



DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2020-026

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:	Anna Edwards	Division:	Real Estate Services
Date Prepared:	February 18, 2020	Phone No.:	(416) 338-3185
Purpose:	To declare surplus the City-owned public lane abutting the south limit of 3385 Dundas Street West and the north limit of 727 Durie Street, and to authorize the invitation of an offer to purchase the property from the abutting owner of 727 Durie St.		
Property:	Public lane abutting the south limit of 3385 Dundas Street West and the north limit of 727 Durie Street (the "Laneway"), legally described as 10 Foot Lane on Plan 888 abutting Lots 1-3 Plan 888, Toronto (York) (being all of PIN 10519-0461 (LT)). The Property is shown as Part 1 on Sketch No. PS-2019-011 attached as Appendix "A".		
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus conditional upon City Council approving the permanent closure of the highway and an offer to purchase the Property be invited from the abutting owner of 727 Durie St. 2. Notice be published in a newspaper in circulation in the area of the Property 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 and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>		
Background:	This lane was created by the registration of a plan of subdivision, Plan 888 in 1889. The Property was not acquired through expropriation proceedings.		
Comments:	<p>The owner of the residential house located at 727 Durie St. has taken illegal possession of and is currently occupying the City's Laneway. The owner has recently requested the opportunity to purchase the Laneway and its closure and sale would resolve the situation. Transportation Services has advised it has no municipal requirement for the Laneway.</p> <p>A circulation to the City's Divisions and Agencies was undertaken to ascertain whether or not there is any other municipal interest in retaining the Property. No municipal interest was expressed. Staff of the Housing Secretariat has determined that there is no interest in the Property for affordable housing. Accordingly, it is appropriate that the Property be declared surplus. The Technical Review Committee has reviewed this matter and concurs.</p>		
Property Details:	Ward:	4 – Parkdale – High Park	
	Assessment Roll No.:		
	Approximate Size:	3.1 m x 33.8 m ± (10 ft x 111 ft ±)	
	Approximate Area:	97.3 m ² ± (1047 ft ² ±)	
	Other Information:		
	<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:

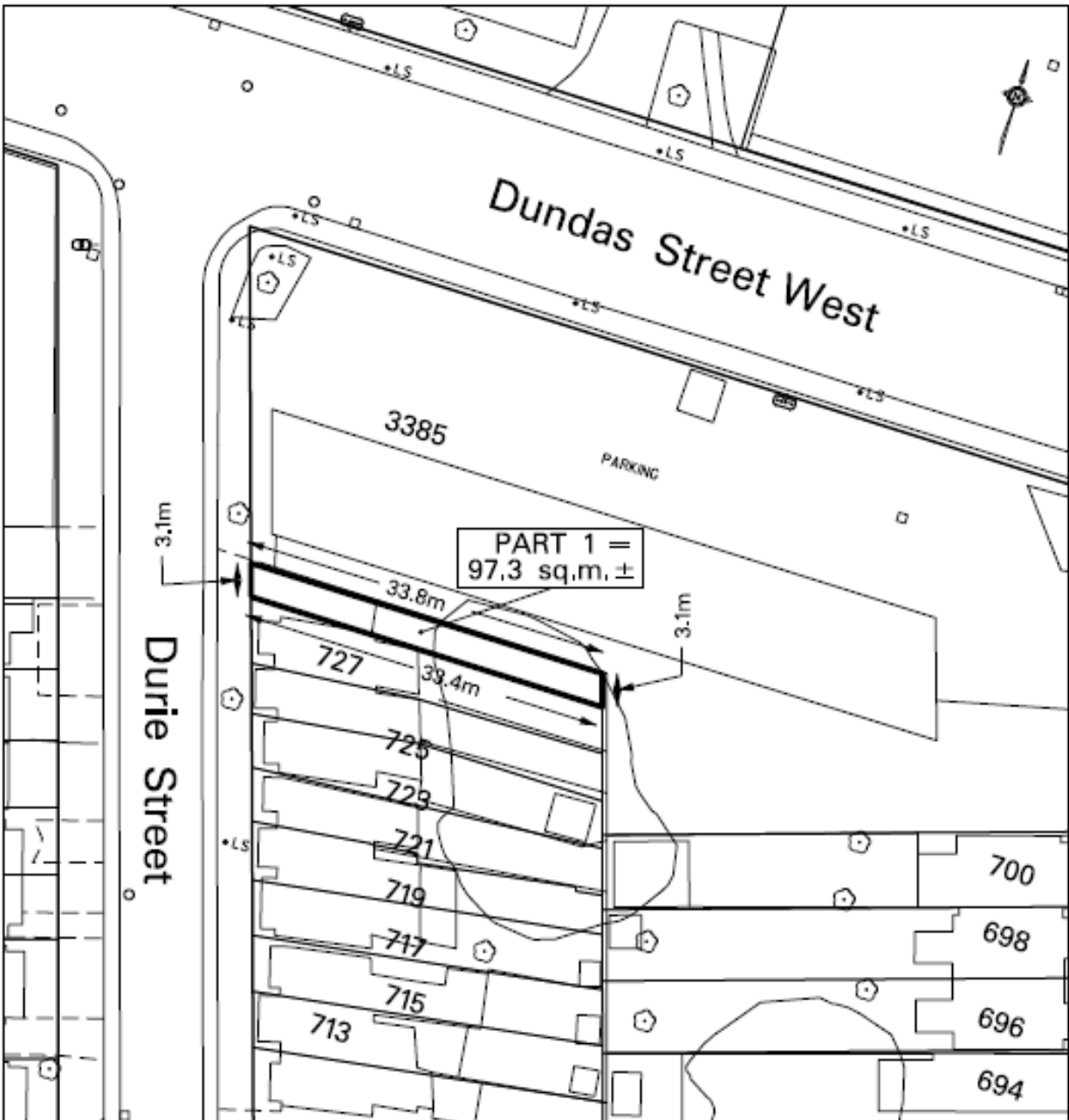
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the General Government and Licensing Committee (§ 213-6).
 - Councillor does 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	Feb. 18, 2020	Signed by Melanie Hale-Carter
Director, Real Estate Services	Feb. 18, 2020	Signed by Nick Simos
Executive Director, Corporate Real Estate Management	Feb. 20, 2020	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	Feb. 24, 2020	Signed by Josie Scioli
Return to: Anna Edwards Program and Policy Management, Real Estate Services Metro Hall, 2 nd floor (416) 338 - 3185		

Consultation with Councillor(s):						
Councillor:	Gord Perks					
Contact Name:	Karen Duffy					
Contacted by	<input checked="" type="checkbox"/>	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Other
Comments:	No objections (January 22, 2010)					
Councillor:						
Contact Name:						
Contacted by	<input type="checkbox"/>	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Other
Comments:						

Consultation with other Division(s):			
Division:		Division:	Financial Planning
Contact Name:		Contact Name:	Filisha Jenkins
Comments:		Comments:	Concurs with submission (January 22, 2020)
Real Estate Law Contact:	Vanessa Bacher (January 24, 2020)	Date:	February 18, 2020

Appendix "A" – Sketch and Location Map



NOTE:
THE SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS. MEASUREMENTS
ARE APPROXIMATE

CHECK BY JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET
CITY OWNED LAND
SKETCH SHOWING THE PUBLIC LANE ABUTTING
NO. 3385 DUNDAS STREET WEST

WARD 4 – PARKDALE-HIGH PARK
DATE: JANUARY 30, 2019

SKETCH No. PS-2019-011

