

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:	August 13, 2018	Phone No.:	(416) 392-8160

Purpose: To declare surplus easement interests (21 years or more) in portions of Front Street West, adjacent to the north side of 61 Front Street West, conditional upon City Council approving the permanent closure of such portions of Front Street West, with the intended manner of disposal to be by way of a transfer of easement to each of Toronto Hydro, Enwave and Zayo.

Property: Permanent easement interests (the "Easements") in portions of Front Street West adjacent to the north side of 61 Front Street West, between York Street and Bay Street, shown as Part 1 on Sketch No. PS-2016-084, attached as Appendix "A" (the "Highway").

- Actions:**
1. The Easements be declared surplus, conditional upon City Council approving the permanent closure of the Highway, with the intended manner of disposal to be by way of a transfer of easement to each of Toronto Hydro, Enwave and Zayo, for the protection of existing infrastructure located within the Highway.
 2. An exemption be granted from the appraisal requirement and from the requirement to give notice to the public with respect to the Easements.
 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: In 2012, City Council approved the revitalization of Front Street which included, among other matters, the reduction of traffic lanes, wider sidewalks and a public plaza. The revitalization contemplated much larger sidewalks and a public plaza to accommodate the increased pedestrian flows in and around the Union Station. Such construction was completed in the spring of 2015.

In order to more effectively control the use of the increased sidewalk and public plaza in front of Union Station, Real Estate Services have requested that Transportation Services recommend to City Council that the Highway be permanently closed to enable operational management of the Highway to be transferred to Real Estate Services for use as part of Union Station. This will enable Corporate Security at Union Station to assume responsibility for oversight of this area.

Transportation Services has determined that it is feasible to close the Highway. Transportation Services completed a circulation to the various utility companies and advises that Toronto Hydro, Enwave and Zayo each have existing infrastructure within the Highway, which will require easement or licence protection if the Highway is permanently closed.

Comments: A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest that would conflict with the Easements. No conflicting municipal interest was expressed. Accordingly, it is appropriate that the Easements be declared surplus. The Property Management Committee reviewed this matter and concurred.

Property Details:	Ward:	Ward 28 – Toronto Centre-Rosedale
	Assessment Roll No.:	
	Approximate Size:	Irregular
	Approximate Area:	1435.1 m ² ± (15,447.3 ft ² ±)
	Other Information:	

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:

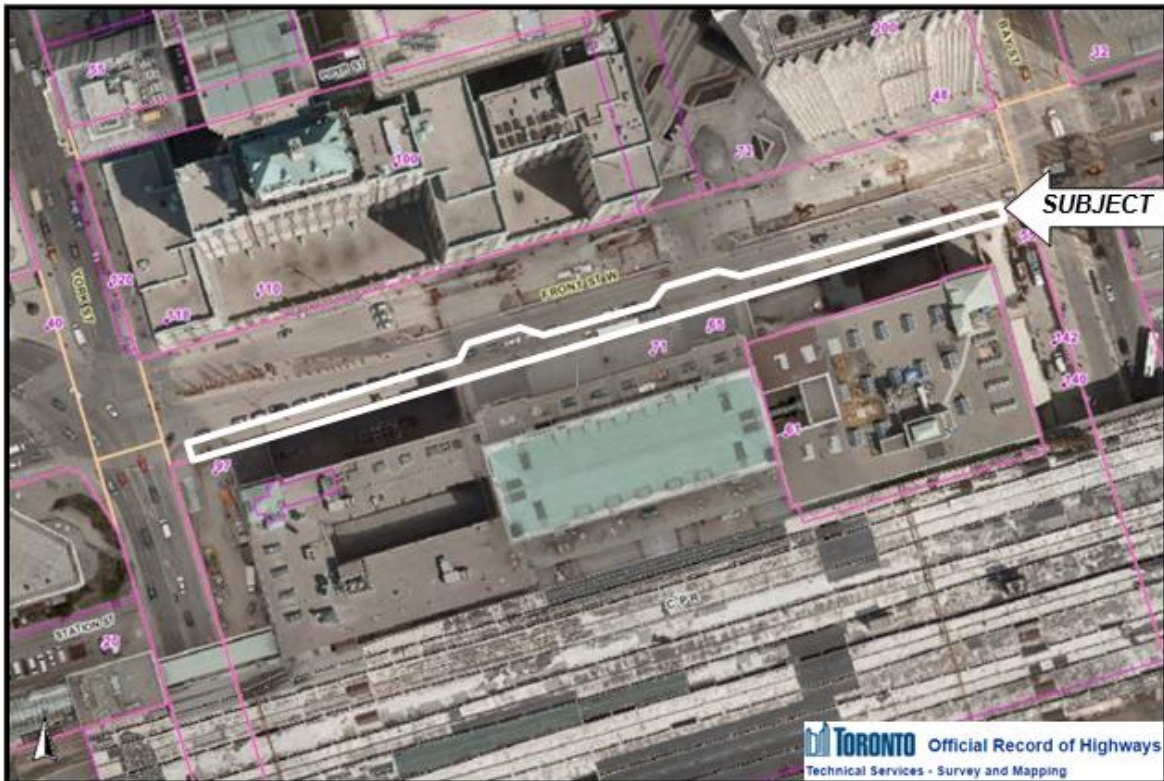
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the Government Management Committee (§ 213-6).
 - Councillor does not require 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
 - Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (4)(a)-(f) applies.]**
 - 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

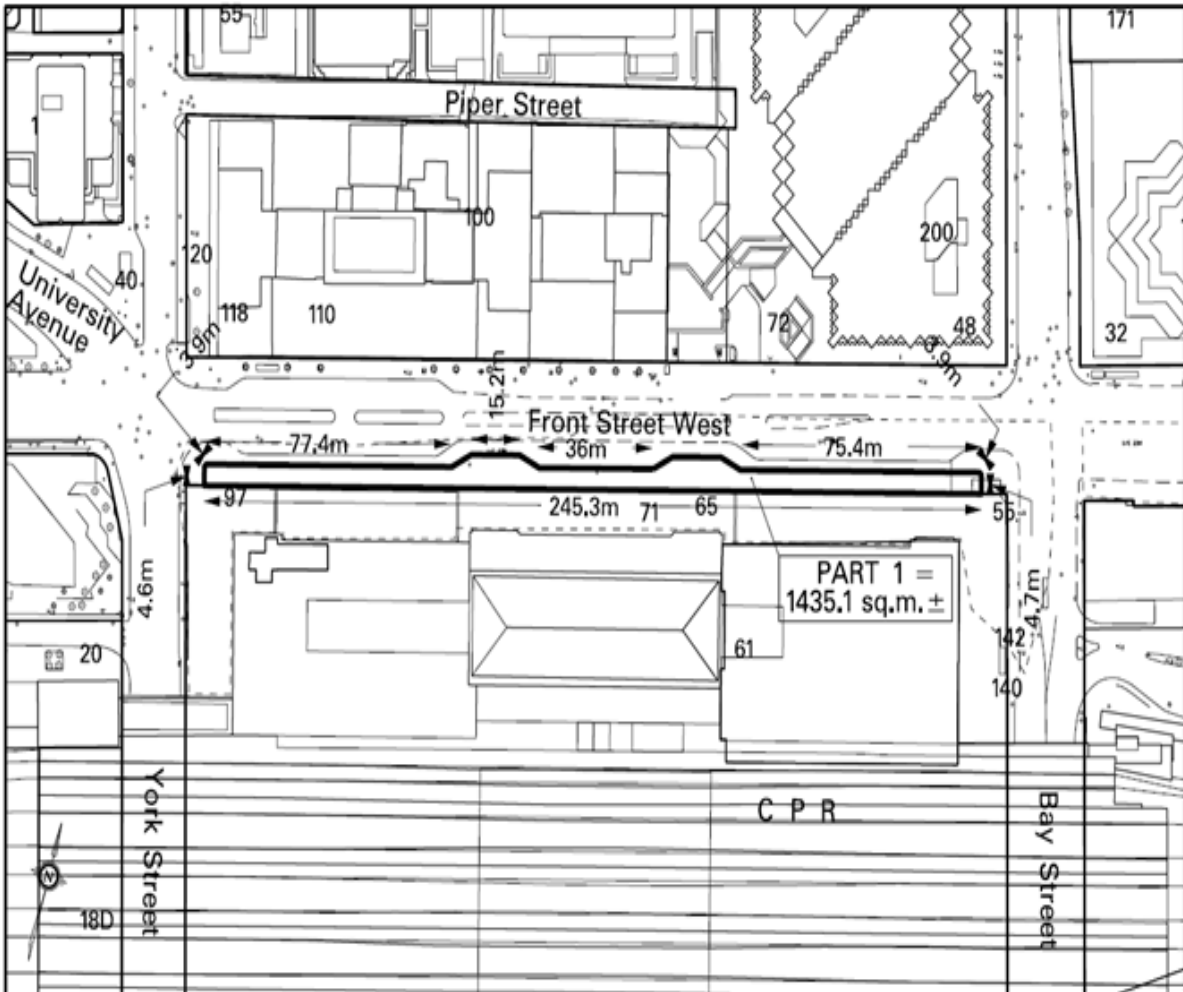
Title	Date	Recommended/ Approved
Manager	Aug. 13, 2018	Signed by Tim Park
Director	Aug. 13, 2018	Signed by David Jollimore
Deputy City Manager, Internal Corporate Services	Aug. 14, 2018	Signed by Josie Scioli
Return to: Trixy Pugh (416) 392-8160 Metro Hall, 55 John Street, 2nd Floor Toronto ON M5V 3C6 DAF Tracking No.: 2018 - 289		


Consultation with Councillor(s):					
Councillor:	Lucy Troisi				
Contact Name:	Tom Davidson (August 3, 2018)				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo
Comments:	<ul style="list-style-type: none"> • No objections with recommendations • Does not require the matter to be determined by Council • Agrees with exemption from appraisal and public notice 				
Councillor:					
Contact Name:					
Contacted by	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo
Comments:					

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Laurie Robertson	Contact Name:	Patricia Libardo
Comments:	Incorporated into DAF (August 13, 2018)	Comments:	Incorporated into DAF
Real Estate Law Contact:	Jacqueline Vettorel (7-4056) (May 16, 2018)	Date:	August 7, 2018

Appendix "A": Location Map & Sketch





 <p>ENGINEERING & CONSTRUCTION SERVICES INCLUDING SURVEY SERVICES LAND & PROPERTY SERVICES</p>	<p>NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS. MEASUREMENTS SHOWN ARE APPROXIMATE</p>	<p>PROPERTY INFORMATION SHEET CITY OWNED LAND SKETCH SHOWING A PORTION OF FRONT STREET WEST ABUTTING UNION STATION</p>	
	<p>NOT TO SCALE</p>	<p>WARD 28 - TORONTO CENTRE-ROSEDALE DATE: JUNE 21, 2016</p>	<p>SKETCH No. PS-2016-084</p>
<p>PREPARED BY: DWAYNE PITT</p>	<p>CHECKED BY: JOHN HOUSE</p>		