

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:	Sarah Corey	Division:	Real Estate Services
Date Prepared:	October 30, 2017	Phone No.:	(416) 397-4437

Purpose: To declare surplus 292m² of City-owned property located at 43 Millwood Road, with the intended manner of disposal to be by way of conveyance from the City of Toronto (the "City") to the Toronto District School Board (the "TDSB") for a nominal sum, as part of the consideration for a proposed lease agreement between the City and the TDSB for the lands adjacent to the City property, where a proposed Recreation Facility will be located.

Property: A parcel of vacant land within the property municipally known as 43 Millwood Road, being Part of Lot 23 on Plan 284 as in TN2756; Toronto (PIN: 211240414) (LT) and shown as Part 1 on Sketch No. PS-2017-068 (the "Property")

- Actions:**
1. The Property be declared surplus with the intended manner of disposal to be by way of nominal conveyance to the TDSB, conditional on the City and the TDSB entering into a land lease of the adjacent approximate 3,966m² area where the proposed Recreation Facility will be located.
 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 not acquired through expropriation proceedings.

The Property forms part of a larger property that is owned by the TDSB and used as Davisville Junior Public School ("TDSB Site"). The TDSB is currently redeveloping the TDSB site, which will include a new community recreation facility to be located adjacent to the redeveloped school (the "Recreation Facility").

At its meeting of July 12, 2016, City Council authorized the City's investment in the construction of the Recreation Facility, which will be operated by the Parks, Forestry & Recreation (PF&R) Division. The 0.98 acre portion of the TDSB Site ("Lease Lands") that will be occupied by the proposed Recreation Facility is to be leased to the City for a 49-year term for nominal consideration. The Property within the TDSB Site is adjacent to the proposed Recreation Facility site. It is being proposed that the Property be conveyed to TDSB for a nominal sum as part of the consideration for the proposed lease agreement with TDSB which will allow the City to construct, maintain and operate the Recreation Facility on the Lease Lands. The lease will include terms for the TDSB to access the Recreation Facility for four hours per day, Monday to Friday during the school year, in lieu of the City paying rent to the TDSB.

Comments: 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:	22 – St. Paul's
Assessment Roll No.:	1904-10-3-220-01300
Approximate Size:	6.1 m x 47.9 m ± (20 ft x 157.2 ft ±)
Approximate Area:	292 m ² ± (861 ft ² ±)
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

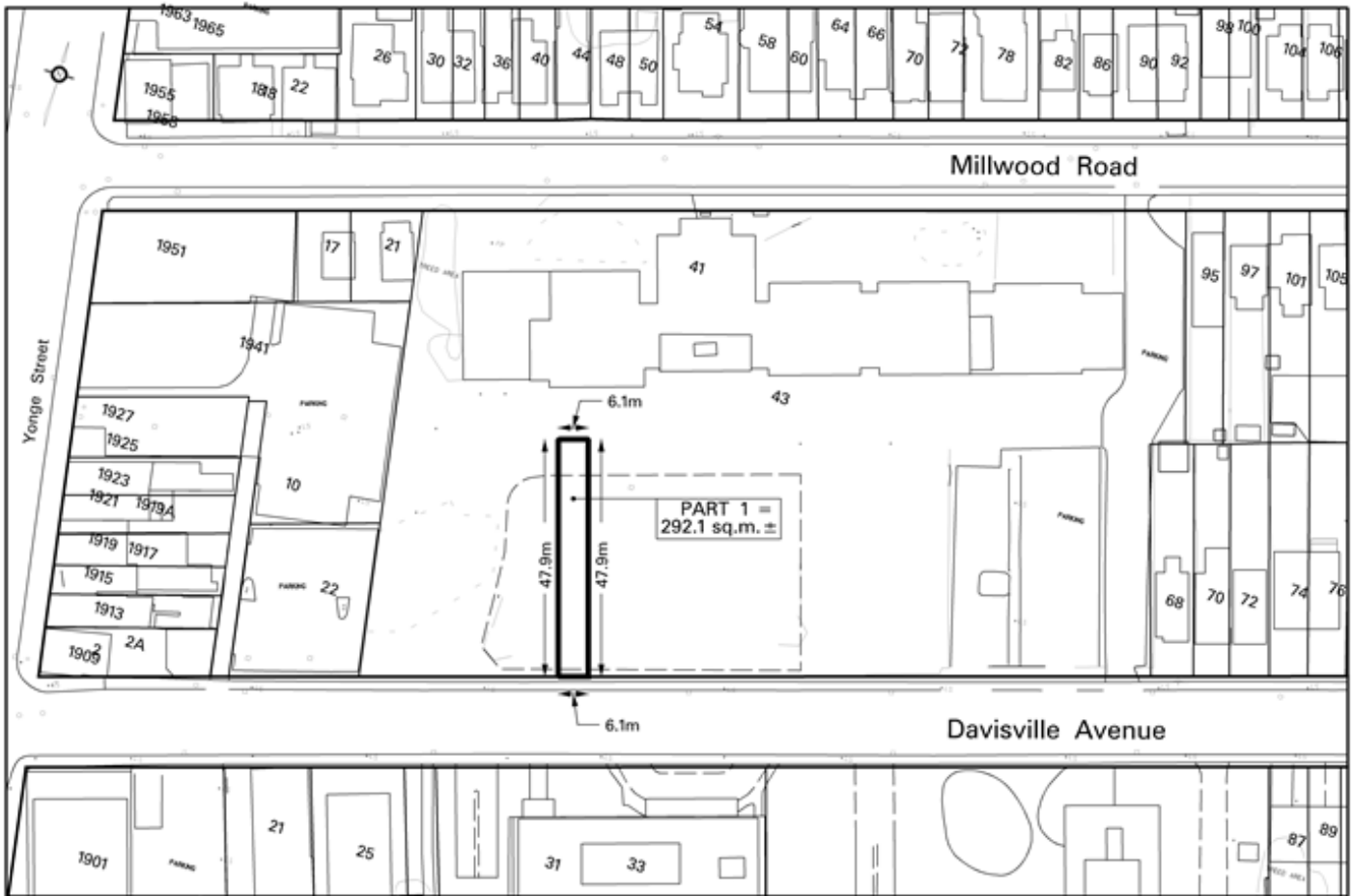
Title	Date	Recommended/ Approved
Manager Nick Simos	Oct. 31, 2017	Signed by Nick Simos
Director David Jollimore	Nov. 3, 2017	Signed by David Jollimore
Deputy City Manager, Internal Corporate Services Josie Scioli	Nov. 3, 2017	Signed by Josie Scioli
Return to:		
Sarah Corey Real Estate Services Metro Hall, 55 John Street, 2 nd Floor (416) 397-4437		

Consultation with Councillor(s):						
Councillor:	Josh Matlow					
Contact Name:	Josh Matlow (notified October 26, 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; and - 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:	Parks, Forestry and Recreation	Division:	Financial Planning
Contact Name:	Mark Filice, Ryan Glenn	Contact Name:	Filisha Jenkins
Comments:	Comments incorporated.	Comments:	No comments.
Real Estate Law Contact:	Dale Mellor	Date:	10/24/2017

Appendix "A": Location Map & Sketch





<p>Toronto ENGINEERING & CONSTRUCTION SERVICES ENGINEERING SUPPORT SERVICES LAND & PROPERTY SURVEYS</p>	<p>NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS MEASUREMENTS SHOWN ARE APPROXIMATE</p>	<p>PROPERTY INFORMATION SHEET CITY OWNED LAND ABUTTING NO. 43 MILLWOOD ROAD</p>	
	<p>NOT TO SCALE</p>	<p>WARD 22 - ST. PAUL'S DATE: JUNE 15, 2017</p>	<p>SKETCH No. PS-2017-068</p>
<p>PREPARED BY: DWAYNE PITT</p>	<p>CHECKED BY: JOHN HOUSE</p>		