

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:	Kathie Capizzano	Division:	Real Estate Services
Date Prepared:	March 26, 2018	Phone No.:	2-4825

Purpose:	Conditional on City Council approving the permanent closure of the public highways known as Bredonhill Court, shown as Part 1 on Sketch No. PS-2017-100, Bagot Court, shown as Part 2 on Sketch No. PS-2017-100, Polaris Lane, shown as Part 2 on Sketch No. PS-2017-104 and Part of Varna Drive, shown as Part 1 on Sketch No. PS-2017-104, to declare surplus these public highways, subject to the reservation by the City of easements for sewer and water main purposes, with the intended manner of disposal to be by way of a nominal sum conveyance to Toronto Community Housing Corporation (TCHC) as part of the Lawrence Heights Revitalization Project.
Property:	<ol style="list-style-type: none"> 1. Bredonhill Court, legally described as Bredonohill Court, Plan 5633 North York, designated as Part 6 on Plan 66R-28485, City of Toronto, and shown as Part 1 on Sketch No. PS-2017-100 attached as Appendix "A" 2. Bagot Court, legally described as Bagot Court, Plan 5633 North York, designated as Part 7 on Plan 66R-28485, City of Toronto, and shown as Part 2 on Sketch No. PS-2017-100 attached as Appendix "A" 3. Part of Varna Drive, legally described as part of Varna Drive, Plan 5633 North York, City of Toronto, being part of Part 1 on Plan 66R-28485, and shown as Part 1 on Sketch No. PS-2017-104 attached as Appendix "B" 4. Polaris Lane, legally described as Lane, Plan 5633 North York, designated as Part 3 on Plan 66R-28485, City of Toronto, and shown as Part 2 on Sketch No. PS-2017-104 attached as Appendix "B" (collectively referred to herein as "the Highways")
Actions:	<ol style="list-style-type: none"> 1. The Highways be declared surplus conditional upon City Council approving the permanent closure of the Highways, subject to the reservation by the City of easements for sewer and watermain purposes, with the intended manner of disposal to be by way of a nominal sum conveyance to TCHC in connection with the Lawrence Heights Revitalization Project. 2. Notice be published in a newspaper in circulation in the area of the Highways and be 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. Lands for new streets, parks and infrastructure will eventually be conveyed or dedicated to the City for nominal consideration, by TCHC, as part of the subdivision approval process for the Lawrence Heights Revitalization Project.</p> <p>The Acting Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>
Background:	The Highways were not acquired through expropriation proceedings. The Highways were acquired by the former Township of North York in 1959 by dedication as public highways on Plan of Subdivision 5633.

Comments

On December 1, 2011, City Council enacted By-Law No. 1414-2011, being a by-law to adopt the Lawrence-Allen Secondary Plan as Amendment No. 162 to the Official Plan.

A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Highways. Transportation Services has no objection to permanently closing the Highways. Toronto Water records show an active 150 mm diameter watermain, a 300 mm storm sewer and a 375 mm storm sewer all within Bredonhill Court, and a 375 mm storm sewer and 450 mm storm sewer and 150 mm watermain, located within Bagot Court. Toronto Water records also show a 300 mm watermain, a 150 mm watermain, a 600 mm storm sewer, a 525 mm storm sewer, a 450 mm storm sewer and a 250 mm sanitary sewer within part of Varna Drive. As such, the City will reserve easements for the protection of these sewers and watermains. Staff of the Affordable Housing Office has determined that there is no interest in the Highways for affordable housing. TTC has requested four months' notice before the Highways are closed, in order to reroute their buses.

Although the City will be conveying the Highways to TCHC for inclusion in TCHC's development, TCHC will be conveying portions of some of the Highways back to the City as a condition of subdivision approval, for inclusion in future right of ways and a future park.

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

Property Details:

Ward:	15 – Eglinton-Lawrence
Assessment Roll No.:	
Approximate Size:	Irregular
Approximate Area:	Bredonhill Court – 1,305.5 square metres Bagot Court – 2,197.5 square metres Polaris Lane – 1,061.2 square metres Part of Varna Drive – 2,377.5 square metres
Other Information:	

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.

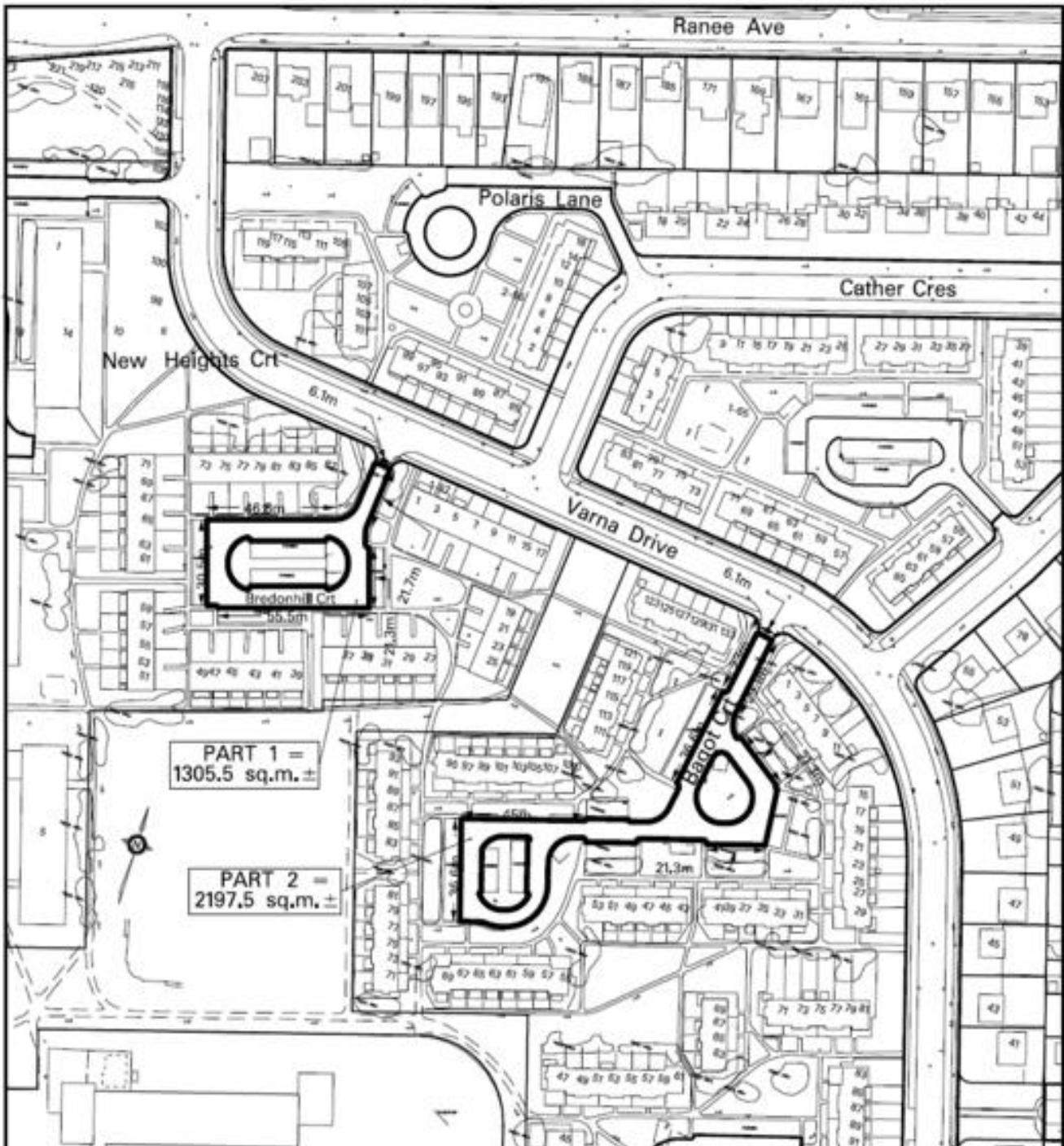
Deputy City Manager, Internal Corporate Services has approval authority for:

- 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 Nick Simos	Mar. 29, 2018	Nick Simos
Director David Jollimore	Apr. 3, 2018	David Jollimore
Deputy City Manager, Internal Corporate Services	Apr. 5, 2018	Josie Scioli
Return to: Kathie Capizzano Metro Hall, 2nd Floor, Section N5		
DAF Tracking No.: 2018 -115		

Consultation with Councillor(s):					
Councillor:	Josh Colle				
Contact Name:	Stas Ukhanov				
Contacted by	Phone	x	E-mail	Memo	Other
Comments:	No objection				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Laurie Robertson	Contact Name:	Patricia Libardo
Comments:	conkurs	Comments:	
Real Estate Law Contact:	Jacqueline Vettorel	Date:	



PART 1 =
1305.5 sq.m. ±

PART 2 =
2197.5 sq.m. ±



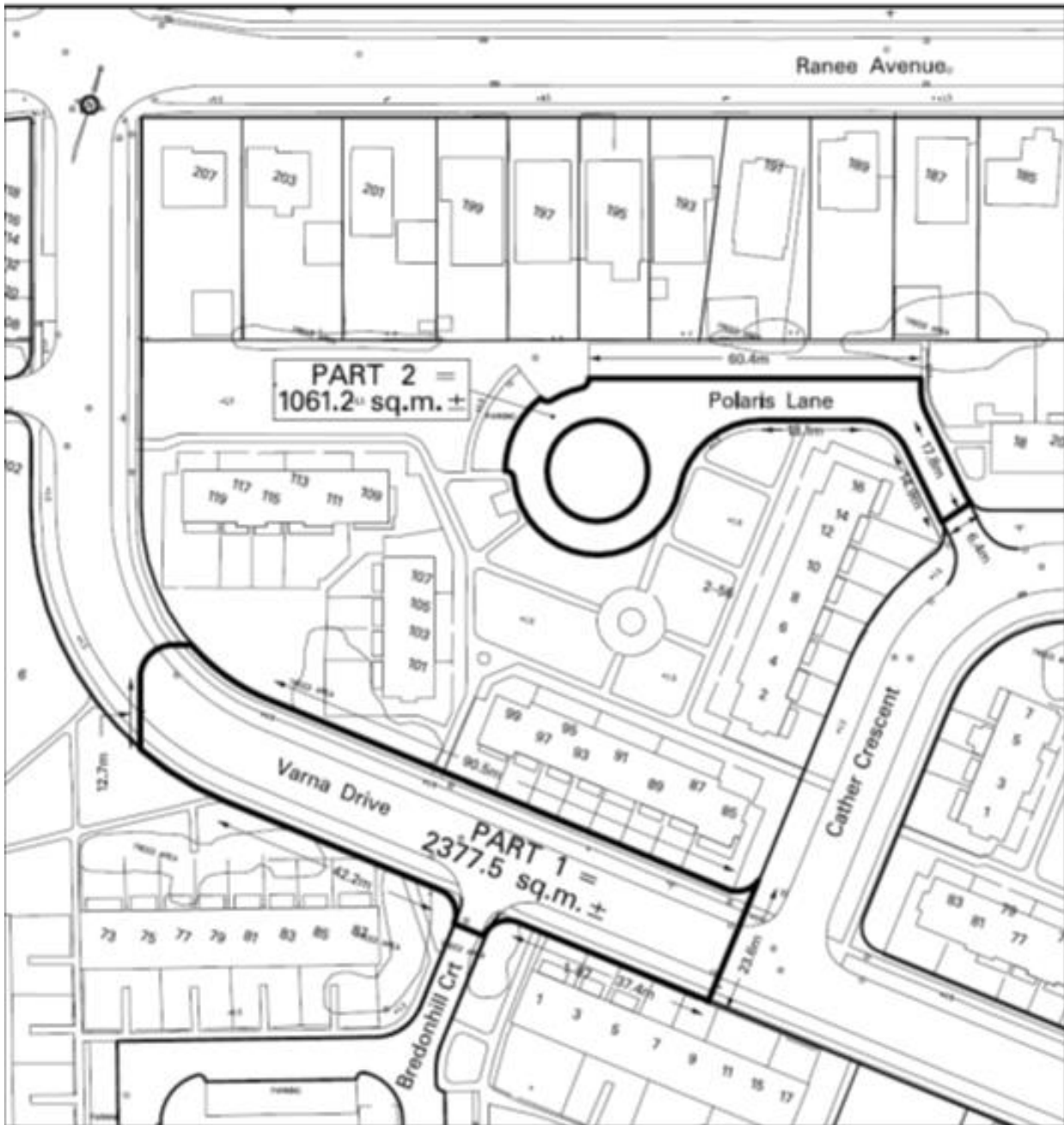
NOTE:
THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS. MEASUREMENTS
ARE APPROXIMATE

CHECK BY JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 16 - EGLINTON-LAWRENCE
DATE: OCTOBER 30, 2017

PROPERTY INFORMATION SHEET
CITY OWNED LAND
SKETCH SHOWING BAGOT COURT AND
BREDONHILL COURT

SKETCH No. PS-2017-100



TORONTO

PLANNING & CONSTRUCTION SERVICES
PROVIDING SUPPORT SERVICES
TO THE CITY OF TORONTO

NOTE:
THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS. MEASUREMENTS
ARE APPROXIMATE.

CHECK BY JOHN HOUSE
PREPARED BY: DNAYNE PITT

PROPERTY INFORMATION SHEET
CITY OWNED LAND
SKETCH SHOWING A PORTION OF VARNA DRIVE AND
POLARIS LANE
WARD 15 - EGLINTON-LAWRENCE
DATE: NOVEMBER 15, 2017
SKETCH No. PS-2017-104