

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:	Rafael Gutierrez	Division:	Real Estate Services										
Date Prepared:	October 28, 2019	Phone No.:	416-338-2995										
Purpose:	To declare surplus the untraveled portion of Progress Avenue as shown as Part 1 on Sketch No. PS-2018-093 attached as Schedule "A", with the intended manner of disposal to be by way of inviting an offer to purchase from the adjoining owner of 940 Progress Avenue (the "Adjoining Owner").												
Property:	A portion of Progress Avenue, consisting of approximately 12,953 square feet as shown as Part 1 on Sketch No. PS-2018-093, being part of PIN 06181-0553, legally described as PT LT 18 CON 2 SCARBOROUGH PT 1 64R2534, PTS 2 & 3 64R1352 (FORMERLY CARMELITE DR), PART OF LOT 18 CONCESSION 2 AS IN SC571937 EXCEPT PT 4 64R14726, PT 3 SC450402, BEING PROGRESS COURT; TORONTO; CITY OF TORONTO (the "Land").												
Actions:	<ol style="list-style-type: none"> 1. The Land be declared surplus, conditional upon City Council approving the permanent closure of the Land, with the intended manner of disposal to be by way of inviting an offer to purchase the Land from the Adjoining Owner. 2. Notice be published in a newspaper in circulation in the area of the Land 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:	<p>There are no financial implications resulting from this approval.</p> <p>The Chief Financial Officer & Treasurer has reviewed this DAF and agrees with the financial impact information.</p>												
Background:	<p>The Adjoining Owner has requested to close the untraveled portion of Progress Avenue as shown as Part 1 of Sketch No. PS-2018-093. The closure of the Land would allow for the future expansion of educational uses to be determined by the Master Plan currently under review with City Planning.</p> <p>Real Estate Services is requesting that the Land be declared surplus subject to any easements and an offer to purchase be invited from the Adjoining Owner.</p>												
Comments:	<p>At its February 28th meeting, the Technical Review Committee recommended that the Land be declared surplus and an offer to purchase be invited from the Adjoining Owner subject to any easements.</p> <p>The easement would be in the interest of Toronto Water, to secure their access to the two (2) catch basins that are located within the Land. The Adjoining Owner is working to consolidate the land around their existing campus, in the interest of rationalizing their Campus Master Plan that is currently under development. This is a steeply graded, overgrown road allowance parcel, that the Adjoining Owner does not currently anticipate redeveloping. However, once their lands assemble and the master plan is complete, Toronto Water will be able to secure any infrastructure requirements (for example, requiring the Adjoining Owner to relocate the catch basins) through the Development Application process, and the easement can potentially be released. It is understood that this disposal will be at fair market value.</p> <p>The Land was previously circulated and was declared surplus to Transportation Services' operational requirements.</p> <p>Real Estate Services has expressed no concerns with the disposition of the Land. The Adjoining Owner has expressed interest in consolidating all of the related land for future development.</p> <p>A circulation to the City's Divisions and Agencies was undertaken to ascertain whether or not there is any municipal interest in retaining the Land. No municipal interest was expressed. Accordingly, it is appropriate that the Land be declared surplus.</p> <p>The Technical Review Committee has reviewed this matter and concurs.</p>												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Ward:</td> <td>24 – Scarborough-Guildwood</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>1203.4 m² ± (12,953 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td>N/A</td> </tr> </table>			Ward:	24 – Scarborough-Guildwood	Assessment Roll No.:	N/A	Approximate Size:	Irregular	Approximate Area:	1203.4 m ² ± (12,953 ft ² ±)	Other Information:	N/A
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Assessment Roll No.:	N/A												
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Approximate Area:	1203.4 m ² ± (12,953 ft ² ±)												
Other Information:	N/A												
	<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.

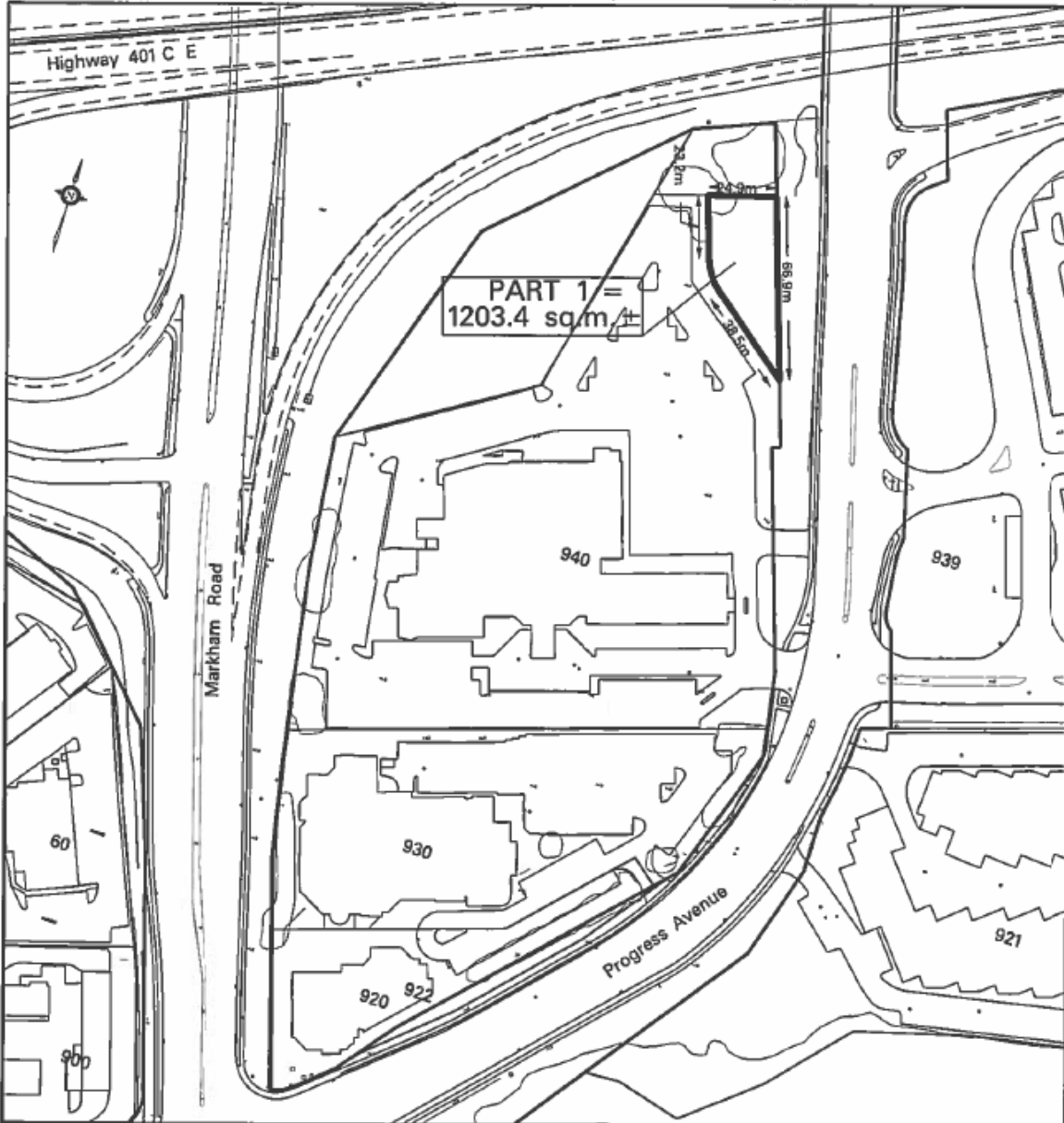
Title	Date	Recommended/ Approved
Manager, Real Estate Services, Daran Somas	Oct. 31, 2019	Signed by Daran Somas
Director, Real Estate Services, Nick Simos	Oct. 31, 2019	Signed by Nick Simos
Deputy City Manager, Corporate Real Estate Management, Josie Scioli	Nov. 6, 2019	Signed by Josie Scioli
Return to: Rafael Gutierrez (8-2995)		

Consultation with Councillor(s):					
Councillor:	Paul Ainslie				
Contact Name:	Same as above				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	No objections (October 24, 2019)				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Khaled Chowdhury	Contact Name:	Filisha Jenkins
Comments:	Concurs (October 17, 2019)	Comments:	Concurs (September 9, 2019)
Real Estate Law Contact:	Gloria Lee	Date:	Concurs (October 28, 2019)

SCHEDULE "A" - SKETCH NO. PS-2005-026

Attachment 2 - Sketch No. PS-2018-093, dated October 03, 2018



TORONTO ENGINEERING & CONSTRUCTION SERVICES ENGINEERING SUPPORT SERVICES LAND & PROPERTY SURVEY	PROPERTY INFORMATION SHEET	
	CITY OWNED LAND	
NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS. MEASUREMENTS ARE APPROXIMATE	SKETCH SHOWING A PORTION OF PROGRESS AVENUE ABUTTING NO. 940 PROGRESS AVENUE	
CHECK BY JOHN HOUSE PREPARED BY: DWAYNE PITT	WARD 38 - SCARBOROUGH CENTRE DATE: OCTOBER 03, 2018	SKETCH No. PS-2018-093