

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:	Mario Lanzillotta	Division:	Real Estate Services
Date Prepared:	November 22, 2017	Phone No.:	416-338-0804

Purpose: To declare surplus the City-owned parcel of land located at 80 Carl Hall Road, being Downsview Park Subway Station shown on the map attached in Schedule B (the "Property") to Enbridge Gas Distribution ("Enbridge Gas"), with the intended manner of disposal to be by way of a permanent easement for the purpose of housing an underground gas service line together with placing a gas meter on the face of the east building of the subway station.

Property: A permanent easement interest over 21 years of a portion of the Property shown as Part 1 on Sketch No. PS-2017-083 attached in Schedule A, being a sub-surface strata of approximately 3m wide and 0.3m below grade.

- Actions:**
1. The Property be declared surplus with the intended manner of disposal to be by way of an easement to Enbridge Gas for the purpose of housing an underground gas service line together with placing a gas meter on the face of the east building of the subway station.
 2. An exemption be granted from the requirement to give notice to the public.
 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: In May 2011, the City acquired portions of the Park Downsview Park lands south of Sheppard Avenue West between Keele and Allen Road for the construction of the new Downsview Park Subway Station and tunnel structures, including the connection to the Toronto Transit Committee's ("TTC") Wilson Yard and Bakersfield Road south of Sheppard Avenue West. The station was to be constructed in collaboration with Metrolinx integrating the GO station with the subway system. The Property was not acquired through expropriation proceedings.

Comments: Enbridge Gas is also requesting a 2m wide temporary easement for a period of 3 weeks on the land adjacent to the permanent easement, shown as Part 2 on Sketch No. PS 2017-083, for the construction/installation of the gas service line for TTC & Metrolinx.

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.

Property Details:

Ward:	9 – York Centre
Assessment Roll No.:	Part of 1908-03-1-580-01600
Approximate Size:	3m (9.84 ft) wide and 0.3m (0.98 ft) below grade
Approximate Area:	Part 1 – 24.4 m ² (262.64 ft ²)
Other Information:	Downsview Park Subway Station

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.

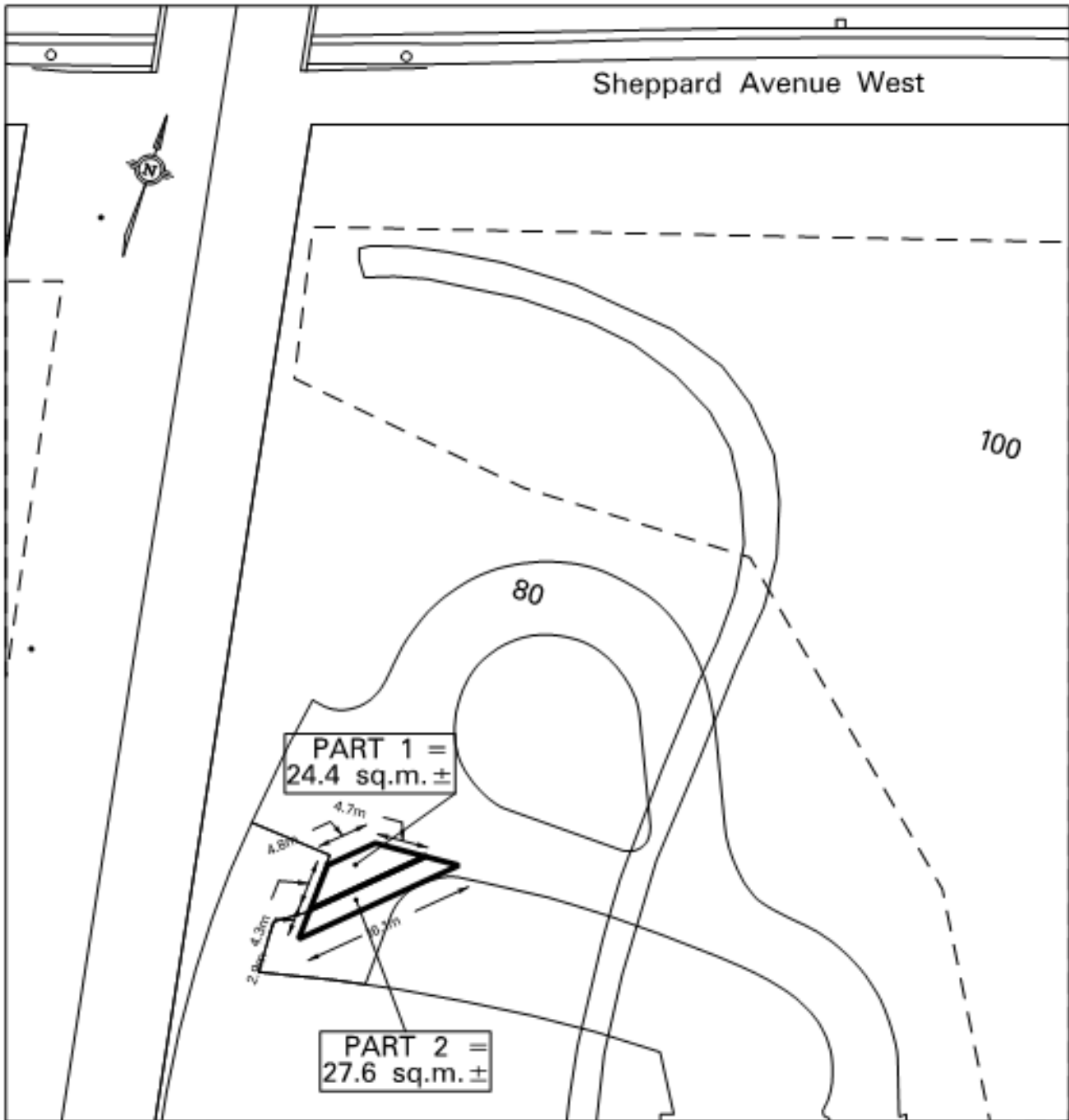
Deputy City Manager, Internal Corporate Services has approval authority for:

- 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.]**
 - 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. 30, 2017	Signed by Nick Simos
Director	Dec. 4, 2017	Signed by David Jollimore
Deputy City Manager, Internal Corporate Services	Dec. 4, 2017	Signed by Josie Scioli
Return to:		
Mario Lanzillotta Real Estate Services Metro Hall - 55 John Street		

Consultation with Councillor(s):						
Councillor:	Maria Augimeri					
Contact Name:	Margherita Beato – November 21, 2017					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail		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		E-mail		Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	Finance	Division:	
Contact Name:	Patricia Libardo – November 22, 2017	Contact Name:	
Comments:	No objections – reviewed and approved	Comments:	
Real Estate Law Contact:	Dale Mellor	Date:	November 20, 2017



Toronto

ENGINEERING & CONSTRUCTION SERVICES
PLANNING SUPPORT SERVICES
LAND & PROPERTY SERVICES

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

CHECK BY JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 9 – YORK CENTRE
DATE: NOVEMBER 14, 2017

PROPERTY INFORMATION SHEET
SKETCH SHOWING PORTIONS OF
NO. 80 CARL HALL ROAD

SKETCH No. PS-2017-083

APPENDIX B - LOCATION MAP & AERIAL VIEW

