

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:	March 26, 2018	Phone No.:	7-4437										
Purpose:	To declare surplus the City-owned parcel of land located at 121 St. Patrick Street operated as Municipal Carpark 221 (the City Lands), save and except such below-grade portion of the lands as may be required for municipal parking purposes, for potential disposition to Lanterra 234 Simcoe Realty Ltd (the Developer) for inclusion in its proposed mixed-use development which shall include a 75 to 125 space below-grade public parking garage to be owned by the City and operated by the Toronto Parking Authority (TPA).												
Property:	Lands located at 121 St. Patrick Street, being Lot 18 and Part of Lot 19 east side of St. Patrick Street and Part of Lot 18 on the west side of Simcoe Street on Plan1-49-55; also designated as Parts 1 & 2 on Reference Plan 63R-3936, save and except such below-grade portion of the lands as may be required for municipal parking purposes (the Property).												
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus, and an offer to purchase the Property be invited from the Developer. 2. Notice be published in a newspaper in circulation in the area of the Property and be posted 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:	<p>There are no financial implications resulting from this approval.</p> <p>The Acting Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>												
Background:	<p>The Municipal Carpark 221 has been operating as a 36-space municipal surface parking lot since September 2003. The City Lands were not acquired through expropriation proceedings.</p> <p>The Developer approached TPA to negotiate a parking development arrangement involving the acquisition of the Property as part of its development proposal. TPA and City Real Estate Services have since negotiated the major business terms of a parking development with the Developer involving the Property and adjacent lands owned by the Developer at 234 Simcoe Street (collectively, the Development Lands). The proposed transaction, subject to Council approval, will involve the sale of the Property to the Developer and the Developer constructing on its own lands (and conveying same to the City) and on the retained portion of the City Lands an underground public parking garage (the Public Parking Garage). The Public Parking Garage will include a minimum of 75 spaces up to a maximum of 125 spaces, for which the City will pay a per-stall fee upon completion of the construction work. . The Public Parking Garage shall be constructed in accordance with TPA standards and specifications, and operated by the TPA as a municipal parking facility. The Developer will also construct a mixed-use residential condominium development consisting of retail and office space and public parkland</p>												
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:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>20 – Trinity-Spadina</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>1904-06-6-030-02700</td> </tr> <tr> <td>Approximate Size:</td> <td>N/A</td> </tr> <tr> <td>Approximate Area:</td> <td>1019 m² ± (10,968 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	20 – Trinity-Spadina	Assessment Roll No.:	1904-06-6-030-02700	Approximate Size:	N/A	Approximate Area:	1019 m ² ± (10,968 ft ² ±)	Other Information:	
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Approximate Size:	N/A												
Approximate Area:	1019 m ² ± (10,968 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.

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

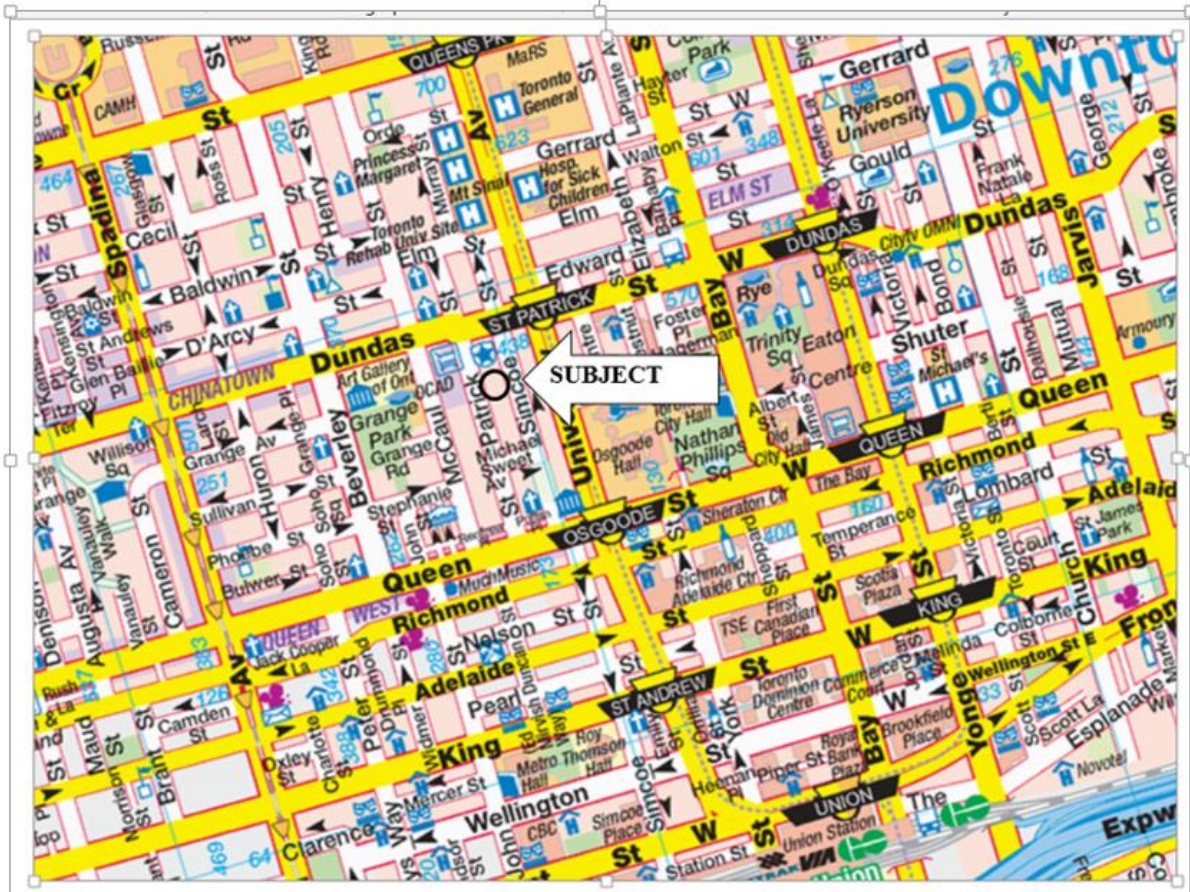
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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 – Development & Portfolio Planning (RES) – Nick Simos	Mar. 26, 2018	Nick Simos
Director – Real Estate Services – David Jollimore	Mar. 26, 2018	David Jollimore
Deputy City Manager, Internal Corporate Services – Josie Scioli	Mar. 27, 2018	Josie Scioli
Return to: Sarah Corey, RES, 7-4437		
DAF Tracking No.: 2018 - 122		

Consultation with Councillor(s):					
Councillor:	Joe Cressy				
Contact Name:	Joan Wilson (03/26/2018)				
Contacted by	Phone	X	E-mail	Memo	Other
Comments:	<ul style="list-style-type: none"> No objections with recommendations 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:	Toronto Parking Authority	Division:	Financial Planning
Contact Name:	Vin Madan	Contact Name:	Patricia Libardo
Comments:	Incorporated into draft (03/02/2018)	Comments:	No comments (03/05/2018)
Division:	City Planning		
Contact Name:	Susan McAlpine		
Comments:	No comments (03/26/2018)		
Real Estate Law Contact:	Rebecca Hartley	Date:	03/02/2018

Appendix "A" – Location Map & Sketch





CONVEY AND TRANSFER TO THE
 SITES 15, 16, 17 AND 18 AND PART OF LOT 14
 WEST SIDE OF DUNDAS STREET
 (FORMERLY ALBION STREET)
 AND
 SITES 19, 17 AND 18 AND PART OF LOTS 15,
 16 AND 19
 EAST SIDE OF ST. PATRICK STREET
 (FORMERLY DUNDAS STREET)
 REGISTERED PLAN L.80 OF 55
 AND
 SITES 1, 2, 24, 3, 24, 4, 44, 5, 24 AND 6
 REGISTERED PLAN 3326
 CITY OF TORONTO



DATE: 11/11/11
 BY: [Signature]
 TITLE: [Title]

DESCRIPTION: [Description of the project and the specific lots being conveyed.]

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	Lot 15	1,234	114
2	Lot 16	1,567	145
3	Lot 17	1,890	174
4	Lot 18	2,123	197
5	Part of Lot 14	3,456	320
6	Lot 19	2,789	257
7	Lot 20	3,012	280
8	Lot 21	3,345	309
9	Lot 22	3,678	340
10	Lot 23	4,012	372
11	Lot 24	4,345	403
12	Lot 25	4,678	434
13	Lot 26	5,012	465
14	Lot 27	5,345	496
15	Lot 28	5,678	526
16	Lot 29	6,012	557
17	Lot 30	6,345	588
18	Lot 31	6,678	619
19	Lot 32	7,012	650
20	Lot 33	7,345	681
21	Lot 34	7,678	712
22	Lot 35	8,012	743
23	Lot 36	8,345	774
24	Lot 37	8,678	805
25	Lot 38	9,012	836
26	Lot 39	9,345	867
27	Lot 40	9,678	898
28	Lot 41	10,012	929
29	Lot 42	10,345	960
30	Lot 43	10,678	991
31	Lot 44	11,012	1,022
32	Lot 45	11,345	1,053
33	Lot 46	11,678	1,084
34	Lot 47	12,012	1,115
35	Lot 48	12,345	1,146
36	Lot 49	12,678	1,177
37	Lot 50	13,012	1,208
38	Lot 51	13,345	1,239
39	Lot 52	13,678	1,270
40	Lot 53	14,012	1,301
41	Lot 54	14,345	1,332
42	Lot 55	14,678	1,363
43	Lot 56	15,012	1,394
44	Lot 57	15,345	1,425
45	Lot 58	15,678	1,456
46	Lot 59	16,012	1,487
47	Lot 60	16,345	1,518
48	Lot 61	16,678	1,549
49	Lot 62	17,012	1,580
50	Lot 63	17,345	1,611
51	Lot 64	17,678	1,642
52	Lot 65	18,012	1,673
53	Lot 66	18,345	1,704
54	Lot 67	18,678	1,735
55	Lot 68	19,012	1,766
56	Lot 69	19,345	1,797
57	Lot 70	19,678	1,828
58	Lot 71	20,012	1,859
59	Lot 72	20,345	1,890
60	Lot 73	20,678	1,921
61	Lot 74	21,012	1,952
62	Lot 75	21,345	1,983
63	Lot 76	21,678	2,014
64	Lot 77	22,012	2,045
65	Lot 78	22,345	2,076
66	Lot 79	22,678	2,107
67	Lot 80	23,012	2,138
68	Lot 81	23,345	2,169
69	Lot 82	23,678	2,200
70	Lot 83	24,012	2,231
71	Lot 84	24,345	2,262
72	Lot 85	24,678	2,293
73	Lot 86	25,012	2,324
74	Lot 87	25,345	2,355
75	Lot 88	25,678	2,386
76	Lot 89	26,012	2,417
77	Lot 90	26,345	2,448
78	Lot 91	26,678	2,479
79	Lot 92	27,012	2,510
80	Lot 93	27,345	2,541
81	Lot 94	27,678	2,572
82	Lot 95	28,012	2,603
83	Lot 96	28,345	2,634
84	Lot 97	28,678	2,665
85	Lot 98	29,012	2,696
86	Lot 99	29,345	2,727
87	Lot 100	29,678	2,758

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