

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:	July 30, 2018	Phone No.:	416-397-0806

**Purpose:** To declare surplus the City owned property municipally known as 40 Darrell Avenue, Toronto, Ontario and to authorize the listing of the property for sale on the open market.

**Property:** 40 Darrell Avenue, Toronto, being Part of Lot 47 on Plan 453E Toronto as in EX75370; S/T & T/W EX75370; City of Toronto (the "Property").

- Actions:**
1. The Property be declared surplus, and be listed for sale on the open market.
  2. Authority be granted to dispose of the Property without giving the owner from whom the Property was expropriated the first chance to repurchase the Property on the terms of the best offer received by the expropriating authority.
  3. Notice be published in a newspaper in circulation in the area of the Property and be 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:** In 1996, Metro Council declared surplus a number of residential properties that had been acquired for the Scarborough Transportation Corridor, including the Property. In 2000, Council held in abeyance the sale of certain of these properties that were tenanted, including the Property, until the tenant vacated. 40 Darrell Avenue is now vacant.

**Comments:** The property was declared surplus in 1996. However given the length of time that has passed, a recent circulation to the City's ABCDs was undertaken to ascertain whether there is any municipal interest in retaining the Property. No municipal interest was expressed. The Affordable Housing Office has confirmed that they have no interest in the Property and have no objection to its sale. Accordingly, it is appropriate that the Property be declared surplus. The Property Management Committee has reviewed this matter and concurs.

**Property Details:**

<b>Ward:</b>	32 – Beaches-East York
<b>Assessment Roll No.:</b>	
<b>Approximate Size:</b>	4.65 m x 24.69 m ± (15.25 ft x 81.00 ft ±)
<b>Approximate Area:</b>	114.76 m <sup>2</sup> ± (1,235.25 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:**

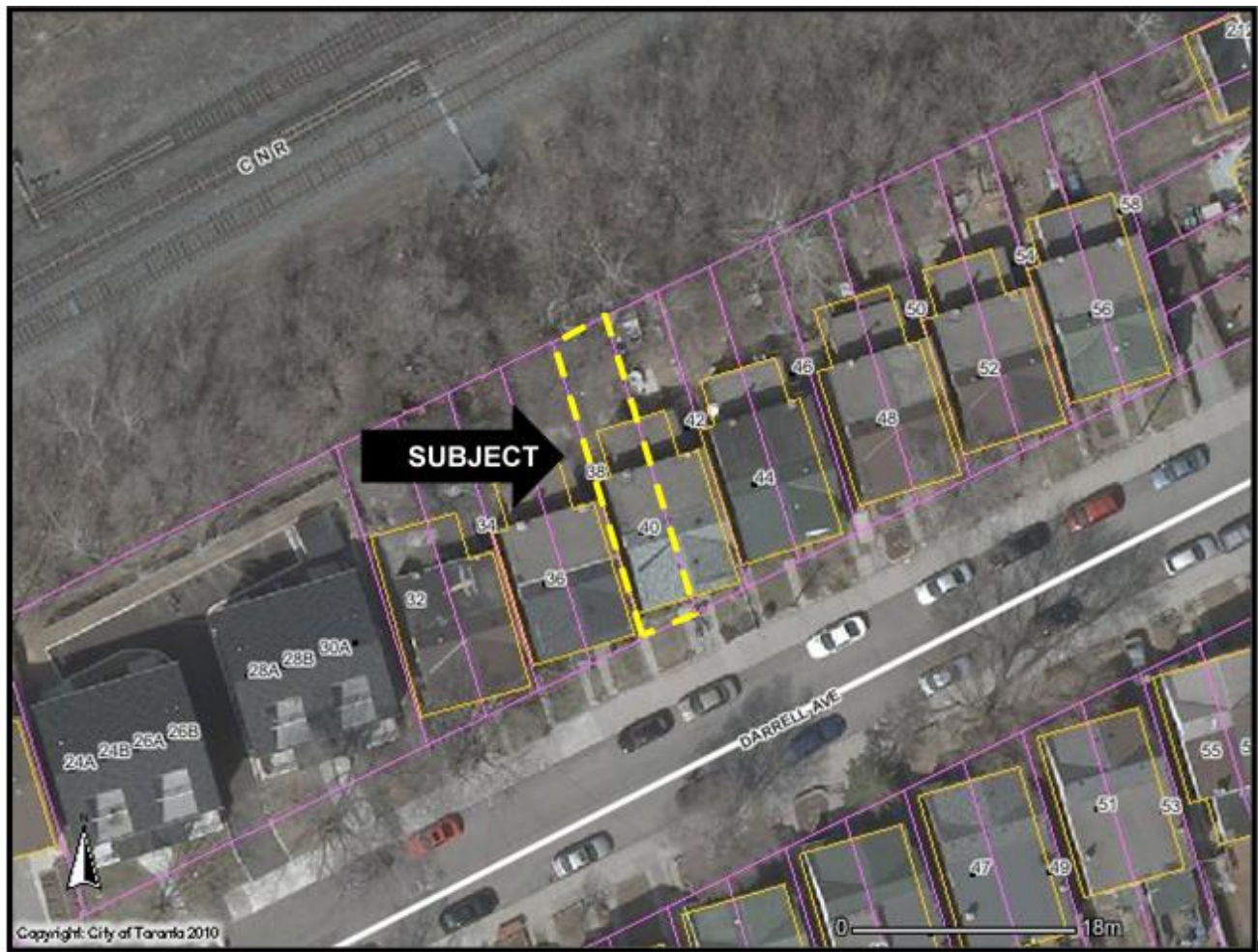
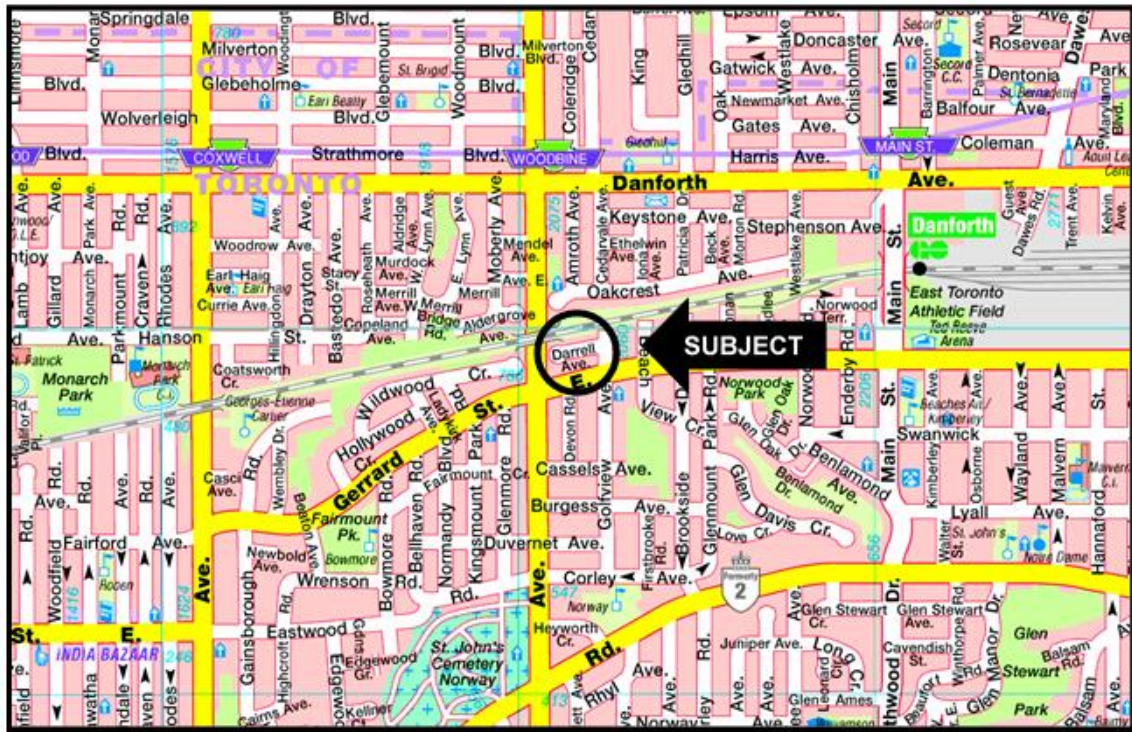
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
  - Councillor does not require 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	July 30, 2018	Signed by Tim Park
Director	July 31, 2018	Signed by David Jollimore
Deputy City Manager, Internal Corporate Services	July 31, 2018	Signed by Josie Scioli
<b>Return to:</b>		
Irina Fofanova, Property Officer, RES		
<b>DAF Tracking No.: 2018 - 278</b>		

Consultation with Councillor(s):					
Councillor:	Mary Margaret McMahon - Oct 31, 2016				
Contact Name:	Edward Birnbaum				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	<ul style="list-style-type: none"> <li>• No objections with recommendations</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	Other
Comments:					

Consultation with other Division(s):			
Division:	Affordable Housing Office	Division:	Financial Planning
Contact Name:	Erik Hunter – October 23, 2017	Contact Name:	Patricia Libardo – July 30, 2018
Comments:	No objections to sale	Comments:	
Real Estate Law Contact:	Jack Payne – July 25, 2018	Date:	

SCHEDULE "A" - LOCATION MAP & AERIAL PICTURE





**SCHEDULE "B"**  
**PHOTO OF THE PROPERTY**

