

|   |  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
|---|--|-------------------|----------------------|--------------|-----------------------|-----------------------------|---------------------|--------------------------|-------------------------------------|--------------------------|--|---------------------------|--|
| 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. |  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Prepared By:</b>   | Anna Edwards   | <b>Division:</b>  | Real Estate Services |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Date Prepared:</b>   | October 30, 2019   | <b>Phone No.:</b> | 416-338-3185         |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Purpose:</b>   | To amend the intended manner of disposal of a City-owned parcel of land previously declared surplus by Delegated Approval Form No. 2012-129, executed May 17, 2012, from disposal by way of invitation of an offer to purchase from the owner of 2522 Keele Street to disposal by way of invitation of an offer to purchase from the owner of 440 Maple Leaf Drive.  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Property:</b>  | Vacant land being described as Lane as in Plan of Subdivision 3784, a former public highway closed by By-Law 15000 of the former Corporation of the Township of North York registered as Instrument No. NY342318, being part of PIN. No. 10273-0183, also shown as Part 1 on Property Sketch No. PS-2012-045, attached hereto as Schedule "A" (the "Property").  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Actions:</b>   | <ol style="list-style-type: none"> <li>1. The intended manner of sale be revised by way of an invitation of an offer to purchase from the owner of 440 Maple Leaf Drive.</li> <li>2. Notice be published in a newspaper in circulation in the area of the Property.</li> <li>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.</li> </ol>  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Financial Impact:</b>  | There are no financial implications resulting from this approval as separate authority will be sought for the disposal. The Chief Financial Officer & Treasurer has reviewed this DAF and agrees with the financial impact information.  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Background:</b>  | <p>The Property is part of a former lane laid out by Plan of Subdivision 3784 in 1949. In 1960, pursuant to By-Law 15000 of the former Corporation of the Township of North York, the lane was closed as a public highway.</p> <p>The Property was previously declared surplus by Delegated Approval Form No. 2012-129, executed May 17, 2012 for the purposes of a potential sale to the developer/owner of the abutting strip plaza located at 2522-2538 Keele Street to the east of the Property. The developer/owner had expressed interest in acquiring the lane to incorporate as parking in its condominium development. However, the condominium development proceeded without acquiring the Property.</p> <p>The owner of 440 Maple Leaf Drive, the abutting residential property to the west of the Property, has recently expressed interest in acquiring the Property. Accordingly, the intended manner of disposal referenced in Delegated Approval Form No. 2012-129 is now being amended to reflect a disposal by way of invitation of an offer to purchase from the owner of 440 Maple Leaf Drive (for which separate authority will be sought).</p> <p>The Property was not acquired through expropriation proceedings.</p> |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Comments:</b>  | A circulation to the City's Divisions and Agencies was undertaken in July, 2019 to ascertain whether or not there was any concern with amending the manner of disposal of the Property. The Technical Review Committee has reviewed this matter and recommended that the intended manner of disposal approved in Delegated Approval Form No. 2012-129 be amended to reflect a disposal by way of invitation of an offer to purchase from the owner of 440 Maple Leaf Drive. Transportation Services continues to require a 1.44 metre widening along the Maple Leaf Drive frontage to satisfy the requirement of a 23 metre wide right-of-way as outlined in the Official Plan (represented by Part 2 on Property Sketch No. 2012-045), so accordingly, this land will be retained by the City.  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Property Details:</b>  | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%; padding: 5px;"><b>Ward:</b></td> <td style="padding: 5px;">5 – York South-Weston</td> </tr> <tr> <td style="padding: 5px;"><b>Assessment Roll No.:</b></td> <td style="padding: 5px;">1908-02-2-490-04500</td> </tr> <tr> <td style="padding: 5px;"><b>Approximate Size:</b></td> <td style="padding: 5px;">6.7 m x 39.6 m ± (72 ft x 426 ft ±)</td> </tr> <tr> <td style="padding: 5px;"><b>Approximate Area:</b></td> <td style="padding: 5px;">262.8 m<sup>2</sup> ± (2,829 ft<sup>2</sup> ±)</td> </tr> <tr> <td style="padding: 5px;"><b>Other Information:</b></td> <td style="padding: 5px;"></td> </tr> </table>  |                   |                      | <b>Ward:</b> | 5 – York South-Weston | <b>Assessment Roll No.:</b> | 1908-02-2-490-04500 | <b>Approximate Size:</b> | 6.7 m x 39.6 m ± (72 ft x 426 ft ±) | <b>Approximate Area:</b> | 262.8 m <sup>2</sup> ± (2,829 ft <sup>2</sup> ±) | <b>Other Information:</b> |  |
| <b>Ward:</b>  | 5 – York South-Weston  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Assessment Roll No.:</b>   | 1908-02-2-490-04500  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Approximate Size:</b>  | 6.7 m x 39.6 m ± (72 ft x 426 ft ±)  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Approximate Area:</b>  | 262.8 m <sup>2</sup> ± (2,829 ft <sup>2</sup> ±)   |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <b>Other Information:</b>   |  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |
| <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.   |  |                   |                      |              |                       |                             |                     |                          |                                     |                          |  |                           |  |

**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:**

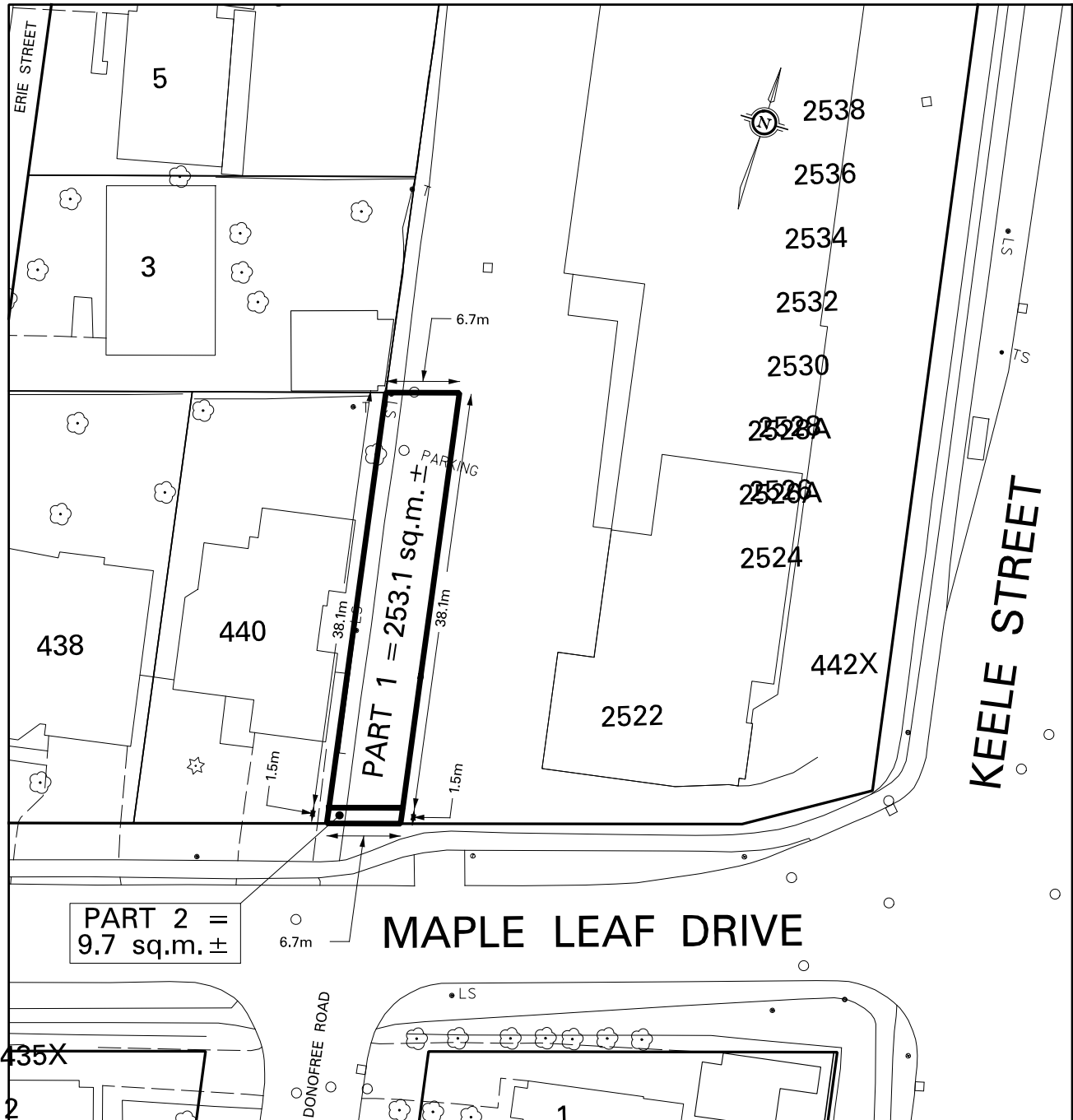
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the General Government and Licensing Committee (§ 213-6).
  - Councillor 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  | Oct. 31, 2019 | Signed by Melanie Hale-Carter |
| Director, Real Estate Services   | Oct. 31, 2019 | Signed by Nick Simos          |
| Deputy City Manager, Corporate Services  | Nov. 5, 2019  | Signed by Josie Scioli        |
| <b>Return to:</b><br><b>Anna Edwards</b><br><b>Real Estate Services</b><br><b>MH, 55 John St, 2<sup>nd</sup> Fl</b><br><b>(416) 392-8160</b> |               |                               |

| Consultation with Councillor(s): |                                  |       |  |        |  |
|----------------------------------|----------------------------------|-------|--|--------|--|
| Councillor:                      | Frances Nunziata                 |       |  |        |  |
| Contact Name:                    | Corrado Olmi                     |       |  |        |  |
| Contacted by                     | X                                | Phone |  | E-mail |  |
| Comments:                        | No objections (October 30, 2019) |       |  |        |  |
| Councillor:                      |                                  |       |  |        |  |
| Contact Name:                    |                                  |       |  |        |  |
| Contacted by                     |                                  | Phone |  | E-mail |  |
| Comments:                        |                                  |       |  |        |  |

| Consultation with other Division(s): |              |               |   |
|--------------------------------------|--------------|---------------|---|
| Division:                            |              | Division:     | Financial Planning                      |
| Contact Name:                        |              | Contact Name: | Filisha Jenkins                         |
| Comments:                            |              | Comments:     | Incorporated into DAF (October 16 2019) |
| Real Estate Law Contact:             | Seija Molema | Date:         | October 15, 2019                        |

APPENDIX "A": SKETCH AND LOCATION MAP



|  |  |  |
|--|--|--|
| <p><b>TORONTO</b></p> <p>TECHNICAL SERVICES DIVISION<br/>SURVEY &amp; UTILITY MAPPING</p> <p>NOTE:<br/>THIS SKETCH HAS BEEN<br/>COMPILED FROM OFFICE<br/>RECORDS. MEASUREMENTS<br/>ARE APPROXIMATE</p> <p>CHECK BY JOHN HOUSE<br/>PREPARED BY: DWAYNE PITT</p> | <p>PROPERTY INFORMATION SHEET</p> <p>CITY OWNED LAND</p> <p>ABUTTING NO. 2522 KEELE STREET</p> |  |
|  | <p>WARD 12 - YORK SOUTH-WESTON</p>   |  |
|  | <p>DATE: APRIL 24, 2012</p>  |  |
|  | <p>SKETCH No. PS-2012-045</p>  |  |

