

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:	October 31, 2017	Phone No.:	(416) 392-8160

Purpose: To amend Delegated Approval Form No. 2017-075, by amending the legal description of the 1117 Dundas Street West property to exclude the Public Lane from the dedication of surplus. The lands being Part of Lots 2-4 Plan 599 and parts of Lots 20-22 Plan 371 designated as Part 2 on Plan 64R-16052 as shown in Appendix "A" were dedicated for public lane purposes under City of Toronto By-law No. 661-2004 (the "Public Lane"). The Public Lane was inadvertently included in DAF 2017-075.

Property: 1113 Dundas Street West being Lot 1 on Plan 599 (PIN21274-0048(LT)); 1117 Dundas Street West being Part of Lots 2-4 Plan 599 City West; Part of Lots 21-22 Plan 371 City West; Part of Lot 20 Plan 371 City West Part 1, Plan 64R16052; City of Toronto, being part of PIN 21274-0047 (LT) (the "Properties"), shown in Appendix "A" attached.

- Actions:**
1. The declaration of surplus of the lands under Delegated Approval Form 2017-075 is amended to exclude the Public Lane and confirm the revised legal description of the Properties as defined herein.
 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 Acting Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.

Background: The Property was previously declared surplus via DAF No. 2017-075, dated March 9, 2017.

1117 Dundas Street West was acquired by the City in 2000 for the purposes of a TPA surface parking lot. 1113 Dundas Street West was acquired by the City in 2013 to form part of a future redevelopment strategy for the combined properties.

The Public Lane was dedicated by By-Law 661-2004. Due to inadvertence the Public Lane was included in DAF No. 2017-075.

TPA has entered into a conditional Purchase and Sale Agreement with the Purchaser to construct a mixed use residential condominium development on the Properties complete with a two level below grade public garage containing approximately 55 spaces. The City will retain an ownership interest in the below grade strata of the Properties.

Comments: All other terms as approved by DAF No. 2017-075 remain unchanged.

Property Details:

Ward:	19 – Trinity-Spadina
Assessment Roll No.:	1117 Dundas Street West
Approximate Size:	1904-04-2-300-01800
Approximate Area:	31.64 m x 45.7m (103.8 ft x 150 ft)
Other Information:	1,441.3.3 m ² (15,514 ft ²)

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	Nov. 2, 2017	Signed by Nick Simos
Director	Nov. 3, 2017	Signed by David Jollimore
Deputy City Manager, Internal Corporate Services	Nov. 3, 2017	Signed by Josie Scioli
Return to: Trixy Pugh Real Estate Services Metro Hall, 55 John Street, 2nd Fl (416) 392-8160		

Consultation with Councillor(s):						
Councillor:	Mike Layton					
Contact Name:	Mike Layton (October 31, 2017)					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:	No objections to amendment					
Councillor:						
Contact Name:						
Contacted by	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	TPA	Division:	Financial Planning
Contact Name:	Vin Madan	Contact Name:	Filisha Jenkins
Comments:	Incorporated into DAF (October 24, 2017)	Comments:	Incorporated into DAF
Real Estate Law Contact:	Kathleen Ann Kennedy (October 20, 2017)	Date:	October 23, 2017

APPENDIX "A": LOCATION MAP & SKETCH

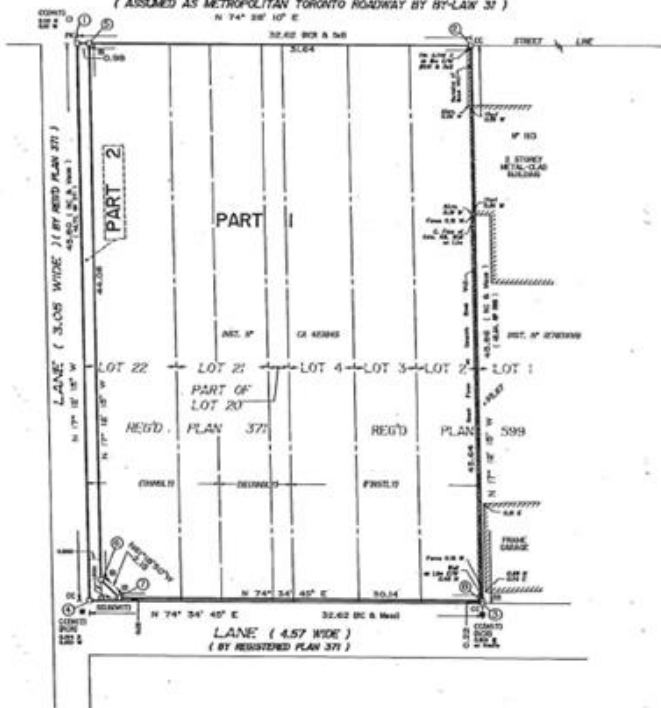


PLAN OF SURVEY OF
 LOTS 2, 3 & 4
 REGISTERED PLAN 599 &
 LOTS 21 & 22 and
 PART OF LOT 20
 REGISTERED PLAN 371
 CITY OF TORONTO
 (FORMERLY MUNICIPALITY OF METROPOLITAN TORONTO)

METRIC
 DIMENSIONS SHOWN HEREIN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY
 DIVIDING BY 0.3048

DUNDAS STREET WEST
 (FORMERLY ARTHUR STREET)
 (ASSUMED AS METROPOLITAN TORONTO ROADWAY BY BY-LAW 31)
 N 74° 33' 10" E

SCALE 1 : 200



I HEREBY THIS PLAN TO BE
 DEPOSITED UNDER THE REGISTERED ACT
 DATE: 9 Oct 1988
 ROAD NUMBER
 METRO LAND DIVISION

PLAN 64R-16052
 RECEIVED AND DEPOSITED
 DATE: 1988 10 19
 METRO LAND DIVISION
 FOR METROPOLITAN TORONTO
 REGISTERED DIVISION OF 610

PART SCHEDULE

PART	REGD. PLAN	LOT(S)	SYST. NO.	AREA(S)
1	599	PART 2, 3 & 4		1.640 - 3
2	371	PART 1 & 20	CA 423943	53 - 8
3	599	PART 2, 3 & 4		
4	371	PART 1 & 20		

CO-ORDINATE TABLE

BEARING COORDINATE SYSTEM
 ZONE 18 - CENTRAL MERIDIAN 79° 00' WEST

POINT	NORTHING	EASTING
46 - CT	4 634 189 . 001	30 382 . 404
47 - CT	4 634 184 . 599	30 381 . 771
1	4 634 183 . 35	30 374 . 86
2	4 634 187 . 35	30 376 . 40
3	4 634 184 . 19	30 374 . 57
4	4 634 185 . 47	30 378 . 32
5	4 634 183 . 48	30 375 . 90
6	4 634 187 . 37	30 376 . 86
7	4 634 186 . 34	30 374 . 35
8	4 634 184 . 35	30 373 . 30

DISTANCE BROWN POINTS ARE MEASURED DISTANCES AND MAY BE
 CONVERTED TO GRID DISTANCES BY MULTIPLYING BY CORRECTION SCALE
 FACTOR OF 0.99998.

BEARING NOTE
 BEARING HEREIN ARE GRID BEARINGS AND ARE DERIVED
 FROM MEANS OF THE CANADIAN GEODETIC SURVEY SYSTEM OF 83 AND
 47-CM DATUMS LISTED IN TABLES AND ARE REFERRED
 TO CENTRAL MERIDIAN 79° 00' WEST LONGITUDE, ZONE 18.

- LEGEND
- CI --- MONUMENT PLANTED
 - --- MONUMENT FOUND
 - --- METRE
 - --- SMALL STEWARDS SIGN BAR
 - --- SIGN BAR
 - --- PE. NAIL & WAGON
 - --- CUT CORNER
 - --- CITY OF TORONTO SURVEYS
 - --- S.C. HARRISON, S.L.S.
 - --- RABIDEAU & CZERWINSKI, S.L.S.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEY ACT, THE CONVEYANCE ACT, THE REVENUE
 ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON SEPTEMBER 24th 1988.

1988 [Signature]
 DATE S.C. HARRISON
 District Land Surveyor

RC
RABIDEAU & CZERWINSKI
 ONTARIO LAND SURVEYORS
 775-8 THE QUENBYWAY, TORONTO, ONTARIO
 M5S 1K5
 (416) 593-1111

DRAWN: P.A.L. CHECKED BY: S.W. JOB NO: RC27864