

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>	September 11, 2017	<b>Phone No.:</b>	(416) 392-8160
<b>Purpose:</b>	To amend Delegated Approval Form No. 2016-253, executed November 9, 2016, by amending the legal description of the property from "vacant land located at Block 36 North on Queens Wharf Road, being Part of Lot 20 on Plan D-970, designated as Parts 3 and 4 on Plan 66R-26042, exclusive of the land required for the North Linear and the Mouth of the Creek Parks, being part of PIN 21394-0186" to "vacant land located at Block 36 North on Queens Wharf Road, being Part of Lot 20 on Plan D-970, designated as Parts 2 and 3 on Plan 66R-26042 and 11.98% share of Units 6 and 8, Level 1, and Unit 72, Level B Standard Condominium Plan No. 2406."		
<b>Property:</b>	Vacant land located at Block 36 North on Queens Wharf Road, being Part of Lot 20 on Plan D-970, designated as Parts 2 and 3 on Plan 66R-26042, and 11.98% share of Units 6 and 8, Level 1, and Unit 72, Level B Standard Condominium Plan No. 2406 (the "Property"), shown in Appendix "A" attached.		
<b>Actions:</b>	<ol style="list-style-type: none"> <li>1. The Property, as revised, be declared surplus, and with the intended manner of disposal to be by way of entering into a lease agreement for fifty (50) years less a day, with Dominus Capital Corporation, or a related corporation, for the purpose of developing and operating affordable rental housing.</li> <li>2. Notice be published in a newspaper in circulation in the area of the Property and on the City's website</li> <li>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.</li> </ol>		
<b>Financial Impact:</b>	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.		
<b>Background:</b>	<p>The Property was previously declared surplus via DAF 2016-253, dated November 9, 2016</p> <p>The Property was not acquired through expropriation proceedings. At its meeting held on July 16, 17 and 18, 2007, City Council approved the transfer of Blocks 18AB, 31, 32 and 36 in the Railway Lands to Toronto Community Housing Corporation for the development of affordable rental and ownership housing. In December 2015 Council requested the Director, Affordable Housing Office to issue a Proposal Call for the development and operation of new affordable housing on Block 36 North in the Railway Lands and to report back with a recommendation for the successful proponent. In July 2016, Council authorized the acquisition of the property from Toronto Community Housing Corporation for a nominal purchase price, and authorized the entering into of a 50 year lease with the successful proponent of the Proposal Call, for the purpose of developing and operating affordable rental housing.</p>		
<b>Comments:</b>	DAF No. 2016-253 incorrectly stated that the legal description of the Property is vacant land located at Block 36 North on Queens Wharf Road, being Part of Lot 20 on Plan D-970, designated as Parts 3 and 4 on Plan 66R-26042, exclusive of the land required for the North Linear and the Mouth of the Creek Parks, being part of PIN 21394-0186. However, the correct description of the development parcel adjacent to the planned Mouth of the Creek park is vacant land located at Block 36 North on Queens Wharf Road, being Part of Lot 20 on Plan D-970, designated as Parts 2 and 3 on Plan 66R-26042 and 11.98% share of Units 6 and 8, Level 1, and Unit 72, Level B Standard Condominium Plan No. 2406.		
<b>Property Details:</b>	All other terms as approved by DAF No. 2016-253 remain unchanged.		
	<b>Ward:</b>	20 – Trinity-Spadina	
	<b>Assessment Roll No.:</b>		
	<b>Approximate Size:</b>	45 m x 63 m ± (147.6 ft x 206.7 ft ±)	
	<b>Approximate Area:</b>	1,537.8 m <sup>2</sup> ± (16,552.7 ft <sup>2</sup> ±)	
	<b>Other Information:</b>		
	<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	Sept. 15, 2017	Joe Casali
Chief Corporate Officer	Sept. 18, 2017	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>		
<b>DAF Tracking No.: 2017-244</b>		

Consultation with Councillor(s):					
Councillor:	Joe Cressy				
Contact Name:	Joe Cressy (notified September 11, 2017)				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	<ul style="list-style-type: none"> <li>No objections with 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		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	AHO	Division:	Financial Planning
Contact Name:	Simon Liston/Sarah Power	Contact Name:	Filisha Mohammed
Comments:	Notified (September 11, 2017)	Comments:	Incorporated into DAF
Legal Contact:	Charlotte Harbell (September 6, 2017)	Date:	September 11, 2017

Appendix "A": Location Map & Sketch

