

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	Division:	Real Estate Services										
Date Prepared:	August 31, 2017	Phone No.:	(416-392-8160)										
Purpose:	To declare surplus the parcel of land located at 15 Selby Street, effective as of the date the City acquires ownership of it, with the intended manner of disposal to be by way of entering into lease agreement(s) with the successful proponent of a competitive process to select a non-profit rental housing operator for the provision of affordable rental housing for a period of fifty (50) years.												
Property:	The property located at 15 Selby Street, being Part of Lot 23, Plan 132A (the "Property").												
Actions:	<ol style="list-style-type: none"> 1. Effective as of the date the City acquires ownership of the Property, the Property be declared surplus, with the intended manner of disposal to be by way of entering into lease agreement(s) with the successful proponent of a competitive process to select a non-profit rental housing operator for the provision of affordable rental housing, as directed by City Council at its meeting on February 10 and 11, 2015 by Item No. TE3.2. 2. Notice be published in a newspaper in circulation in the area of the Property 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 Property will not be acquired through expropriation proceedings.</p> <p>In 2015, City Council approved an Official Plan Amendment and Zoning By-law Amendment for the lands at 592 Sherbourne Street and 15 Selby Street to permit a residential tower on 592 Sherbourne Street with retail at grade. The community benefits pursuant to Section 37 of the Planning Act included, among other matters, the conveyance of 15 Selby Street to the City at nominal cost for the purpose of providing at least five (5) affordable residential rental dwelling units within the building on such lands. City Council also directed staff to undertake a competitive process to select a non-profit rental housing operator for the provision of affordable rental housing within the existing building at 15 Selby Street for a minimum period of at least 25 years.</p> <p>In order to proceed with City Council's directive to select a long-term non-profit rental housing tenant for the property, the City is required to declare 15 Selby Street surplus, with the intended manner of disposal to be by way of entering into lease agreement(s) with the successful proponent of a competitive process to select a non-profit rental housing operator for the provision of affordable rental housing for a minimum period of at least 25 years, as directed by City Council at its meeting on February 10 and 11, 2015 by Item No. TE3.2. The Affordable Housing Office will be issuing a Request for Proposal that states the lease term is to be fifty (50) years.</p>												
Comments:	A circulation to the City's ABCDs was not undertaken to ascertain whether or not there is any municipal interest in retaining the Property as there was already a decision made by City Council regarding the manner of disposal. Accordingly, it is appropriate that the Property 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>27 – Toronto Centre-Rosedale</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>1904-06-8-500-01700</td> </tr> <tr> <td>Approximate Size:</td> <td>11.3 m x 30 m ± (36.92 ft x 97 ft ±)</td> </tr> <tr> <td>Approximate Area:</td> <td>332.7 m² ± (3,581 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	27 – Toronto Centre-Rosedale	Assessment Roll No.:	1904-06-8-500-01700	Approximate Size:	11.3 m x 30 m ± (36.92 ft x 97 ft ±)	Approximate Area:	332.7 m ² ± (3,581 ft ² ±)	Other Information:	
Ward:	27 – Toronto Centre-Rosedale												
Assessment Roll No.:	1904-06-8-500-01700												
Approximate Size:	11.3 m x 30 m ± (36.92 ft x 97 ft ±)												
Approximate Area:	332.7 m ² ± (3,581 ft ² ±)												
Other Information:													
	<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.												

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:

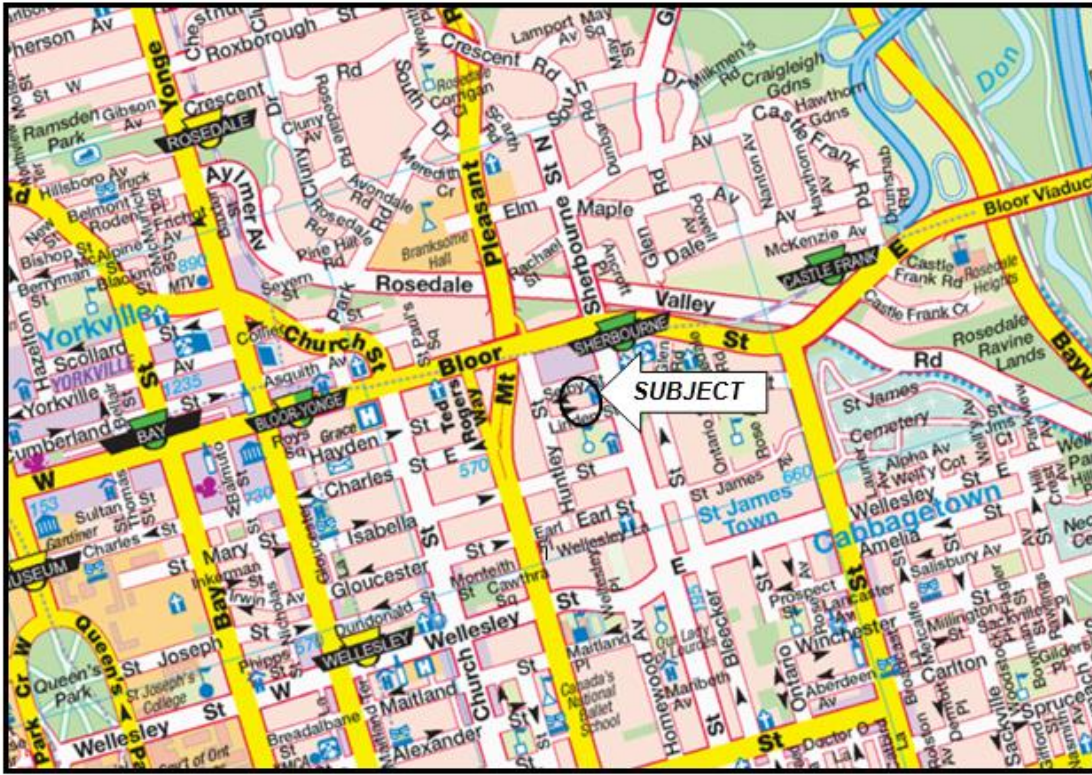
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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	Sept. 11, 2017	Nick Simos
Director Joe Casali	Sept. 15, 2017	Joe Casali
Chief Corporate Officer Josie Scioli	Sept. 18, 2017	Josie Scioli
Return to: Trixy Pugh Real Estate Services Metro Hall, 55 John Street, 2nd Fl (416) 392-8160		
DAF Tracking No.: 2017-240		

Consultation with Councillor(s):						
Councillor:	Kristyn Wong-Tam					
Contact Name:	Kristyn Wong-Tam (August 30, 2017)					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:	<ul style="list-style-type: none"> • No objections 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	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	AHO	Division:	Financial Planning
Contact Name:	Crystal Leung	Contact Name:	Filisha Jenkins
Comments:	Incorporated into DAF (August 25, 2017)	Comments:	Incorporated into DAF
Real Estate Law Contact:	Charlotte Harbel/Jacqueline Vettorel	Date:	August 25, 2017

APPENDIX "A": LOCATION MAP & SKETCH



PLAN OF SURVEY OF
PART OF LOT 23
REGISTERED PLAN 132A
CITY OF TORONTO

SCALE: 1:100
KRCMAR SURVEYORS LTD., 2017

METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE TRUE BEARINGS DERIVED FROM HORIZONTAL CONTROL MONUMENTS IN COORDINATE AND ARE REFERRED TO THE CANADIAN COORDINATE SYSTEM WITH ZONE 18, CENTRAL, NAD83, 1983 WEST LONGITUDE IN ACCORDANCE WITH PLAN 889-2388 OF METRIC TRANSFORMING METHOD INSTRUCTION NO. 21, 1994 (REVISIONS).

DISTANCES SHOWN HEREON ARE ADJUSTED OBSERVED DISTANCES AND CAN BE CONVERTED TO UNADJUSTED BY MULTIPLYING BY A CORRECTION FACTOR OF 0.999995

- LEGEND**
- DENOTES SURVEY MONUMENT FIELD
 - DENOTES SURVEY MONUMENT PLANNED
 - DENOTES HORIZONTAL CONTROL MONUMENT
 - DENOTES TRIANGULAR PIN NAIL
 - DENOTES SQUARE CHISEL PIN NAIL
 - DENOTES ROUND PIN NAIL
 - DENOTES CONCRETE PIN
 - DENOTES PLAIN ROUND PIN NAIL
 - DENOTES REINFORCED CONCRETE
 - DENOTES STEEL BRACKET
 - DENOTES SURVEYOR'S REAL PROPERTY REPORT BY LAND SURVEY GROUP, S.L.S. DATED JUNE 15, 1992
 - DENOTES PLAN 636-437
 - DENOTES PLAN OF SURVEY BY C.E. DOTTORILLO S.L.S. DATED JUL 24, 1988
 - DENOTES PLAN 666-1380
 - DENOTES REGISTERED PLAN 132A
 - DENOTES C.E. DOTTORILLO S.L.S. S.L.S.
 - DENOTES DENHAM SURVEYORS S.L.S. S.L.S.
 - DENOTES PERRY J. HOMER, S.L.S.
 - DENOTES BROWN TONGS
 - DENOTES TIES TO BRICK
 - DENOTES TIES TO STONE
 - DENOTES TIES TO STUCCO
 - DENOTES BELL POLE

TOTAL SITE AREA = 333.3m²

MUNICIPAL ADDRESS:
No. 75 SELBY STREET, TORONTO

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATION MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF APRIL, 2017

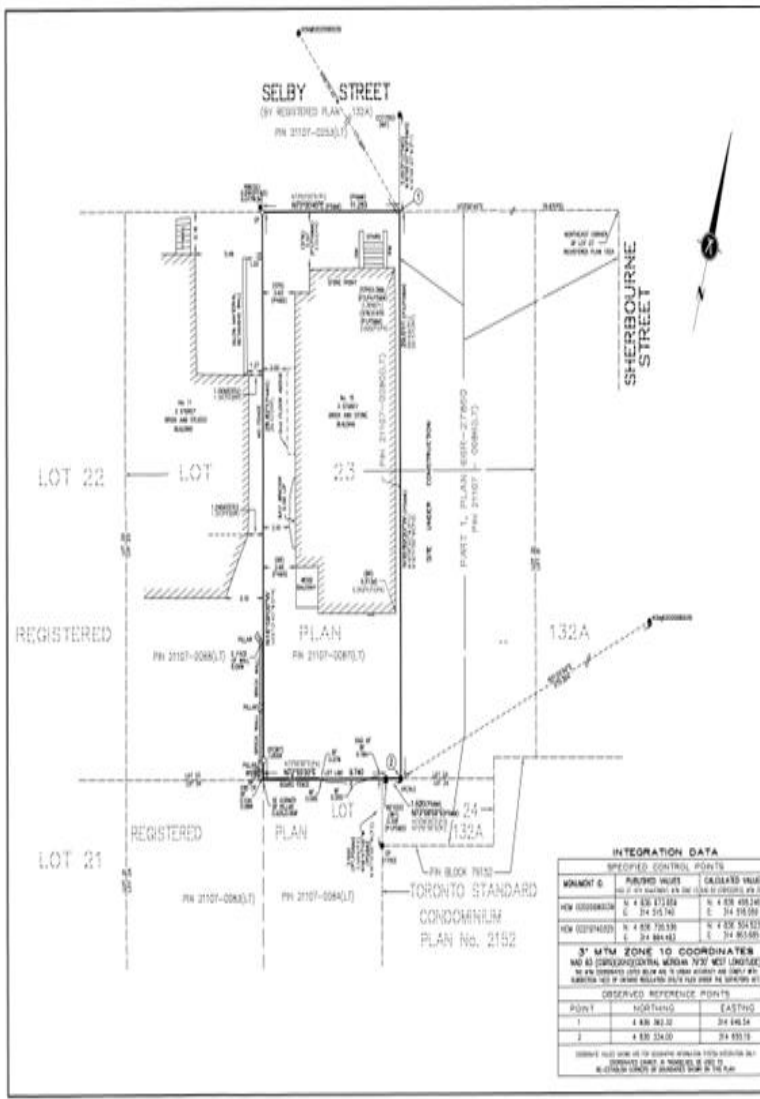
DATE: APRIL 17, 2017
[Signature]
[Stamp]

© COPYRIGHT 2017 KRCMAR SURVEYORS LTD.
This document has been prepared in confidence. Unauthorised reproduction, distribution, alteration or use, in whole or in part, is strictly prohibited.

PLAN AVAILABLE AT: www.PlanetInfo.com/ontario

NO.	DL	NAME	DESIGN	EX.	DATE	SCALE
001	14	0001	001	001	001	001

KRCMAR



INTEGRATION DATA

SPECIFIED CONTROL POINTS

MONUMENT ID	PLANNED HEIGHT	CALCULATED VALUES
NEW 00000000	N 4 438 171.00 E 314 515.740	N 4 438 485.14 E 314 181.00
NEW 00000000	N 4 438 170.530 E 314 801.430	N 4 438 554.00 E 314 801.00

3' MTM ZONE TO COORDINATES
NAD 83 (DIPROJ) COORDINATE METHOD 7207 WEST LONGITUDE
NO. 18 COORDINATE SYSTEM NO. 18, 1986 ADJUSTED AND TIES TO CANADIAN TIES TO STATION BELLVILLE 1914 AND 1915 (SEE PLAN 889-2388)

POINT	NORTHING	EASTING
1	4 438 362.32	314 446.24
2	4 438 354.00	314 430.78

ADJUSTED POINTS ARE NOT SHOWN UNLESS THEY ARE SHOWN ON THE PLAN
CORRECTED VALUES ARE SHOWN IN RED
ALL DISTANCES SHOWN IN METRES