

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:	Ishan Dasgupta	Division:	Real Estate Services
Date Prepared:	February 18, 2020	Phone No.:	(416) 392-7165
Purpose:	To declare surplus Toronto Parking Authority parking lot municipally known as 838 Broadview Avenue, and to authorize an invitation of an offer to purchase from the owner of the abutting lands or their successor (the "Abutting Owner") for inclusion in its proposed mixed-use development.		
Property:	Municipal carpark 232, legally described as LT 45 PI 257 Toronto (midway); Toronto; City of Toronto (the "Property") also shown on Appendix "B"		
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus and an offer to purchase the Property to be invited from the Abutting Owner 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 the DAF and agrees with the financial impact information.</p>		
Background:	<p>The property was acquired by the Toronto Parking Authority in 2016 and potential for future redevelopment was identified at that time. The Property was not acquired through expropriation proceedings. The Abutting Owner is seeking to acquire ownership of the Property for incorporation into their proposed mixed-use residential and commercial condominium project. The Property has an area of 812.0 sq. m. (8,741 sq. ft.) and located thereon is a single storey commercial building containing two separate commercial units of 2,000 square feet (185.8 square meters) each along with an ancillary parking area at the rear with a total of 11 surface parking spaces.</p> <p>The proposed mixed-use residential and commercial condominium project includes approximately 16 affordable housing units and approximately 33 parking spots intended to be acquired by the City as adopted by City Council PH11.9 on December 17, 2019 and PA10.4 adopted by the Board of Directors of the Toronto Parking Authority on November 25, 2019.</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 Property. No municipal interest was expressed. Bell Canada expressed interest in retaining an easement over the Property and is considering their requirements. If required same would be included in the transaction approval. Staff of the Housing Secretariat have indicated an interest in the Property and the proposed mixed-use development includes affordable units. Accordingly, it is appropriate that the Property be declared surplus. The Technical Review Committee has reviewed this matter and concurs.		
Property Details:	Ward:	14 – Toronto-Danforth	
	Assessment Roll No.:	1904-07-5-490-07700	
	Approximate Size:	20.08 m x 40.44 m ± (65.88 ft x 132.68 ft ±)	
	Approximate Area:	812.04 m ² ± (8,740.73 ft ² ±)	
	Other Information:	Municipal Carpark 232	
	<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:

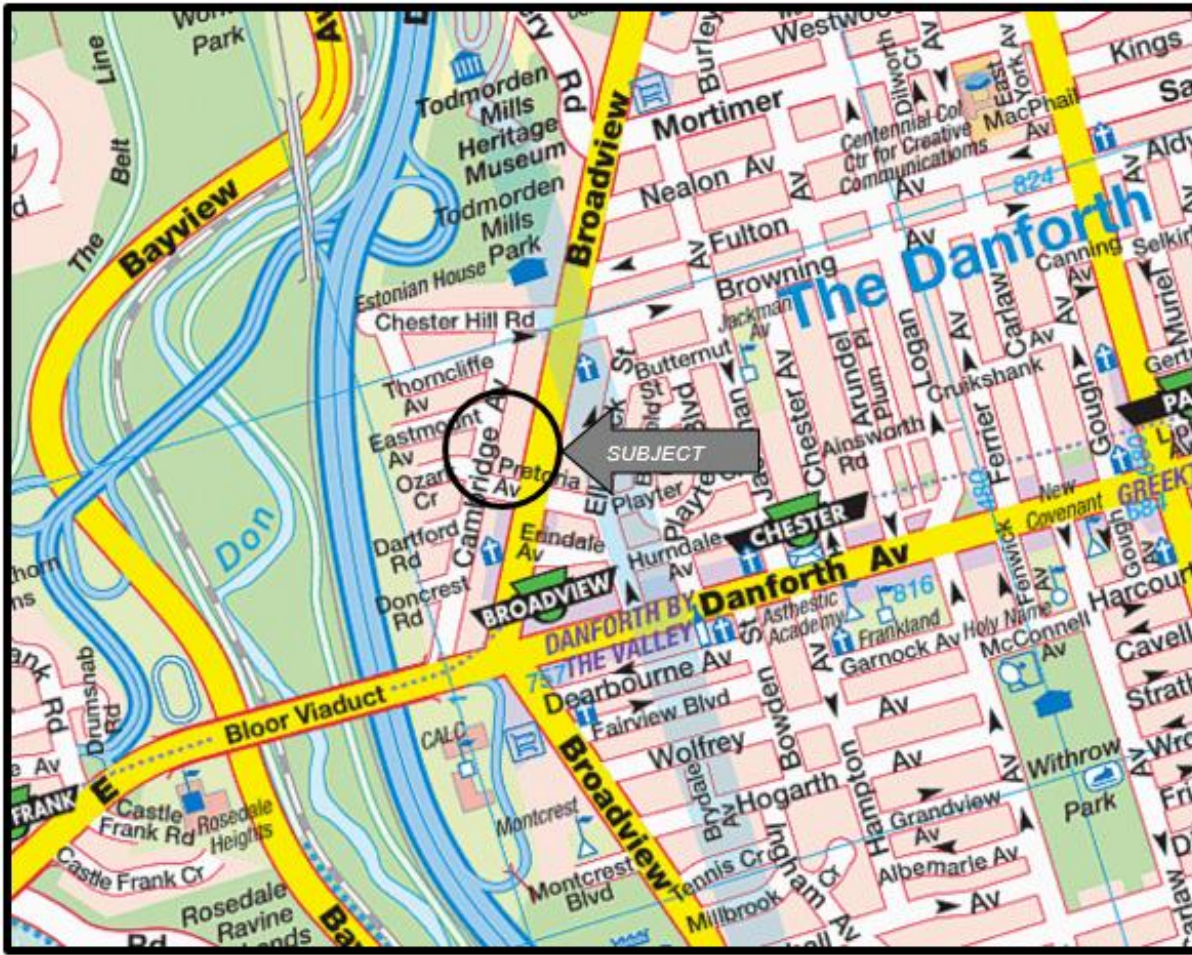
- A (1)** declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the General Government and Licensing Committee (§ 213-6).
 - Councillor does 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: Melanie Hale-Carter	February 18, 2020	Signed by Melanie Hale-Carter
Acting Director, RES: Nick Simos	February 18, 2020	Signed by Nick Simos
DCM, Corporate Services: Josie Scioli	February 24, 2020	Signed by Josie Scioli
Return to: Ishan Dasgupta Real Estate Services Metro Hall, 55 John St 2nd Fl (416) 392-7165		

Consultation with Councillor(s):					
Councillor:	Paula Fletcher				
Contact Name:	Susan Serran				
Contacted by	Phone	X	E-mail	Memo	Other
Comments:	No objections (02/04/2020)				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Toronto Parking Authority	Division:	Financial Planning
Contact Name:	Jeffrey Dea	Contact Name:	Filisha Jenkins
Comments:	Concurs (01/31/2020)	Comments:	Concurs (02/06/2020)
Real Estate Law Contact:	Jacque Kiggundu (02/07/2020)	Date:	

APPENDIX "A": LOCATION MAP



APPENDIX "B": SURVEY

