

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:	Irina Fofanova	Division:	Real Estate Services
Date Prepared:	April 16, 2018	Phone No.:	416-397-0806

Purpose: To declare surplus a City owned remnant parcel that forms a part of the Agincourt GO Station ramp, and to authorize the invitation of an offer to purchase the subject parcel from Metrolinx.

Property: Part Lot 28, Concession 3, Scarborough; Part 15, Expropriation Plan 8759 (SC419077), shown as Parts 5 on Reference Plan 66R-28869 (the "Property")

- Actions:**
1. The Property be declared surplus and offer to purchase the Property be invited from Metrolinx.
 2. Authority be granted to dispose of the Property without giving the owner from whom the Property was expropriated the first chance to repurchase the Property on the terms of the best offer received by the expropriating authority.
 3. Notice be published in a newspaper in circulation in the area of the Property and posted on the City's website.
 4. 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 former Municipality of Metropolitan Toronto expropriated the Property by By-law 3307 in 1965 for the purpose of widening Sheppard Ave East.

By adoption of By-law 985-2017, City Council dedicated the lands along the north side of Sheppard Avenue East for public highway purposes. The Property was not included in the dedication lands.

Metrolinx is willing to acquire the Property in fee simple and for fair market value, as it currently forms part of the Agincourt GO Station ramp.

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:	39 – Scarborough-Agincourt
Assessment Roll No.:	Part of 1901-1-11-210-00355
Approximate Size:	24 m x 3.75 m ± (78.7 ft x 12.3 ft ±)
Approximate Area:	89.9 m ² ± (967.68 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	April 16, 2018	Signed by Tim Park
Director	April 16, 2018	Signed by David Jollimore
Deputy City Manager, Internal Corporate Services	April 18, 2018	Signed by Josie Sciolli
Return to: Irina Fofanova, Property Officer Metro Hall, 2nd floor (416) 397-0806		
DAF Tracking No.: 2018 - 162		

Consultation with Councillor(s):						
Councillor:	Jim Karygiannis – April 11, 2018					
Contact Name:						
Contacted by	Phone	X	E-mail		Memo	X
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	
Comments:						

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Laurie Robertson – April 16, 2018	Contact Name:	Patricia Libardo – April 16, 2018
Comments:	No objections	Comments:	
Real Estate Law Contact:	Bronwyn Atkinson – April 11, 2018	Date:	

SCHEDULE "A" - LOCATION MAP & AERIAL PICTURE



SCHEDULE "B" - R PLAN

