

**DELEGATED APPROVAL FORM
DEPUTY CITY MANAGER, INTERNAL CORPORATE
SERVICES**

TRACKING NO.: 2018 - 089

Approved pursuant to the Delegated Authority contained in Recommendation No. 14 of Executive Committee Item EX32.5 entitled "Principles of a Real Estate Strategy and Declaration of Surplus for Sale/Transfer or Turnover to Build Toronto" adopted by City Council on May 25, 26 and 27, 2009. City Council confirmatory By-law No.617-2009, enacted on May 27, 2009.

Prepared By:	Mario Lanzillotta	Division:	Real Estate Services
Date Prepared:	January 19, 2018	Phone No.:	416-338-0804

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

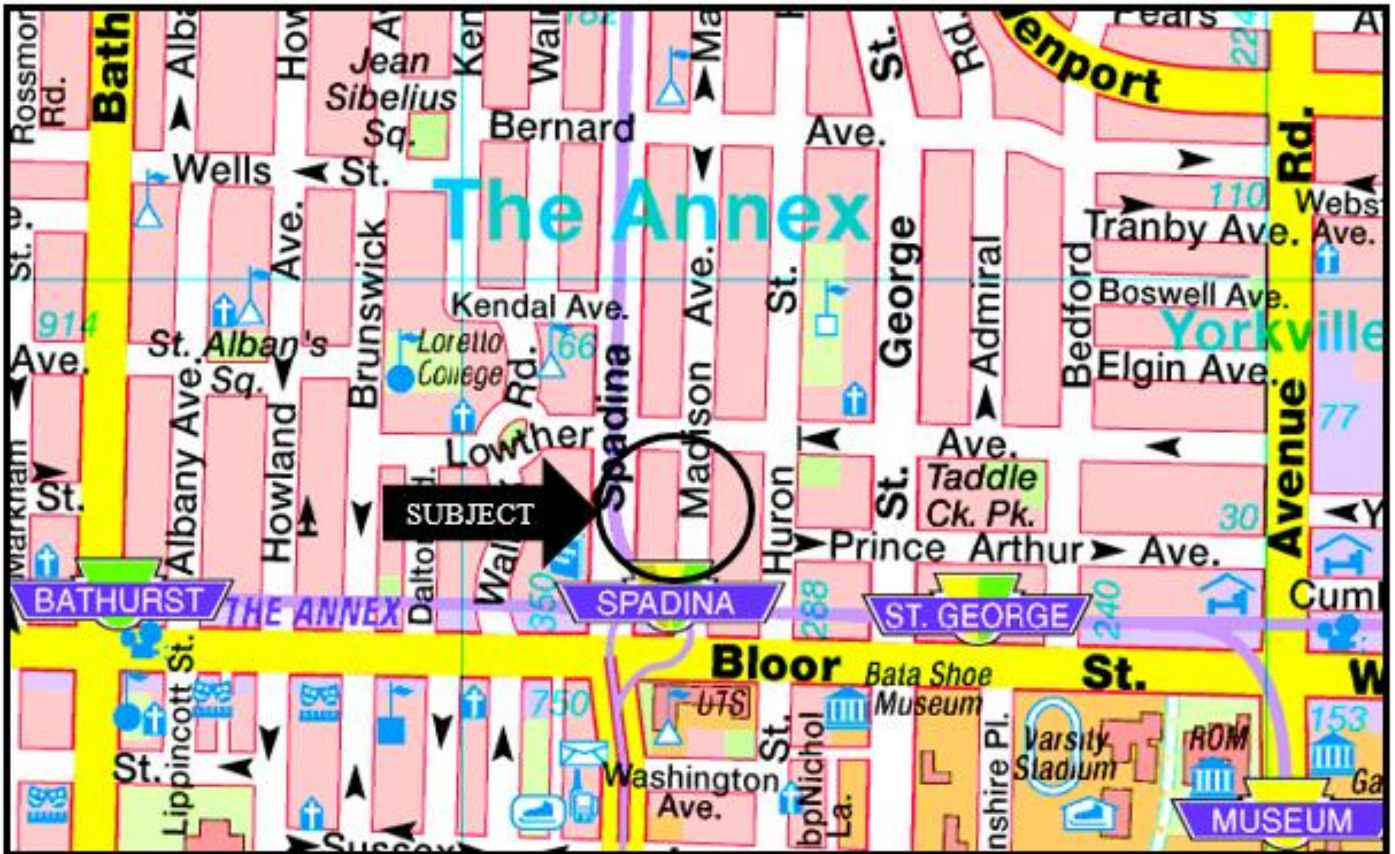
- To amend the method of disposal of any property that has been declared surplus for the purpose of Sale or Turnover to Build Toronto.
- To rescind the declaration of surplus with respect to properties which have been determined not to be appropriate for Build Toronto.

Purpose	To amend the intended manner of disposal of a City-owned parcel of land previously declared surplus for Turnover to Build Toronto, to provide for a Transfer to Build Toronto.
Property	9 Madison Avenue, being Lots 33 and 34 on Plan M2, shown as Part 1 on Sketch PS-2011-089, save and except a below grade strata for TTC infrastructure (the "Property").
Actions	<ol style="list-style-type: none"> The intended manner of disposal of the Property be amended from Turnover to Build Toronto to a Transfer to Build Toronto on an "as is" basis, for nominal consideration, with Build Toronto to pay any applicable Land Transfer Tax, HST, registration and other costs. Notice be published in a newspaper in circulation in the area of the Property. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
Comments	<p>The Property was declared surplus for Turnover to Build Toronto by City Council, with the adoption of GM9.10 on November 29, 30 and December 1, 2011, to facilitate master planning to determine whether the site is feasible for redevelopment, taking into account the subsurface subway infrastructure below most of the Property and the requirement for an above-grade easement to protect such infrastructure.</p> <p>A 2011 circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in the Property. The Affordable Housing Office (AHO) has an interest in the Property for affordable housing. Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office have reached an agreement to address Housing First Policy objectives for the delivery of affordable housing units in respect of properties to be transferred to Build Toronto to address this matter.</p> <p>The Property Management Committee on September 12, 2011, recommended the Property, save and except a below grade strata area for the TTC infrastructure, be declared surplus, subject to the retention of any required interests which are required by law as well as those City and other interests required to be protected, with the intended manner of disposal to be by way of turnover to Build Toronto to undertake master planning exercise that demonstrates development feasibility.</p> <p>Master planning has been completed by Build Toronto in consultation with City Planning and Build Toronto has determined that the Property is suitable for redevelopment. It is appropriate that the intended manner of disposal of the Property be amended from a Turnover to Build Toronto to a Transfer to Build Toronto as described above.</p>

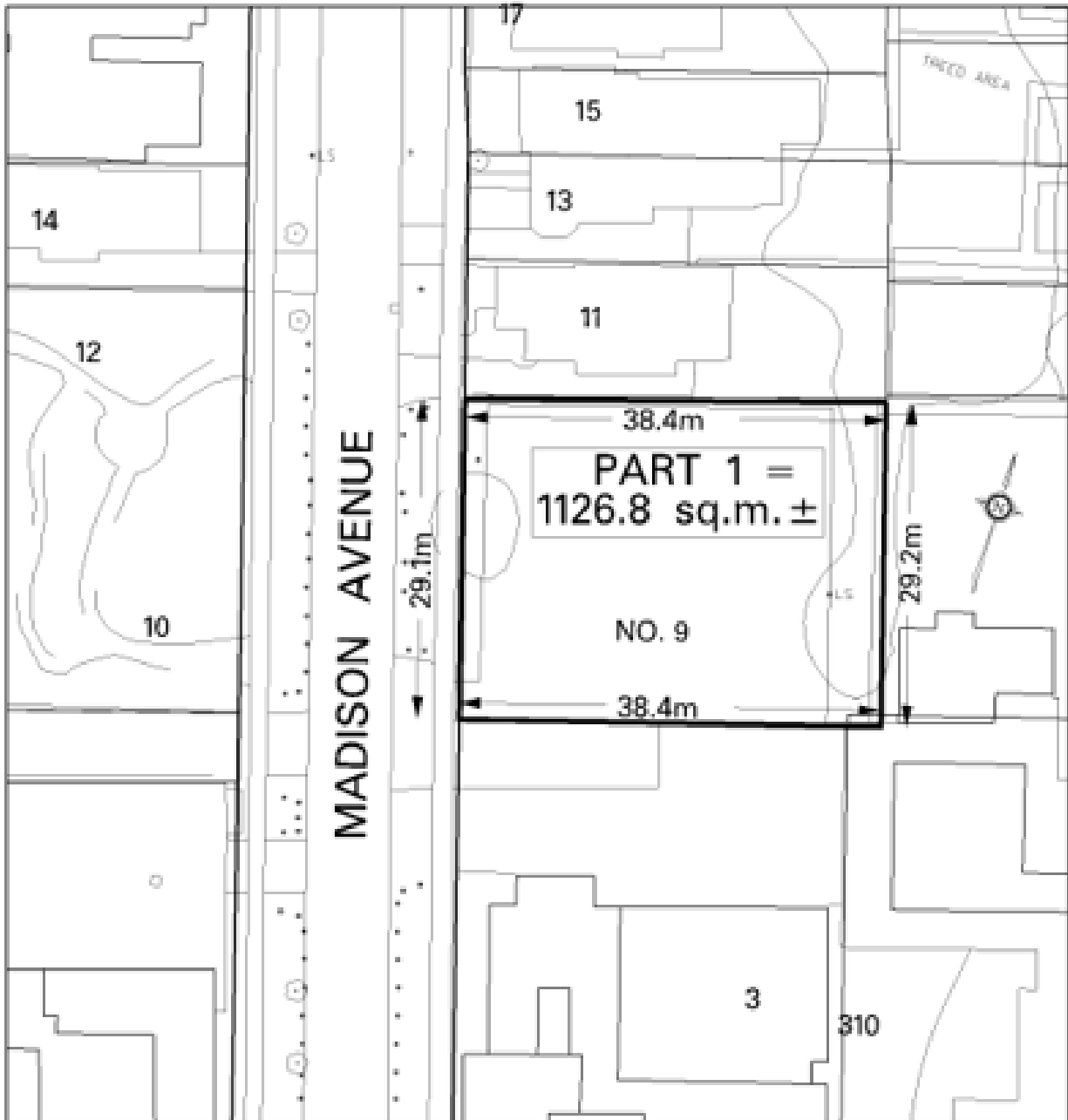
	Date	Signature
Recommended by: Manager	March 7, 2018	Signed by Nick Simos
Recommended by: Director of Real Estate Services David Jollimore	March 9, 2018	Signed by David Jollimore
Approved by: Deputy City Manager, Internal Corporate Services Josie Scioli	March 15, 2018	Signed by Josie Scioli

APPENDIX "A"

LOCATION MAP



PS SKETCH



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MARKING

NOTE:

THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS MEASUREMENTS
ARE APPROPRIATE

CHECK BY JOHN HOUSE
PREPARED BY SHAWNIE PITT

WARD 26 - TRINITY-SPADINA
DATE: OCTOBER 17, 2011

PROPERTY INFORMATION SHEET

CITY OWNED LAND
NO. 9 MADISON AVENUE

SKETCH No. PS-2011-089

