

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:	Mike Saffran	Division:	Real Estate Services										
Date Prepared:	April 26, 2018	Phone No.:	(416) 392-7205										
Purpose:	To declare surplus the City-owned public lane at the rear of 1413 to 1417 Kingston Road, subject to the retention of any required easements by the City. The public lane be declared surplus, conditional on City Council approving the permanent closure of the public lane and to authorize the invitation of an offer to purchase the public lane from the adjoining owners at 1413 to 1417 Kingston Road.												
Property:	The public lane south of Kingston Road and west of Haig Avenue, legally described as Lane Plan 914 abutting Lots 1, 2 & 7 Plan 914, Toronto, City of Toronto and shown as Part 1 Sketch No. PS-2017-058 (the "Lane").												
Actions:	<ol style="list-style-type: none"> 1. The Lane be declared surplus, conditional upon City Council approving the permanent closure of the Lane, subject to the reservation by the City of any required easements, and an offer to purchase the Lane be invited from one or more of the abutting owners at 1413 to 1417 Kingston Road. 2. Notice be published in a newspaper in circulation in the area of the Lane and the Strip 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:	The owners of Nos. 1413 to 1417 Kingston Road have submitted an application to Transportation Services for the feasibility of closing and conveying the public lane at the rear of its properties, shown as Part 1 on Sketch PS-2017-058, for incorporation into their site for future redevelopment. Transportation Services has completed its assessment and have determined that it is feasible to close and sell the public lane lands. The Property was not acquired through expropriation proceedings.												
Comments:	<p>A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Lane. No municipal interest was expressed. Transportation Services has completed its review and has no objections to the closure of the Lane. Staff of the Affordable Housing Office has determined that there is no interest in the Lane for affordable housing.</p> <p>Accordingly, it is appropriate that the Lane be declared surplus. The Property Management Committee has reviewed this matter and concurs.</p>												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Ward:</td> <td>36 – Scarborough Southwest</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>N/A</td> </tr> <tr> <td>Approximate Measurements: East/West</td> <td>31 m ± (101.7 ft ±)</td> </tr> <tr> <td>Approximate Measurements: North/South</td> <td>Irregular shape: 3.4 m ± (11.15 ft ±)</td> </tr> <tr> <td>Approximate Area:</td> <td>107.4 m² ± (1,156.1 ft² ±)</td> </tr> </table> <p><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.</p>			Ward:	36 – Scarborough Southwest	Assessment Roll No.:	N/A	Approximate Measurements: East/West	31 m ± (101.7 ft ±)	Approximate Measurements: North/South	Irregular shape: 3.4 m ± (11.15 ft ±)	Approximate Area:	107.4 m ² ± (1,156.1 ft ² ±)
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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:

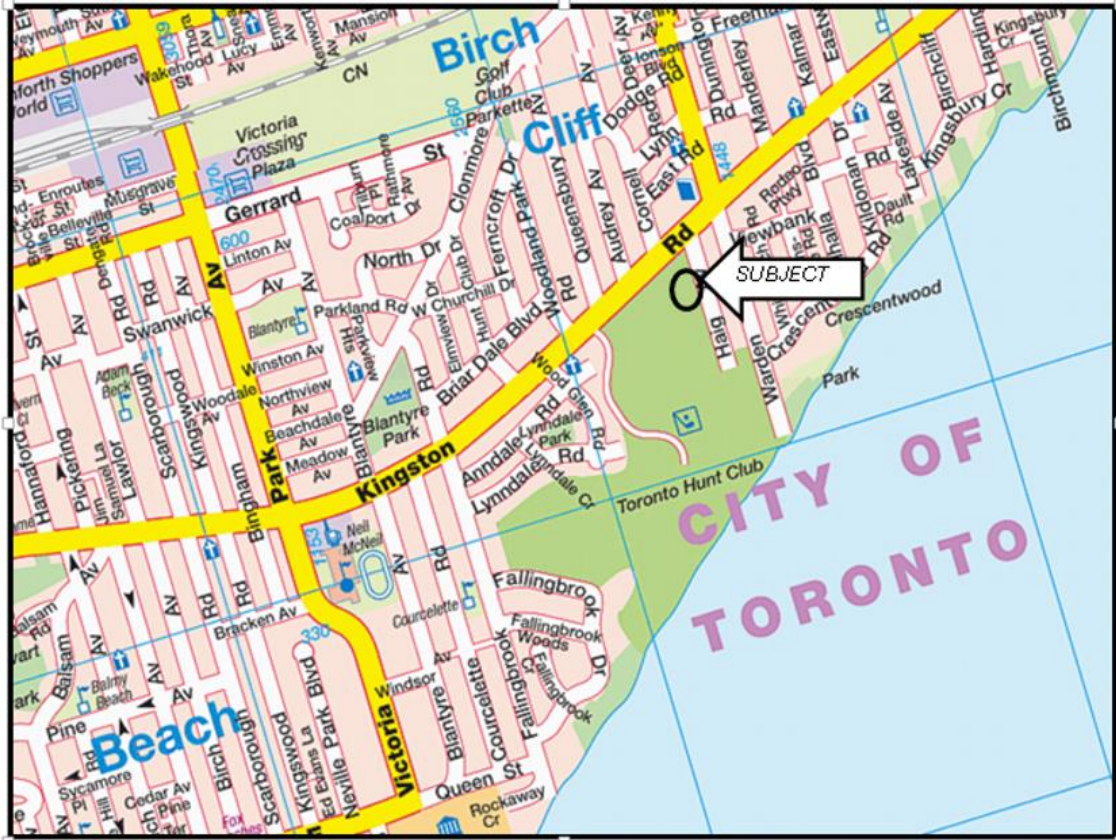
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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

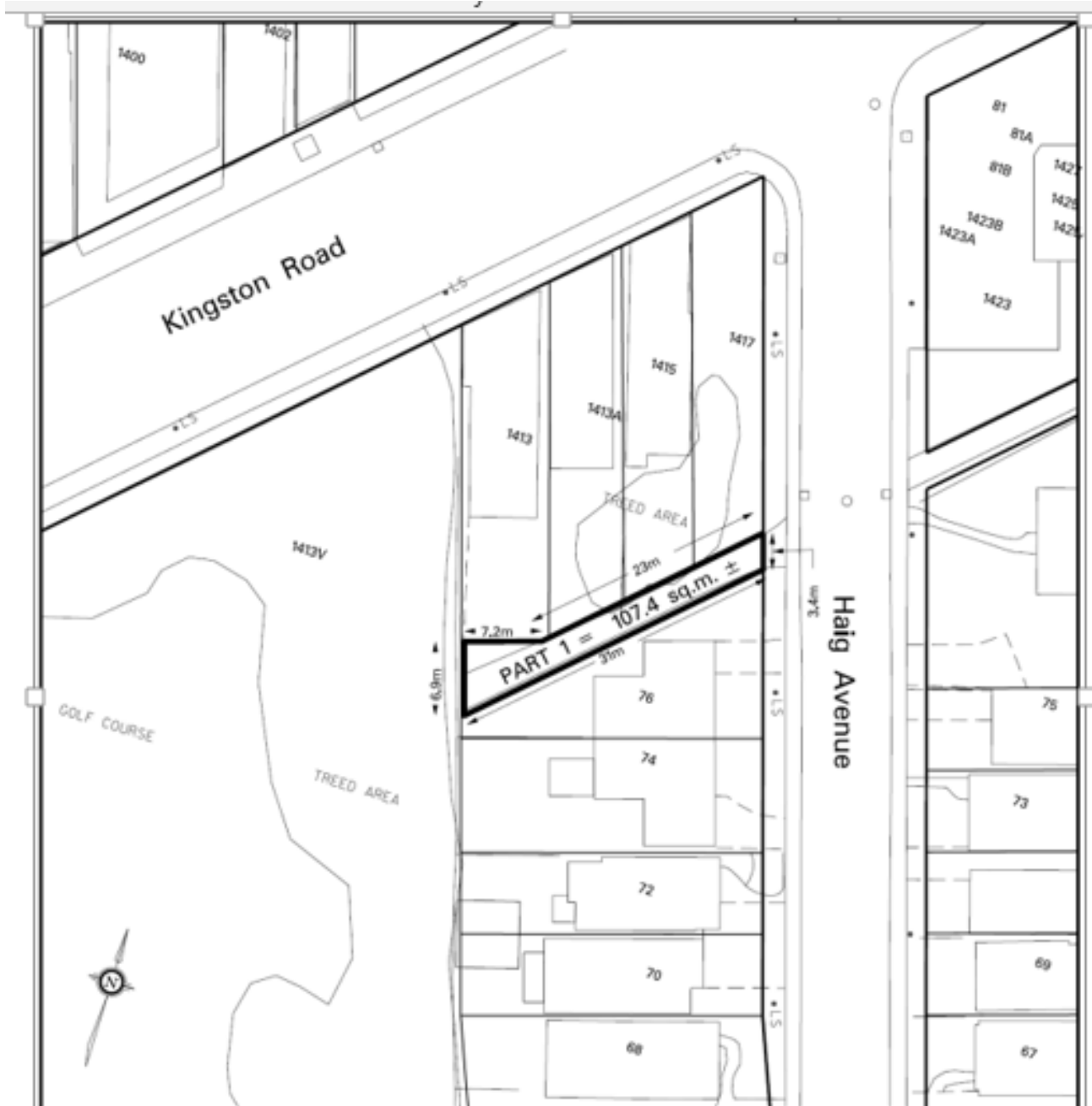
Title	Date	Recommended/ Approved
Manager, Tim Park	Apr. 26, 2018	Tim Park
Director, David Jollimore	Apr. 30, 2018	David Jollimore
Deputy City Manager, Internal Corporate Services, Josie Scioli	May 1, 2018	Josie Scioli
Return to: Mike Saffran, Property Officer Metro Hall, 2 nd floor (416) 392-7205		
DAF Tracking No.: 2018 -092		

Consultation with Councillor(s):						
Councillor:	Gary Crawford					
Contact Name:	Gail Ross /Kirsten Campbell					
Contacted by	<input checked="" type="checkbox"/> Phone	<input checked="" type="checkbox"/> E-mail	<input type="checkbox"/> Memo	<input type="checkbox"/> Other		
Comments:	<ul style="list-style-type: none"> No objections with recommendations – April 26, 2018 Does not require the matter to be determined by Council Does not require further consultation re: public notice 					
Councillor:						
Contact Name:						
Contacted by	<input type="checkbox"/> Phone	<input type="checkbox"/> E-mail	<input type="checkbox"/> Memo	<input type="checkbox"/> Other		
Comments:						

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Laurie Robertson	Contact Name:	Patricia Libardo
Comments:	Concurs with submission of DAF – April 25, 2018	Comments:	Concurs with FIS – April 24, 2018
Real Estate Law Contact:	Vanessa Bacher	Date:	April 16, 2018

Appendix "A"





Toronto
 ENGINEERING & CONSTRUCTION SERVICES
 ENGINEERING 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
 SKETCH SHOWING THE PUBLIC LANE AT
 THE REAR OF NOS. 1413-1417 KINGSTON ROAD

WARD 36 - SCARBOROUGH SOUTHWEST
 DATE: MAY 25, 2017

SKETCH No. PS-2017-058