

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:	June 15, 2018	Phone No.:	416-397-0806

Purpose:	To declare surplus the City-owned public lane located north of Washington Avenue, between Spadina Avenue and Huron Street (the "Lane"), and to authorize the invitation of an offer to purchase the property from the University of Toronto, conditional upon City Council approving the permanent closure of the Lane and subject to granting the required easements .										
Property:	The Lane is legally described as Lane PL 449 Toronto N of Washington Ave; City of Toronto, said lands being all of PIN No. 21211-0102 (LT) and shown as Parts 1 & 2 on Sketch No. PS-2017-004, attached hereto as Appendix "A".										
Actions:	<ol style="list-style-type: none"> 1. The Lane be declared surplus conditional upon City Council approving the permanent closure of the Lane and an offer to purchase the Lane be invited from the abutting land owner, University of Toronto. 2. Notice be published in a newspaper in circulation in the area of the Lane 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.										
Background:	<p>The Interim Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p> <p>The Lane was not acquired through expropriation proceedings, but through a Plan of Subdivision registered in 1884.</p> <p>Transportation Services received an application to review the feasibility of closing and selling the Lane from the University of Toronto as part of their proposed expansion and renovation of 371 Bloor Street west.</p> <p>Any utility services located within Part 1 of the Lane must be removed or relocated at the Applicant's expense. If feasible, the Applicant has requested that any services located within Part 2 remain in place subject to an easement.</p> <p>The following utilities are currently located within Parts 1 and 2 will require easements to be granted prior to the sale of the Lane:</p> <ul style="list-style-type: none"> • The City has an active 300 mm diameter combined sewer within Part 2 of the Lane and a catch basin and lead located within Part 1 of the Lane • Toronto Hydro has secondary power line within Parts 1 & 2 • Bell Canada has aerial cable within Parts 1 & 2 • Rogers has buried TV plant within Part 2 (Joint use with Bell) • Any other normal utility easements. <p>Transportation Services has advised that it is feasible to close the Lane and has directed Real Estate Services to initiate the disposal process.</p> <p>City Planning has requested that prior to the City entering into an Agreement of Purchase and Sale (APS) with the University of Toronto, their final site plan should be submitted and approved. City Planning to follow up with the University of Toronto regarding the submission of the site application accordingly.</p>										
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. Staff of the Affordable Housing Office has determined that there is no interest in the Lane for affordable housing. Accordingly, it is appropriate that the Lane be declared surplus.</p> <p>The Property Management Committee has reviewed this matter and recommends that, conditional on City Council permanently closing the Lane, and subject to the necessary easements, the Lane be declared surplus and an offer to purchase be invited from the University of Toronto.</p>										
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>20 – Trinity-Spadina</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>N/A</td> </tr> <tr> <td>Approximate Size:</td> <td>Irregular</td> </tr> <tr> <td>Approximate Area:</td> <td>Part 1 382.6 m² ± (4,118.3 ft² ±) Part 2 117.2 m² ± (1,261.5 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></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:	20 – Trinity-Spadina	Assessment Roll No.:	N/A	Approximate Size:	Irregular	Approximate Area:	Part 1 382.6 m ² ± (4,118.3 ft ² ±) Part 2 117.2 m ² ± (1,261.5 ft ² ±)	Other Information:	
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Other Information:											

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.

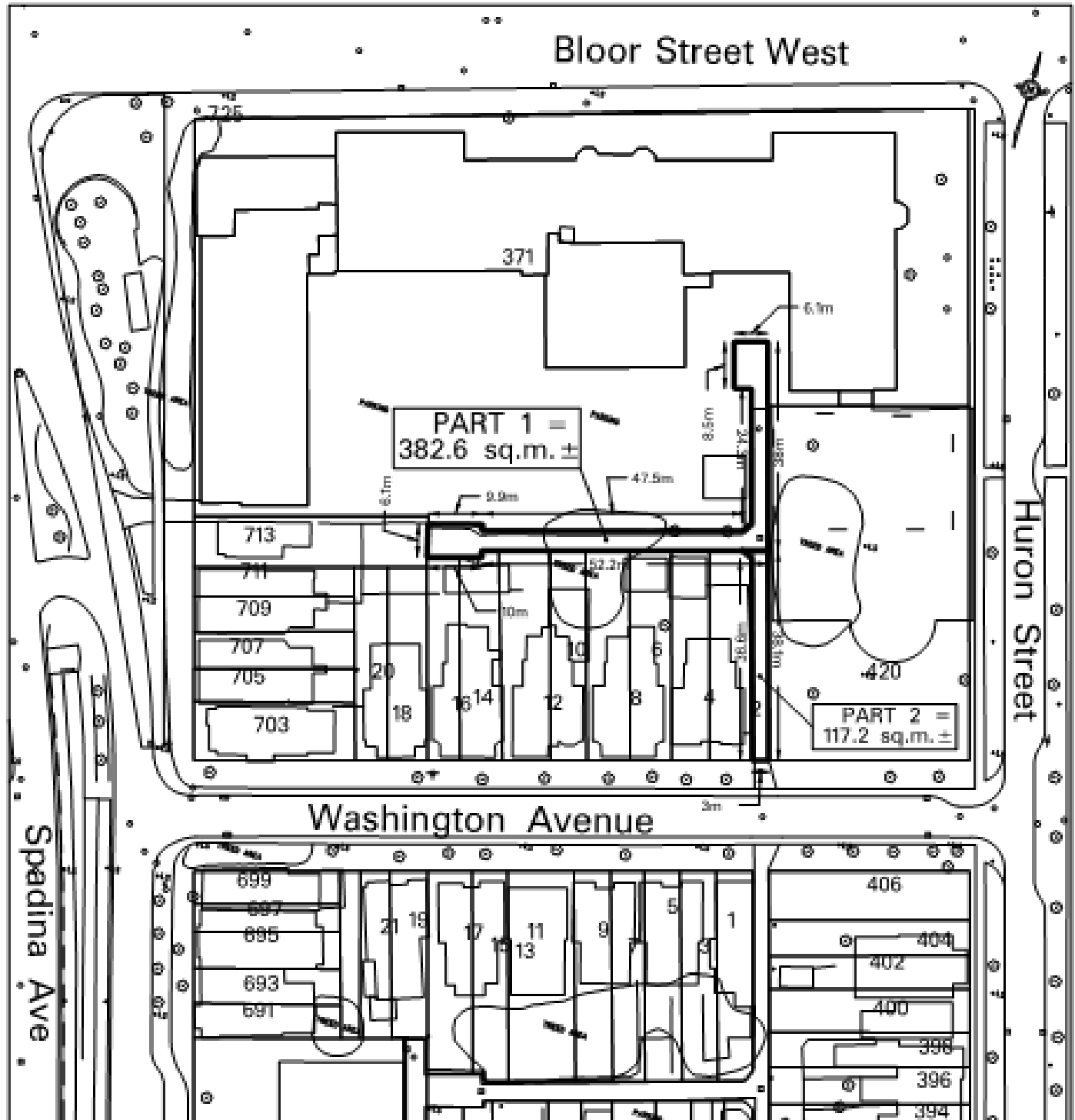
Deputy City Manager, Internal Corporate Services has approval authority for:

- 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	June 18, 2018	Signed by Tim Park
Director David Jollimore		
Deputy City Manager, Internal Corporate Services Josie Scioli	June 18, 2018	Signed by Josie Scioli
Return to: Irina Fofanova, Property Officer		

Consultation with Councillor(s):					
Councillor:	Joe Cressy				
Contact Name:	Colin Burns – May 2, 2018				
Contacted by	Phone	<input checked="" type="checkbox"/>	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:	Transportation Services/City Planning	Division:	Finance
Contact Name:	Attilio Grande– March 13, 2018 Paul Johnson- May 9, 2018	Contact Name:	Patricia Libardo – March 14, 2018
Comments:	Reviewed and approved	Comments:	Reviewed and approved
Real Estate Law Contact:	Catherine Thomas- June 11, 2018	Date:	March 2, 2018



PROPERTY INFORMATION SHEET

SKETCH SHOWING THE PUBLIC LANE EXTENDING
NORTH FROM WASHINGTON AVENUE BETWEEN
SPADINA AVENUE AND HURON STREET



ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES
LAND & PROPERTY SERVICES

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

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE FITT

WARD 30 - TRINITY-SPADINA
DATE: JANUARY 17, 2017

SKETCH No. PS-2017-004