

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>	Trixy Pugh	<b>Division:</b>	Real Estate Services										
<b>Date Prepared:</b>	October 19, 2017	<b>Phone No.:</b>	(416) 392-8160										
<b>Purpose:</b>	To declare surplus part of a public lane identified as Part 1 on Sketch No. PS-2016-060, conditional upon City Council approving the permanent closure of the said portion of the public lane, with the intended manner of disposal to be by way of inviting an offer to purchase from the adjoining owner 61 Cleveland Street.												
<b>Property:</b>	Part of public lane adjacent to 61 Cleveland Street, being part of Parcel 7 Section East Township of York; Part of Lane on Plan M116 and part of 1 Foot Reserve on Plan M116, shown as Part 1 on Sketch No. PS-2016-060 (the "Property").												
<b>Actions:</b>	<ol style="list-style-type: none"> <li>1. The Property be declared surplus conditional upon City Council approving the permanent closure of the Property.</li> <li>2. An offer to purchase the Property be invited from the adjacent owner at 61 Cleveland Street.</li> <li>3. Notice be published in a newspaper in circulation in the area of the Property and on the City's website.</li> <li>4. 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.</li> </ol>												
<b>Financial Impact:</b>	There are no financial implications resulting from this approval.												
<b>Background:</b>	<p>The Acting Deputy City Manager &amp; Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p> <p>The public lane was acquired through Plan of Subdivision M116 in 1890. Although the former Corporation of the City of Toronto passed By-Law No. 14858 on November 29, 1937 to expropriate and declare that the reserve strip (running north/south on the east side of Cleveland Street adjacent to the public lane) shall form part of the existing public lane the reserve strip was never formally registered as City-owned until May 2017 when the City of Toronto filed an application to the Land Registry Office to Amend the Register. The portion of the one foot reserve being declared surplus and forming part of the Property is included in Part 1 of Sketch No. PS-2016-060.</p>												
<b>Comments:</b>	<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 have determined that there is no interest in the Property for affordable housing. Accordingly, it is appropriate that the Property be declared surplus.</p>												
<b>Property Details:</b>	<p>The Property Management Committee has reviewed this matter and concurs. Transportation Services has reviewed this matter and has no objection to the proposed closure of the Property.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>Ward:</b></td> <td>22 – St. Paul's</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td></td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>6.8 m x 2 m ± (22.3 ft x 6.6 ft ±)</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>13.7 m<sup>2</sup> ± (147.5 ft<sup>2</sup> ±)</td> </tr> <tr> <td><b>Other Information:</b></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 &amp; Open Space Areas of the Official Plan.</p>			<b>Ward:</b>	22 – St. Paul's	<b>Assessment Roll No.:</b>		<b>Approximate Size:</b>	6.8 m x 2 m ± (22.3 ft x 6.6 ft ±)	<b>Approximate Area:</b>	13.7 m <sup>2</sup> ± (147.5 ft <sup>2</sup> ±)	<b>Other Information:</b>	
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<b>Other Information:</b>													

**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:**

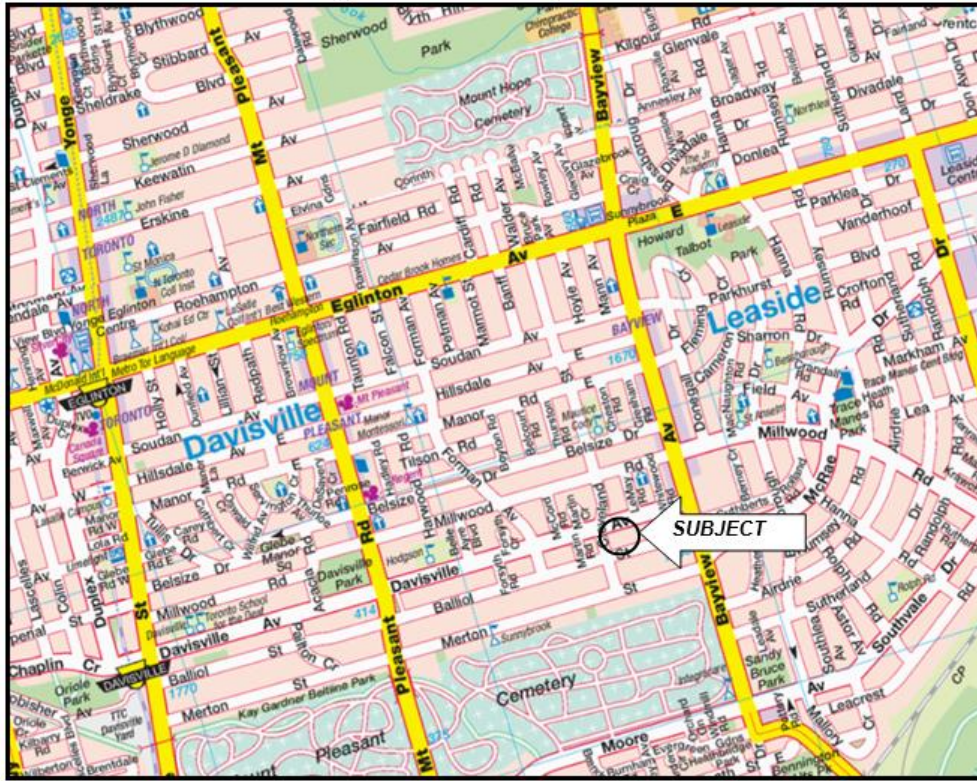
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
  - Councillor does not require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

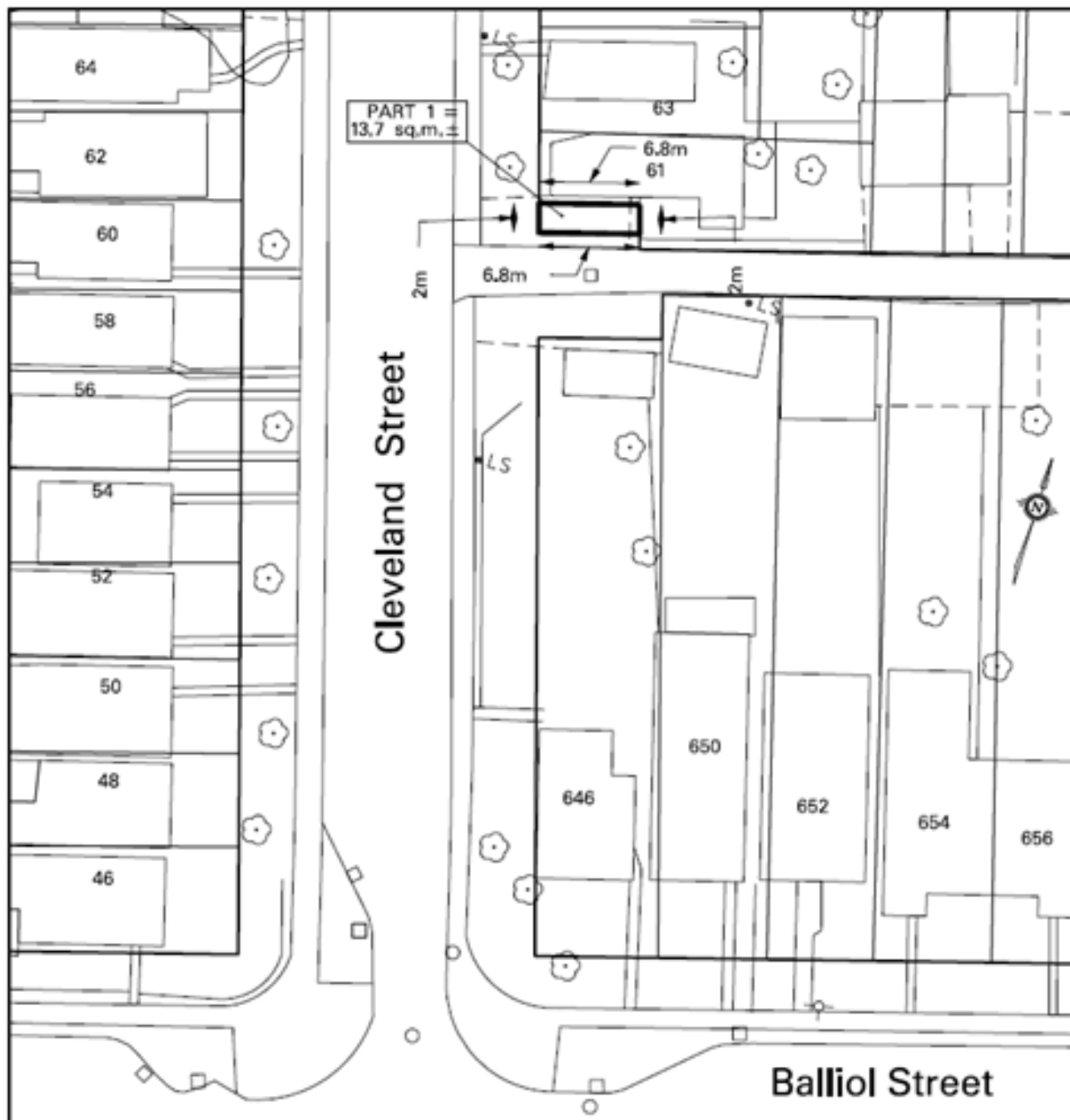
Title	Date	Recommended/ Approved
Manager	Oct. 23, 2017	Signed by Nick Simos
Director	Oct. 27, 2017	Signed by David Jollimore
Deputy City Manager, Internal Corporate Services	Oct. 27, 2017	Signed by Josie Scioli
<b>Return to:</b> <b>Trixy Pugh</b> <b>Real Estate Services</b> <b>Metro Hall, 55 John Street, 2<sup>nd</sup> Fl</b> <b>(416) 392-8160</b>		

Consultation with Councillor(s):								
Councillor:	Josh Matlow							
Contact Name:	Liz McFarland (October 18, 2017)							
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comments:	<ul style="list-style-type: none"> <li>No objections to recommendation</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	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comments:								

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Laurie Robertson	Contact Name:	Filisha Mohammed
Comments:	Incorporated into DAF (September 27, 2017)	Comments:	Incorporated into DAF
Real Estate Law Contact:	Kathleen Ann Kennedy (September 26, 2017)	Date:	September 27, 2017

Appendix "A": Location Map & Sketch





PART 1 =  
13.7 sq.m.

Cleveland Street

Balliol Street

**Toronto**

ENGINEERING & CONSTRUCTION SERVICES  
DESIGNING SUPPORT SERVICES  
LAND & PROPERTY SURVEY

NOTE:

THIS SKETCH HAS BEEN  
COMPILED FROM OFFICE  
RECORDS, MEASUREMENTS  
ARE APPROXIMATE

CHECK BY JOHN HOUSE

WARD 22 - ST. PAUL'S

PREPARED BY: DWAYNE PETT

DATE: APRIL 26, 2016

PROPERTY INFORMATION SHEET

SKETCH SHOWING A PORTION OF THE PUBLIC LANE  
ABUTTING NO. 61 CLEVELAND STREET

SKETCH No. PS-2016-060