

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:	Kathie Capizzano	Division:	Real Estate Services
Date Prepared:	March 26, 2018	Phone No.:	2-4825
Purpose:	To declare surplus the City-owned parcel of land known as part of Flemington Park and shown as Part 1 on Sketch No. PS-2018-009 and the 1 foot reserve at the rear of 1621 & 167 Ranee Avenue, with the intended manner of disposal to be by way of a nominal sum conveyance to Toronto Community Housing Corporation as part of the Lawrence Heights Revitalization Project.		
Property:	<p>1. Part of Flemington Park, municipally known as 2A Flemington Road, legally described as Part of Block O on Plan 5633 North York, City of Toronto, being part of Part 10 on Plan 66R-28485, and shown as Part 1 on Sketch No. PS-2018-009 attached as Appendix "A"</p> <p>2. 1 Foot reserve at the rear of 161 & 167 Ranee Avenue, legally described as 1 Ft. Reserve on Plan 5633 North York, City of Toronto, designated as Part 13 on Plan 66R- 28485, and shown on Appendix "B" (collectively referred to herein as "the Properties")</p>		
Actions:	<ol style="list-style-type: none"> 1. The Properties be declared surplus with the intended manner of disposal to be by way of a nominal sum conveyance to Toronto Community Housing Corporation as part of the Lawrence Heights Revitalization Project. 2. Notice be published in a newspaper in circulation in the area of the Properties 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. Lands for new streets, parks and infrastructure will eventually be conveyed or dedicated to the City for nominal consideration, by TCHC, as part of the subdivision approval process for the Lawrence Heights Revitalization Project.</p> <p>The Acting Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>		
Background:	The Properties were not acquired through expropriation proceedings. The Properties were acquired by the former Township of North York in 1959 by deed following the registration of Plan of Subdivision 5633.		
Comments:	<p>On December 1, 2011, City Council enacted By-Law No. 1414-2011, being a by-law to adopt the Lawrence-Allen Secondary Plan as Amendment No. 162 to the Official Plan.</p> <p>A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Properties. No municipal interest was expressed. Staff of the Affordable Housing Office has determined that there is no interest in the Properties for affordable housing.</p> <p>Although the City will be conveying the Properties to TCHC for inclusion in TCHC's development, TCHC will be conveying a portion of the Properties back to the City as a condition of subdivision approval, for inclusion in a future road.</p> <p>Accordingly, it is appropriate that the Properties be declared surplus. The Property Management Committee has reviewed this matter and concurs.</p>		
Property Details:	Ward:	15 – Eglinton-Lawrence	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	Part of Flemington Park - 1,326 square metres 1 Foot Reserve - 6 square metres	
	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.		

- (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.

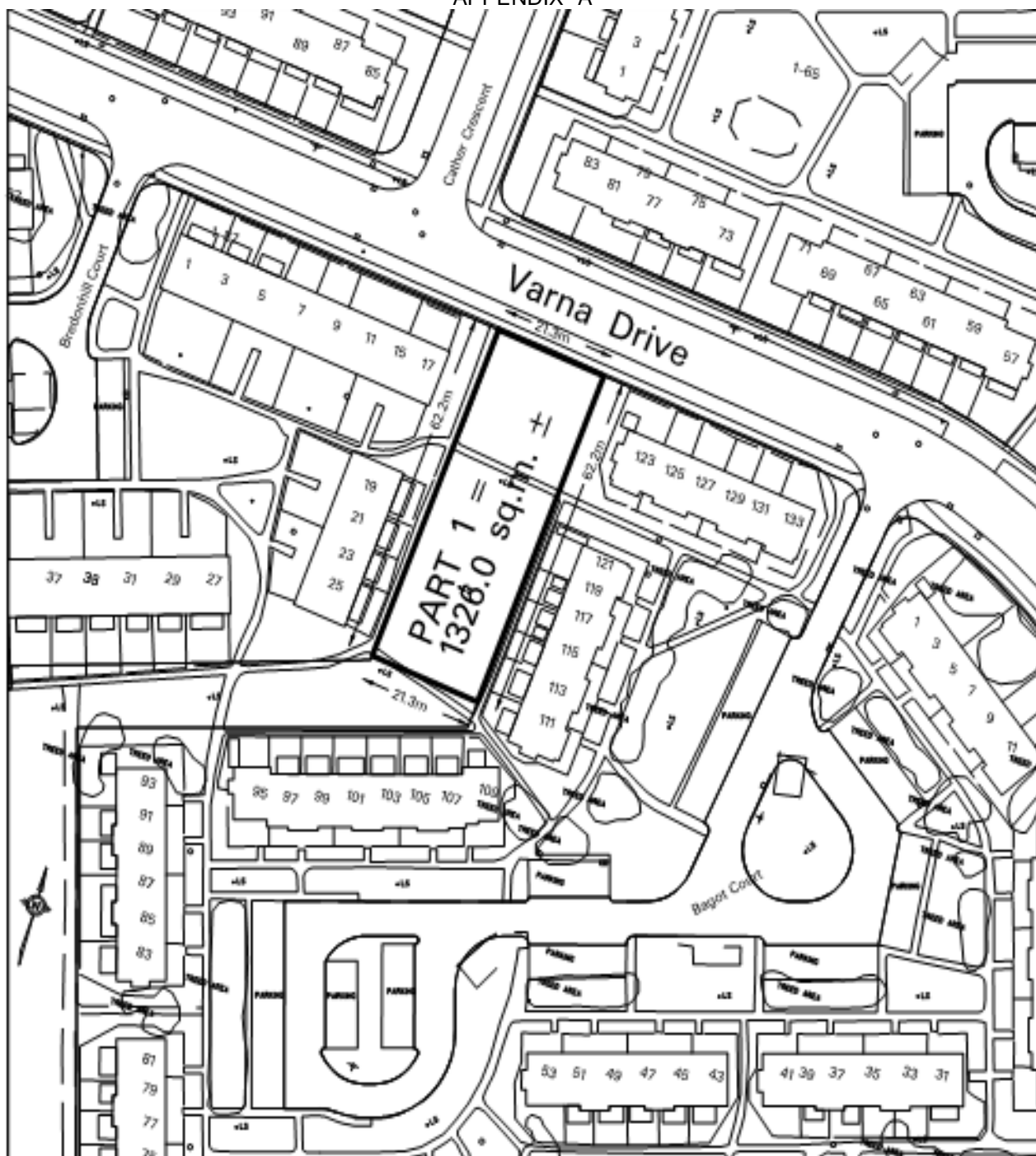
Deputy City Manager, Internal Corporate Services has approval authority for:

- 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	Mar. 29, 2018	Nick Simos
Director	Apr. 4, 2018	David Jollimore
Deputy City Manager, Internal Corporate Services	Apr. 5, 2018	Josie Scioli
Return to: Kathie Capizzano Metro Hall, 2nd Floor		
DAF Tracking No.: 2018 -116		

Consultation with Councillor(s):					
Councillor:	Josh Colle				
Contact Name:	Stas Ukhanov				
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:	PF&R	Division:	Financial Planning
Contact Name:	David Douglas	Contact Name:	Patricia Libardo
Comments:	conkurs	Comments:	conkurs
Real Estate Law Contact:	Jacqueline Vettorel	Date:	



Toronto
 ENGINEERING & CONSTRUCTION SERVICES
 MEASUREMENT 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

PROPERTY INFORMATION SHEET

CITY OWNED LAND

SKETCH SHOWING A PORTION OF
 NO. 2A FLEMINGTON ROAD (FLEMINGTON PARK)

WARD 15 - EGLINTON-LAWRENCE
 DATE: JANUARY 24, 2018

SKETCH No. PS-2018-009

APPENDIX "B"

