

Approved pursuant to the Delegated Authority contained in Government Management Committee Item GM6.18 entitled "Policy with Respect to the Sale/Disposition of Land", as adopted by City Council on July 16, 17, 18 & 19, 2007. City of Toronto Municipal Code Chapter 213, Real Property, Sale of, adopted by By-law No. 814-2007.

Prepared By:	Trixy Pugh	Division:	Real Estate Services
Date Prepared:	December 13, 2018	Phone No.:	(416) 392-8160

**Purpose:**

1. Conditional on City Council permanently closing a portion of the untraveled portion of Littles Road between Passmore Avenue and Steeles Avenue East, and subject to the required easements set out in further detail below, to declare surplus Part 1 on 66R-29408, with the intended manner of disposal to be by way of a nominal transfer to Her Majesty the Queen in Right of Canada as represented by the Minister of the Environment for the purposes of Parks Canada Agency (collectively, "Parks Canada") for the development of the Rouge National Urban Park.
2. To declare surplus a portion of City-owned property and located adjacent to Littles Road between Passmore Avenue and Steeles Avenue East shown as Part 3 on 66R-29408, subject to any required easements, with the intended manner of disposal to be by way of a nominal transfer to Parks Canada for the development of the Rouge National Urban Park.

**Property:**

1. Part of Lot 11, Concession 5, Part 2 on 66R-17217 and Part 2 on 66R-17218, as further shown as Part 1 on 66R-29408 (Part of PIN 06053-0542)(LT) (the "Road"); and
2. Part of Lot 10, Concession 5 Confirmed by 64BA-2149 and 64BA-2148, As in SC174124; Subject to SC174124, shown as Part 3 on 66R-29408 (Part of PIN 06053-0311)(LT) (the "Property") illustrated as Appendix "A".

**Actions:**

1. The Road be declared surplus, subject to any required easements, conditional upon City Council approving the permanent closure of the Road with the intended manner of disposal being a transfer to Parks Canada for the development of the Rouge National Urban Park.
2. The Property be declared surplus, subject to any required easements, with the intended manner of disposal being a transfer to Parks Canada for the development of the Rouge National Urban Park.
3. Notice be published in a newspaper in circulation in the area of the Road and Property, and 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 is no financial impact resulting from this approval. The Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.

**Background:**

The Road and Property, (collectively, the "Lands") were not acquired through expropriation proceedings. The Property was acquired by the former Corporation of the Township of Scarborough in 1956 for roads widening purposes, but was never dedicated. The Road was purchased from Runnymede Development Corporation Limited in 1996 as part of the Steeles Avenue Widening Project. The Lands are being considered for transfer to Parks Canada for the development of the Rouge National Urban Park, they are remnant parts not required by Transportation Services, and located on either side of the portion of Littles Road which was approved for transfer by DAF 2013-220.

The Rouge Park was first announced in 1990 and comprised of approximately 4,500 acres. The Rouge Park has been expanded into York and Durham Regions and now consists of approximately 12,000 acres of publicly owned lands stretching from the shore of Lake Ontario to the Oak Ridges Moraine.

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<b>Property Details:</b>	<b>Ward:</b>	25 – Scarborough-Rouge Park	
		Part 1	Part 3
	<b>Assessment Roll No.:</b>	Part of 1901-12-6-630-00100	
	<b>Approximate Area:</b>	468.8 m <sup>2</sup> ± (5,046.1 ft <sup>2</sup> ±)	346.6 m <sup>2</sup> ± (3,730.7 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 General Manager 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 of City Planning and the General Manager 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, 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
  - 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	Dec. 13, 2018	Signed by Daran Somas
Director	Dec. 14, 2018	Signed by Tim Park
Deputy City Manager, Corporate Services	Dec. 18, 2018	Signed by Josie Scioli
<b>Return to:</b> <b>Trixy Pugh</b> <b>Real Estate Services</b> <b>Metro Hall, 55 John St 2<sup>nd</sup> Fl</b> <b>(416) 392-8160</b>		

Consultation with Councillor(s):						
Councillor:	Jennifer McKelvie					
Contact Name:	Ryan Pyne (December 5, 2018)					
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:	No objections					
Councillor:						
Contact Name:						
Contacted by	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Geoffrey Lau	Contact Name:	Patricia Libardo
Comments:	Incorporated into DAF (Dec 3, 2018)	Comments:	Incorporated into DAF
Real Estate Law Contact:	Catherine Thomas (Oct 15, 2018)	Date:	Nov 26, 2018

In June 2011, the Federal Government's throne speech confirmed that the Federal Government would indeed create a Rouge Valley National Park in the Rouge Valley. In May 2015, the national urban park was officially created when the Rouge National Urban Park Act came into force by Order-in-Council.

City Council, at its meeting on November 27, 2012, adopted an Official Plan Amendment which exempts City-owned lands within or adjacent to lands identified in the Official Plan Amendment from certain policies in the Official Plan which prohibit the disposal of City-owned land in the Green Space System or Parks and Open Space Areas, such as the Road provided the lands are transferred to the Federal Government for the purpose of the Rouge National Urban Park.

At its meeting on July 13, 2016, City Council adopted the official plan amendment PG13.4 to allow portions of existing City-owned rights-of-way, which have been approved for transfer to Parks Canada and which are crossed by existing infrastructure, to be transferred to the infrastructure owner.

**Comments:**

A circulation to the City's ABCDs was undertaken to ascertain whether or not there is any municipal interest in retaining the Lands. Toronto Hydro requires an easement for existing poles over the Lands. The Toronto & Region Conservation Authority ("TRCA") requires access agreements for their tenants who access TRCA lands from the Road. Staff of the Affordable Housing Office has determined that there is no interest in the Lands for affordable housing. Accordingly, it is appropriate that the Lands be declared surplus. The Technical Review Committee has reviewed this matter and concurs.

Appendix "A": Location Sketch & Map



