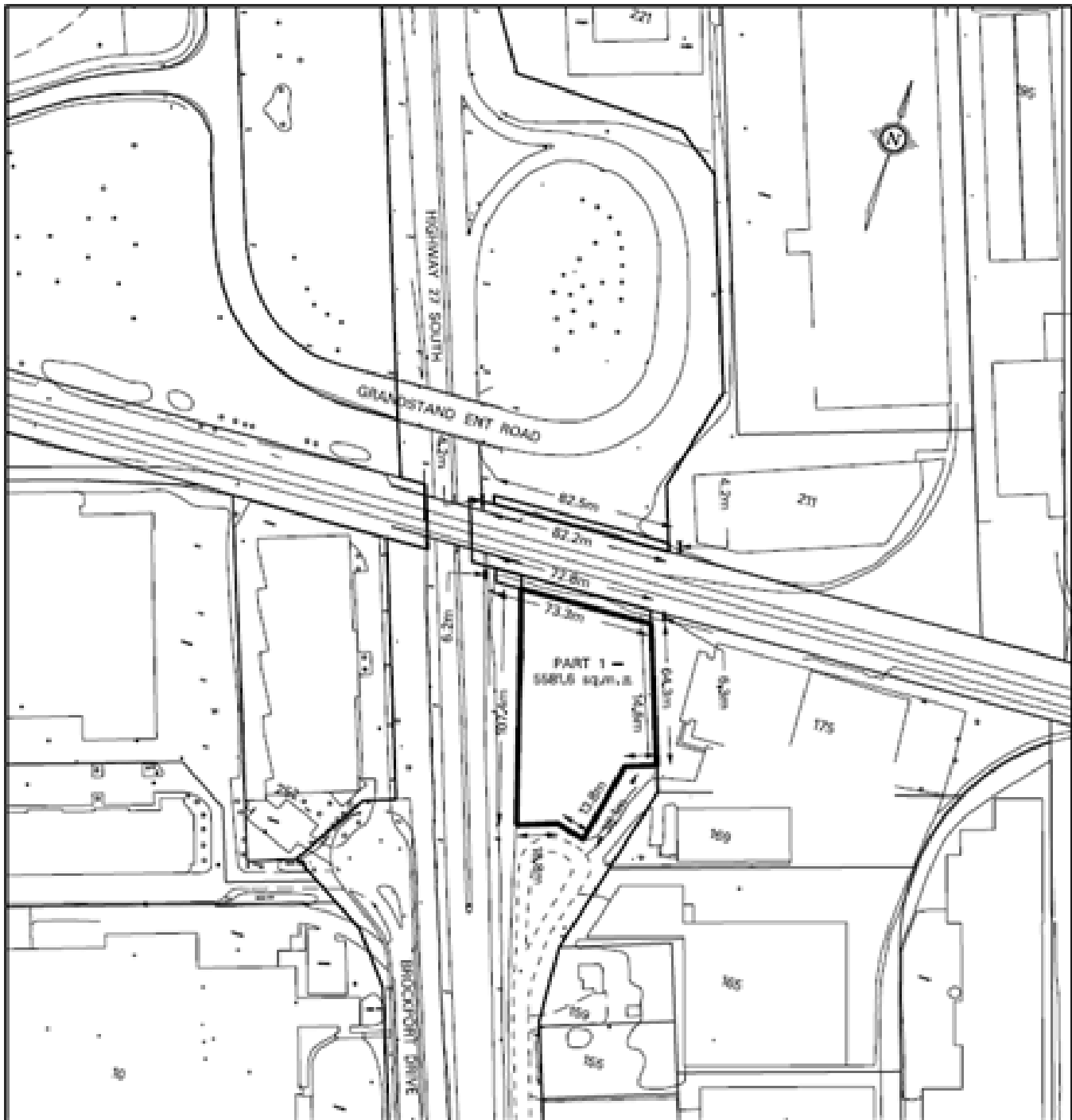
Title	Date	Recommended/ Approved
Manager	Dec. 19, 2016	Brian Varner
Director	Dec. 23, 2016	Joe Casali
Chief Corporate Officer	Jan. 4, 2017	Josie Scioli
Return to: Kathie Capizzano Real Estate Services Metro Hall, 55 John Street, 2nd Fl (416) 392-4825		
DAF Tracking No.: 2016-267		

Consultation with Councillor(s):						
Councillor:	Michael Ford					
Contact Name:	Dan Jacobs					
Contacted by	Phone	x	E-mail	Memo	Other	
Comments:	Concurs					
Councillor:						
Contact Name:						
Contacted by	Phone	x	E-mail	Memo	Other	
Comments:						

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Laurie Robertson	Contact Name:	Filisha Mohhamed
Comments:	concurs	Comments:	concurs
Real Estate Law Contact:	Michele Desimone	Date:	Dec 15/16

Appendix "A": Location Map & Sketch





Toronto

ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES
LAND & PROPERTY SERVICES

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

CHECK BY JOHN HOUSE
PREPARED BY DELAYNE PETT

PROPERTY INFORMATION SHEET

CITY OWNED LAND

SKETCH SHOWING PORTIONS OF HIGHWAY 27
ABUTTING THE METROLINX RAIL CORRIDOR SOUTH
OF BETHRIDGE ROAD

WARD 2 - ETOBICOKE NORTH
DATE: OCTOBER 29, 2015

SKETCH No. PS-2015-133