

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:	Trixy Pugh	Division:	Real Estate Services
Date Prepared:	May 1, 2018	Phone No.:	(416) 392-8160
Purpose:	To declare surplus part of the City-owned property located at 1260 Dufferin Street for the purpose of entering into a land exchange of land equivalent and comparable or superior green space utility with the adjacent owner.		
Property:	Part of the City-owned park located at 1260 Dufferin Street, being Lots 1, 8, 10, 12, 16 to 20, Part of Lots 2, 9, 11 on Plan M567, Parts 2, 3, 4, 6 on 66R-9966, shown as Part 1 on Sketch No. PS-2018-015, (the "Property").		
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus with the intended manner of disposal to be by way of an exchange of land with the adjacent owner, conditional upon City Council approving that the land being exchanged is (i) nearby land of equivalent or larger area and (ii) of comparable or superior green space utility. 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:	There are no financial implications resulting from this approval. The Interim Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.		
Background:	<p>The Property was not acquired through expropriation proceedings.</p> <p>The City-owned lands at 1260 Dufferin Street is comprised of Wallace Emerson Park and Community Centre under the operational management of Parks, Forestry and Recreation. Immediately to the north of the park is a 12 acre property with a one-storey shopping centre known as the Galleria Mall ("Galleria"). The redevelopment proposal introduces a new street and block configuration, with a community consisting of retail, mixed residential and offices. There is also an opportunity to reconfigure the existing Wallace Emerson Park and rebuild the community centre at a new location within the block.</p> <p>In connection with the redevelopment of the Galleria property, the owner has approached the City proposing a land exchange to reconfigure the park to re-create a park in a new form. The City will acquire Part 2 on Sketch No PS-2018-015, and exchange will dispose of Part 1. Pursuant to Chapter 4.3.8 of the Official Plan, no city-owned lands in Parks and Open Space Areas will be sold or disposed of. However it may be exchanged for other nearby of equivalent or larger area and comparable or superior green space utility. The Chief Planner and Executive Director of City Planning and the General Manager of Parks, Forestry & Recreation have confirmed that Part 2 is (i) nearby; (ii) of larger area; and (iii) of comparable green space utility as the Property.</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:	Ward:	18 - Davenport	
	Assessment Roll No.:	Part of 1904-03-1-490-03700	
	Approximate Size:		
	Approximate Area:	8,241 m ² ± (88,705 ft ² ±)	
	Other Information:		
	<input checked="" type="checkbox"/> Yes <input 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:

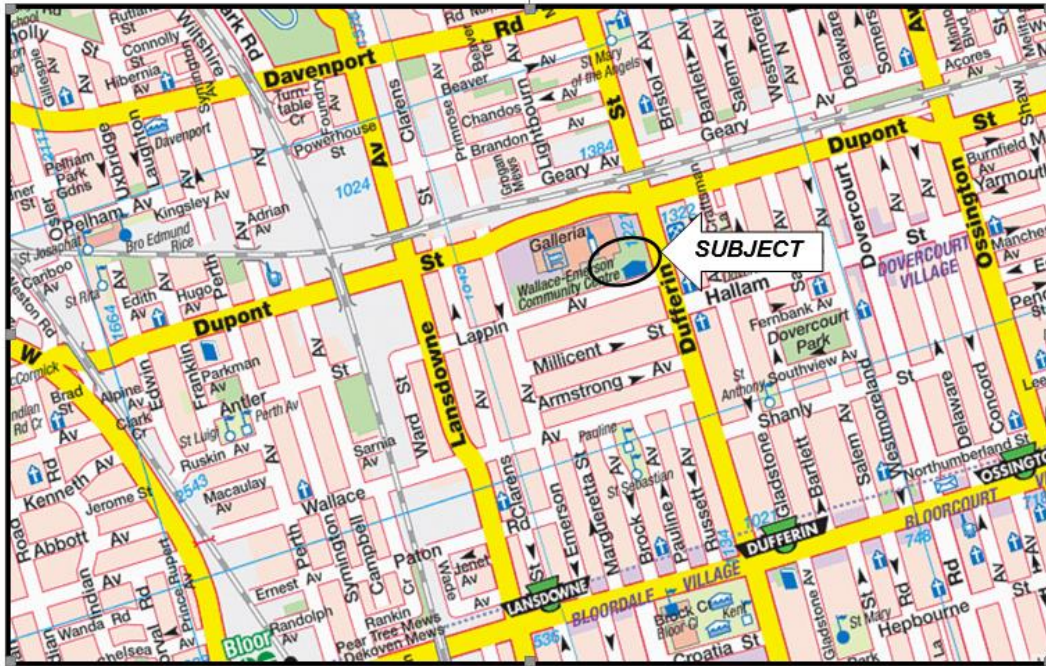
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require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

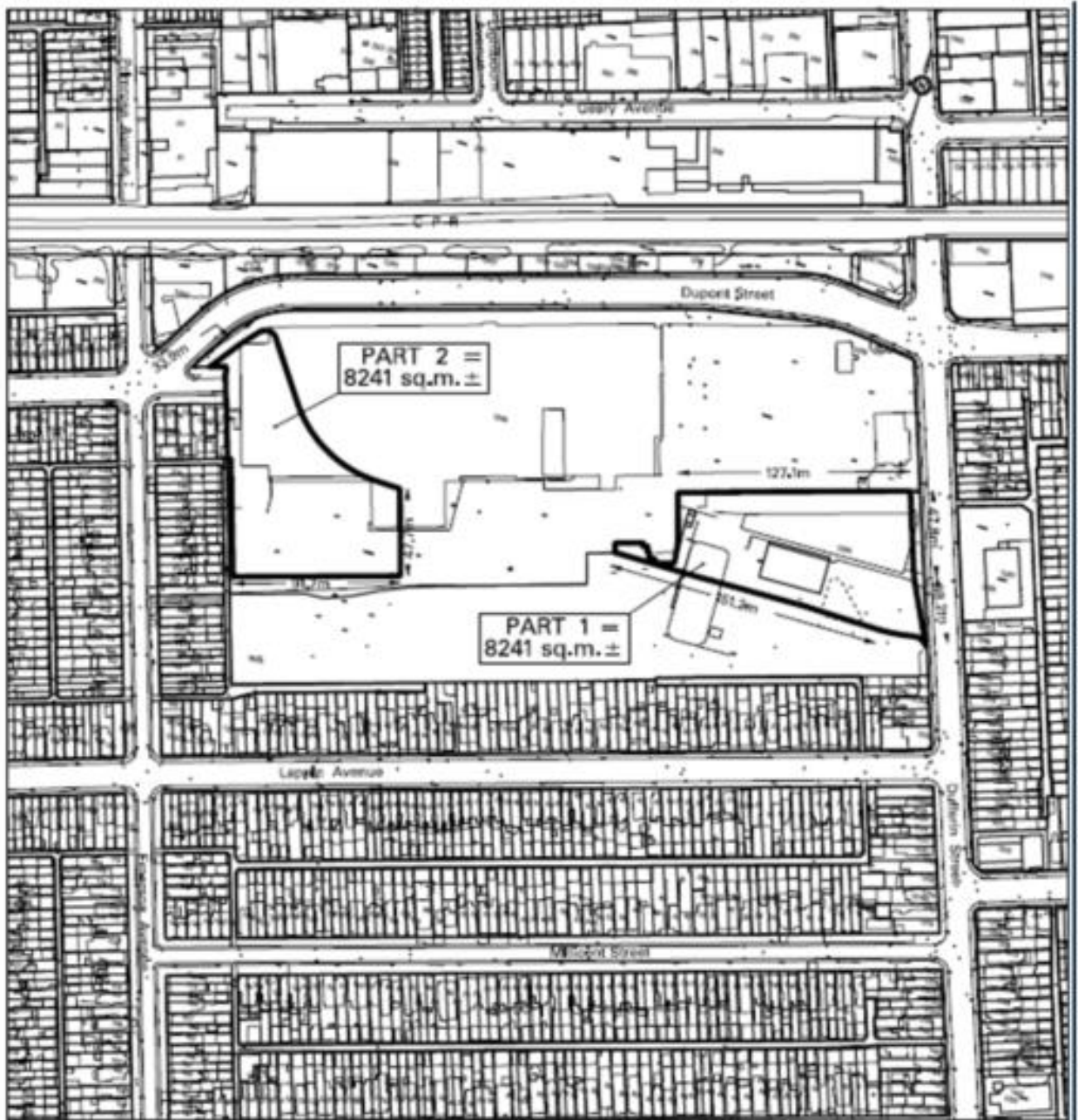
Title	Date	Recommended/ Approved
Manager	May 1, 2018	Nick Simos
Director	May 1, 2018	David Jollimore
Deputy City Manager, Internal Corporate Services	May 8, 2018	Josie Scioli
Return to:		
DAF Tracking No.: 2018 - 174		

Consultation with Councillor(s):	
Councillor:	Ana Bailao
Contact Name:	Ana Bailao (April 27, 2018)
Contacted by	Phone <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
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 <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	

Consultation with other Division(s):			
Division:	PF&R	Division:	Financial Planning
Contact Name:	Mark Filice	Contact Name:	Patricia Libardo
Comments:	Incorporated into DAF (April 25, 2018)	Comments:	Incorporated into DAF
Real Estate Law Contact:	David Eveline (April 25, 2018)	Date:	April 27, 2018

Appendix "A" Location Map & Sketch





PART 2 =
8241 sq.m. ±

PART 1 =
8241 sq.m. ±

PROPERTY INFORMATION SHEET

SKETCH SHOWING A PORTION OF CITY OWNED LAND
AT NO. 1260 DUFFERIN STREET (PART 1) AND A
PORTION OF NO. 1245 DUPONT STREET (PART 2)



NOTE:
THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS, MEASUREMENTS
ARE APPROPRIATE

CHECK BY JOHN HOUSE
PREPARED BY DWAYNE PEIT

WARD 1 - ETOBICOKE NORTH
DATE: MARCH 13, 2018

SKETCH No. PS-2018-015

Galleria Land Exchange and Parkland Dedication

2018 Jan 26

