

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 6, 2018	Phone No.:	416-397-0806

**Purpose:** To declare surplus a portion of Dowry Street, conditional upon City Council approving the permanent closure of the said portion of Dowry Street and subject to the reservation of an easement for operation and management of Toronto Water infrastructure and all other required easements, and to authorize the invitation of an offer to purchase the subject lands from Metrolinx.

**Property:** Portion of Dowry Street, legally described as Dowry St (Formerly Station St) Plan 3666 Scarborough Lying NE of Part 5 64R10799; 1 Foot Reserve Plan 3666 Scarborough Abutting East Limit of Dowry St (Formerly Station St) Plan 3666; Being Dowry St; S/T Debts in SC625164, shown as Parts 1 on Sketch No. PS-2017-107 (the "Highway").

- Actions:**
1. The Highway be declared surplus conditional upon City Council approving the permanent closure of the Highway, and subject to the reservation of an easement in favour of the City.
  2. An offer to purchase the Highway be invited from Metrolinx.
  3. Notice be published in a newspaper in circulation in the area of the Highway 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 Highway was not acquired through expropriation proceedings. Rather, it was created by a Plan of Subdivision in 1949.  
The proposed closure of the Highway was requested by Metrolinx in order to facilitate parking expansion and station infrastructure initiatives (the "Project") at Agincourt GO Station.  
Part 2 on Sketch No. PS-2017-107 will be retained by the City, but converted into pedestrian area by Metrolinx as part of the Project as per a future agreement between Metrolinx and Transportation Services. The City of Toronto will maintain Part 2 after Project completion.  
Transportation Services has reviewed the matter and has no objections with the proposed closure of the Highway.

**Comments:** A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Highway. No municipal interest was expressed. Staff of the Affordable Housing Office has determined that there is no interest in the Highway for affordable housing. Accordingly, it is appropriate that the Highway be declared surplus.  
The Property Management Committee has reviewed this matter and concurs.

**Property Details:**

<b>Ward:</b>	39 – Scarborough-Agincourt
<b>Assessment Roll No.:</b>	
<b>Approximate Size:</b>	67 m x 3.0 m ± (219.8 ft x 9.84 ft ±)
<b>Approximate Area:</b>	306.6 m <sup>2</sup> ± (3,000 ft <sup>2</sup> ±)
<b>Other Information:</b>	

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	Apr. 6, 2018	Nick Simos
Director	Apr. 9, 2018	David Jollimore
Deputy City Manager, Internal Corporate Services	Apr. 11, 2018	Josie Scioli
<b>Return to:</b>		
<b>DAF Tracking No.: 2018 - 145</b>		

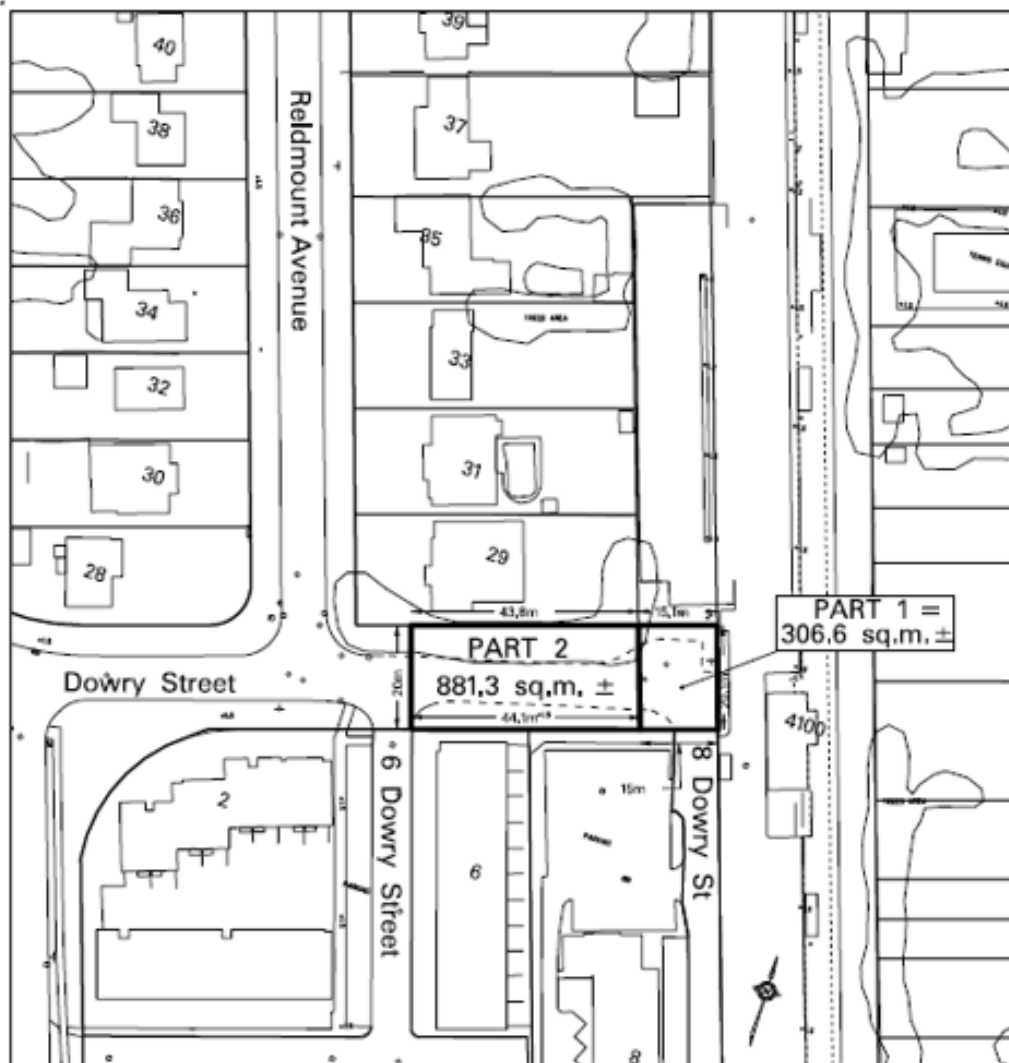
Consultation with Councillor(s):						
Councillor:	Jim Karygiannis – April 5, 2018					
Contact Name:						
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail		Memo	<input checked="" type="checkbox"/>
Comments:	<ul style="list-style-type: none"> <li>• No objections with recommendation</li> <li>• Does not require the matter to be determined by Council</li> <li>• Does not require further consultation re: public notice</li> </ul>					
Councillor:						
Contact Name:						
Contacted by	Phone		E-mail		Memo	
Comments:						

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Geoffrey Lau – April 5, 2018	Contact Name:	Patricia Libardo – April 3, 2018
Comments:		Comments:	
Real Estate Law Contact:	Bronwyn Atkinson – March 29, 2018	Date:	

SCHEDULE "A" - LOCATION MAP & AERIAL PICTURE



SCHEDULE "B" – PS SKETCH



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

CHECK BY JOHN HOUSE  
 PREPARED BY: DWAYNE HITT

PROPERTY INFORMATION SHEET  
 SKETCH SHOWING PORTIONS OF  
 DOWRY STREET

WARD 39 – SCARBOROUGH-AGINCOURT  
 DATE: NOVEMBER 23, 2017

SKETCH No. PS-2017-107