

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:	Joseph Sergnese	Division:	Real Estate Services										
Date Prepared:	December 5, 2017	Phone No.:	416-392-1857										
Purpose:	To declare surplus the City-owned parcel of land located at part of 80 Dale Avenue, being Part 7 on Plan 66R-29604, with the intended manner of disposal to be by way of a land exchange with Build Toronto Inc. ("Build Toronto"), conditional upon the City transferring Part 6 on Plan 66R-29604 to Build Toronto in accordance with the terms of transfer authorized in GM18.8.												
Property:	Green space located at part of 80 Dale Avenue, Toronto (as shown on the location map attached hereto as Schedule "A"), being Part of Lot 15, Concession D, Geographic Township of Scarborough, designated as Part 7 on Plan 66R-29604, Toronto, as shown on Schedule "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 an exchange of land with Build Toronto, conditional upon the completion of the transfer of Part 6 on Plan 66R-29604 to Build Toronto in accordance with the terms of transfer authorized in GM18.8; which exchange will be for nearby land of equivalent or larger area, and of comparable or superior green space utility. 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 Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>												
Background:	<p>The former Metropolitan Toronto acquired the lands comprising of Parts 2 – 8, inclusive on Plan 66R-29604 in connection with the Scarborough Transportation Corridor (STC) project in 1986. Part 1 on Plan 66R-29604 was subsequently acquired by the former Metropolitan Toronto in 1987. Plans for the STC were abandoned in the 1970's.</p> <p>Pursuant to Government Management Committee Item GM13.7, adopted by City Council at its meeting on May 8 and 9, 2012, Parts 3, 4, 5, 6, and 8 on Plan 66R-29604 (the "Build Toronto Lands") were declared surplus by City Council, with the intended method of disposal to be by way of transfer to Build Toronto.</p> <p>Pursuant to Government Management Committee Item GM18.8, adopted by City Council at its meeting on November 27, 28 and 29, 2012, City Council approved the terms of transfer of the Build Toronto Lands to Build Toronto. Parts 1, 2 and 7 on Plan 66R-29604 was originally being retained by the City for park use as it is designated as Parks and Open Space Areas ("POSA") in the Official Plan. Upon the completion of the transfer of the Build Toronto Lands to Build Toronto, the Build Toronto Lands are landlocked. In order to provide access to the Build Toronto Lands, Build Toronto and the City, with the concurrence of Parks, Forestry and Recreation ("PF&R"), propose to enter into a one for one land exchange of nearby land of equivalent area and comparable green space utility.</p>												
Comments:	For Comments, see Schedule "C".												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Ward:</td> <td>36 – Scarborough Southwest</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>1901-07-2-420-00050</td> </tr> <tr> <td>Approximate Size:</td> <td>Irregular</td> </tr> <tr> <td>Approximate Area:</td> <td>375.8 m² ± (4045.2 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	36 – Scarborough Southwest	Assessment Roll No.:	1901-07-2-420-00050	Approximate Size:	Irregular	Approximate Area:	375.8 m ² ± (4045.2 ft ² ±)	Other Information:	
Ward:	36 – Scarborough Southwest												
Assessment Roll No.:	1901-07-2-420-00050												
Approximate Size:	Irregular												
Approximate Area:	375.8 m ² ± (4045.2 ft ² ±)												
Other Information:													
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Lands are located within the Green Space System or the Parks & Open Space Areas of the Official Plan.												

- (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 Peter Cheng	Dec 5, 2017	Peter Cheng
Director David Jollimore	Dec 7, 2017	David Jollimore
Deputy City Manager, Internal Corporate Services Josie Scioli	Dec 7, 2017	Josie Scioli
Return to:		
DAF Tracking No.: 2017-263		

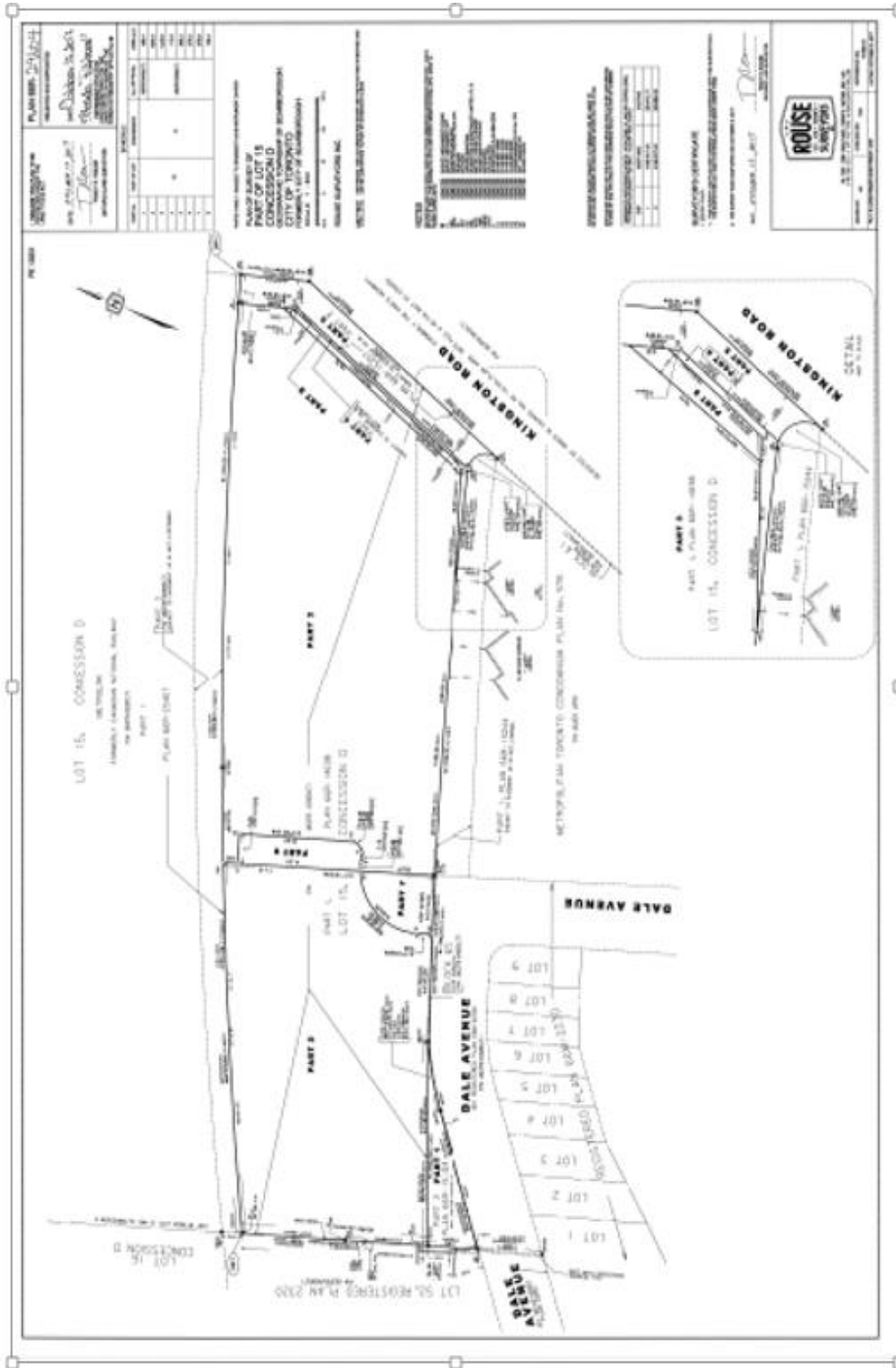
Consultation with Councillor(s):						
Councillor:	Gary Crawford					
Contact Name:	Gail Ross – October, 2017					
Contacted by	Phone	E-mail	X	Memo	Other	
Comments:	[to obtain Councillor concurrence to the following:] <ul style="list-style-type: none"> • Concurs with recommendation • Does not require 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:	Financial Planning	Division:	
Contact Name:	Filisha Jenkins	Contact Name:	
Comments:		Comments:	
Real Estate Law Contact:	Shirley Chow	Date:	December, 2017

SCHEDULE "A"
Location Map



SCHEDULE "B" - PLAN 66R-29604



SCHEDULE "C"

COMMENTS: Section 4.3 *Parks and Open Space Areas*, Policy 8 of the Official Plan states that the sale or disposal of publicly owned lands in POSA is discouraged and no City owned lands in POSA will be sold or disposed of. However, City owned land in POSA may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility.

Build Toronto is proposing to acquire Part 7 on Plan 66R-29604 from the City, in exchange for Part 6 on Plan 66R-29604.

The Chief Planner and Executive of City Planning and the General Manger of PF&R have confirmed that the land being exchanged for Part 7 on Plan 66R-29604 is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior greenspace utility. City Planning staff has advised that the proposed exchange of land meets the intent of Section 4.3, Policy 8 of the Official Plan.

The Property was not acquired through expropriation proceedings.

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.