

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 a small portion of the City-owned laneway abutting the north side of the lands and building known municipally as 444 Dundas Street West as shown as Part 1 on Sketch No. PS-2019-094 attached hereto as Schedule "B" (the "Lane") and to authorize the invitation of an offer to purchase the Lane from the City by Chinese Gospel Church of Toronto (the "Church"), conditional upon City Council approving the permanent closure of the Lane.		
Property:	The Lane is shown as Part 1 on Sketch No. PS-2019-094 attached hereto as Schedule "B", being part of the public laneway legally described as LANE PL 364 CITY EAST; LANE PL D222 TORONTO; LANE PL 245E TORONTO; PT LT K PL 245E TORONTO PT 1, 63R1038; PT LT 1-5, 9 PL D222 TORONTO PT 1-3, 63R1309, PT 2, 63R1820, PT 2, 63R1901, PT 2, 63R2671, PT 2, 63R2687; PT PARKLT 14 CON 1 FTB TWP OF YORK PT 2, 63R1106, PT 2, 63R3013, PT 2, 63R3787; CITY OF TORONTO (the "Property").		
Actions:	<ol style="list-style-type: none"> 1. The Lane be declared surplus conditional upon City Council approving the permanent closure of the Lane, with the intended manner of disposal to be by way of inviting an offer to purchase the Lane from the City by the Church. 2. Notice be published in a newspaper in circulation in the area of the Lane 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:	There are no financial implications resulting from this approval. The Chief Financial Officer & Treasurer has reviewed this DAF and agrees with the financial impact information.		
Background:	<p>The Church has expressed an interest in purchasing a portion of the Lane, such portion shown as Part 1 on Sketch No. PS-2019-094 attached hereto as Schedule "B", to be able to fence the area and prevent anti-social behavior on site.</p> <p>The owner of 75 Huron St. has confirmed in writing they have no objections to the closure and sale of this portion of the Lane. If authority to sell the Lane is granted, as a term of agreement of purchase and sale, a formal release from the owner of 75 Huron Street of all claims and demands against the City arising as a result of closing the lane, including claims for injurious affection, all in a form satisfactory to the City Solicitor.</p> <p>Additionally, any gate erected should always egress at all time from the inside so as not to violate any aspect of the Ontario Fire Code.</p> <p>The Property was not acquired through expropriation proceedings.</p>		
Comments:	A circulation to the City's Divisions and Agencies was undertaken to ascertain whether or not there is any municipal interest in retaining the Lane. No municipal interest was expressed. Staff of the Housing Secretariat has determined that there is no interest in the Lane for affordable housing. Accordingly, it is appropriate that the Lane be declared surplus. The Technical Review Committee has reviewed this matter and concurs.		
Property Details:	Ward:	11 – University-Rosedale	
	Assessment Roll No.:		
	Approximate Size:	1.2 m x 6.8 m ± (4 ft x 22 ft ±)	
	Approximate Area:	8.3 m ² ± (89.34 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.

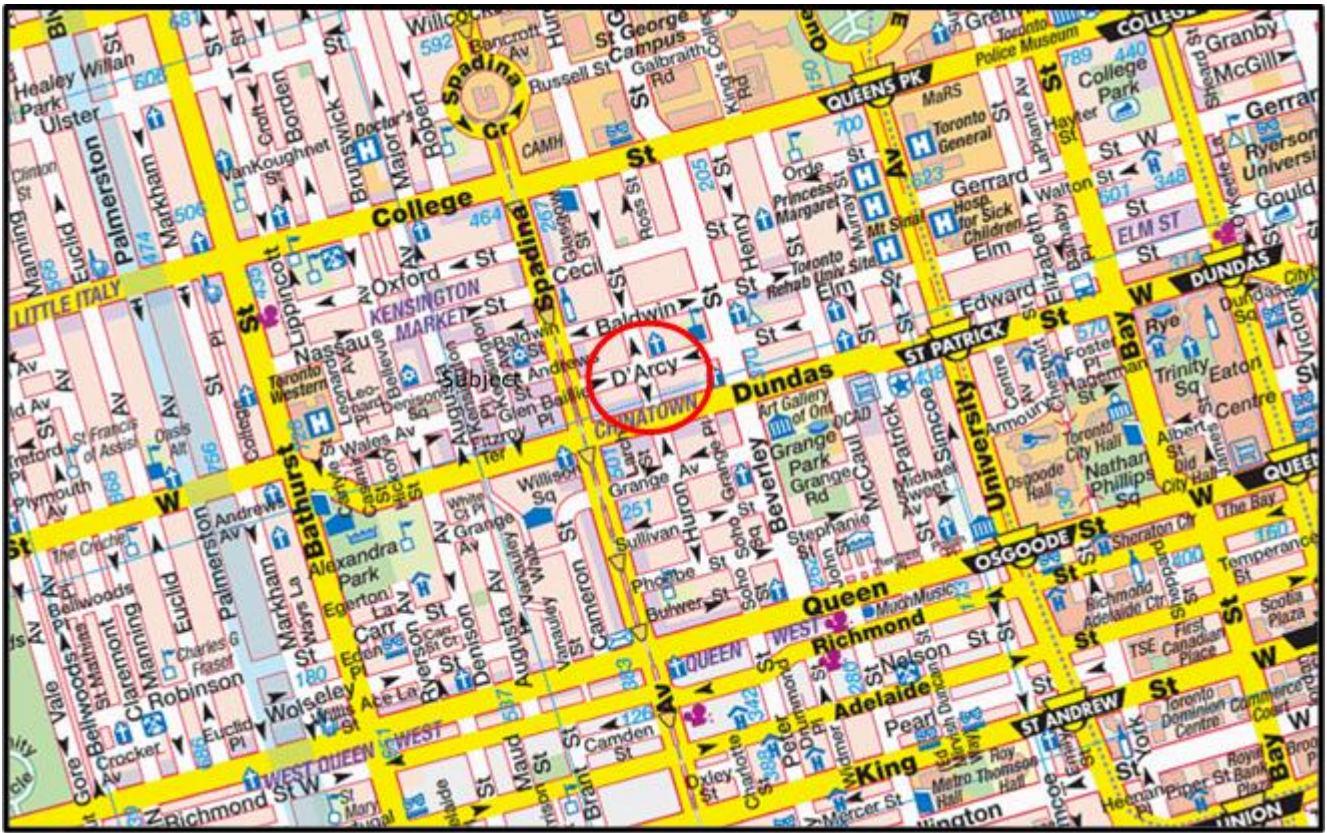
Title	Date	Recommended/ Approved
Manager, Real Estate Services	Feb. 18, 2020	Signed by Melanie Hale-Carter
Director, Real Estate Services	Feb. 18, 2020	Signed by Nick Simos
Executive Director, Corporate Real Estate Management	Feb. 20, 2020	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	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:	Mike Layton				
Contact Name:	Emily Wong				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	No objections (February 3, 2020)				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:		Division:	Financial Planning
Contact Name:		Contact Name:	Filisha Jenkins
Comments:		Comments:	Concurs with submission (January 27, 2020)
Real Estate Law Contact:	Stefan Radovanovich (February 3, 2020)	Date:	February 18, 2020

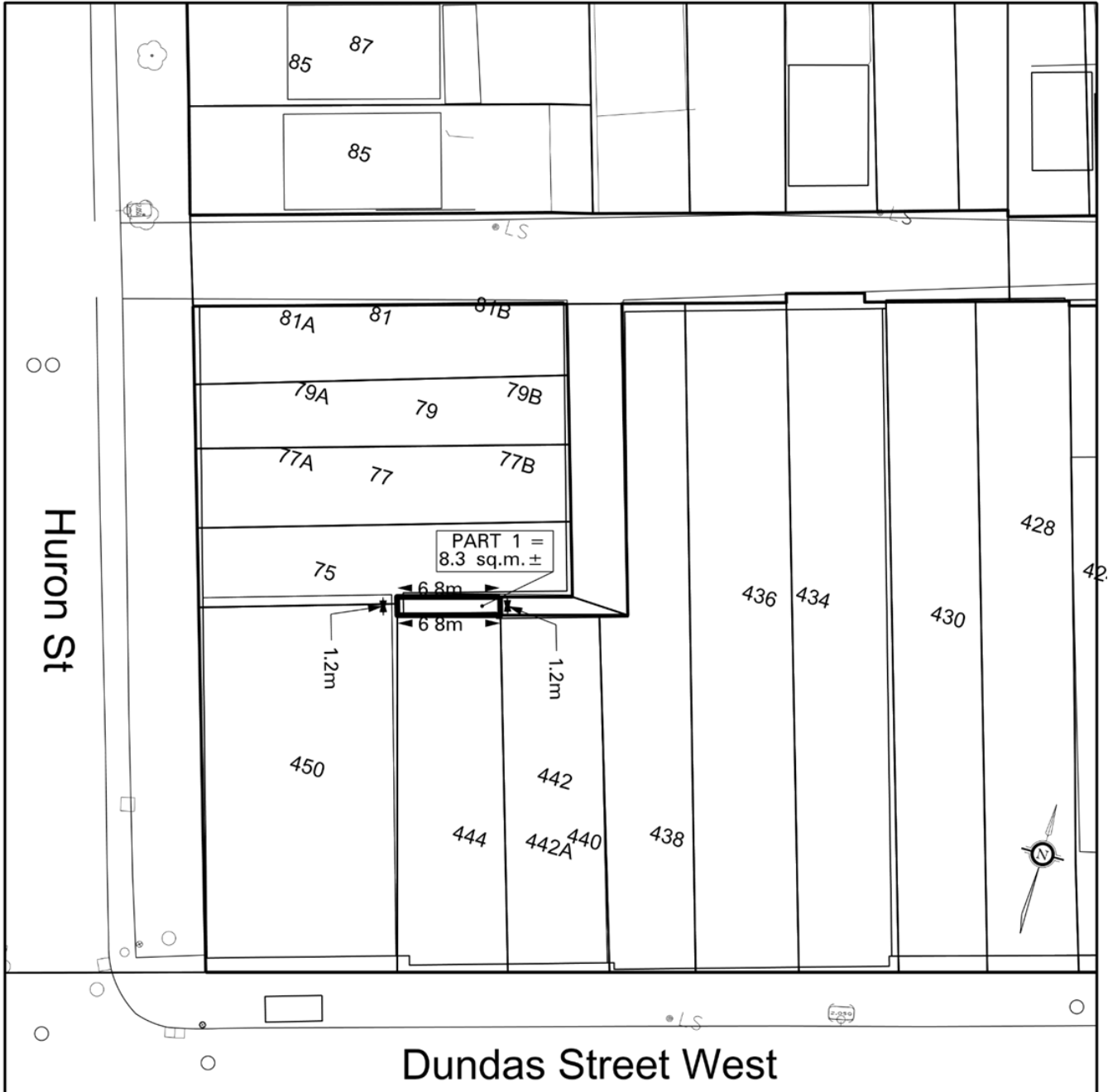
SCHEDULE "A"

SKETCH AND LOCATION MAP



SCHEDULE "B"

SKETCH OF LANE



TORONTO
ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES
LAND & PROPERTY SURVEYS

NOTE:
THIS 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 A PORTION OF THE PUBLIC LANE
AT THE REAR OF NO 444 DUNDAS STREET WEST

WARD 11 - UNIVERSITY-ROSEDALE
DATE: SEPTEMBER 04, 2019

SKETCH No PS 2019 094