



DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2020-061

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:	Bruno Iozzo	Division:	Corporate Real Estate Services
Date Prepared:	February 25, 2020	Phone No.:	(416) 392-8151

Purpose: To declare surplus the City-owned parcel of land located adjacent to 2270-2296 Eglinton Avenue West, conditional upon City Council approving the permanent closure of this portion of Eglinton Avenue West as a public highway, and to authorize the invitation of an offer to purchase the property from the owner(s) of the abutting lands municipally known as 2270-2296 Eglinton Avenue West.

Property: A portion of Eglinton Avenue West located along the southern property boundary of 2270-2296 Eglinton Avenue West, shown as Part 1 on Sketch No. PS-2019-091 attached as Appendix "A" (the "Property").

- Actions:**
1. The Property be declared surplus conditional upon City Council approving the permanent closure of the Property as a public highway and an offer to purchase the Property be invited from the owner(s) of the abutting lands municipally known as 2270-2296 Eglinton Avenue West.
 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: There are no financial implications resulting from this approval.
The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.

Background: The Property is a small portion of the City road allowance along Eglinton Avenue West consisting of approximately 33.4 m² (or 360 ft²). The Property was not acquired through expropriation proceedings.

The City received a request from the adjacent property owner to acquire the Property for incorporation into its proposed 8-storey mixed-use residential and commercial condominium development. As part of its process, the City's Transportation Services Division has completed its circulation and review of the Property and has no objections to the closure of this portion of Eglinton Avenue West.

On September 13, 2019, Transportation Services informed the property owner that the portion of public highway was feasible to stop up and close.

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. 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.

Property Details:

Ward:	8 – Eglinton-Lawrence
Assessment Roll No.:	Not Assessed
Approximate Size:	11 metres X 3 metres
Approximate Area:	33.4 m ²
Other Information:	Right of Way in Official Record of Highways

Yes 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:

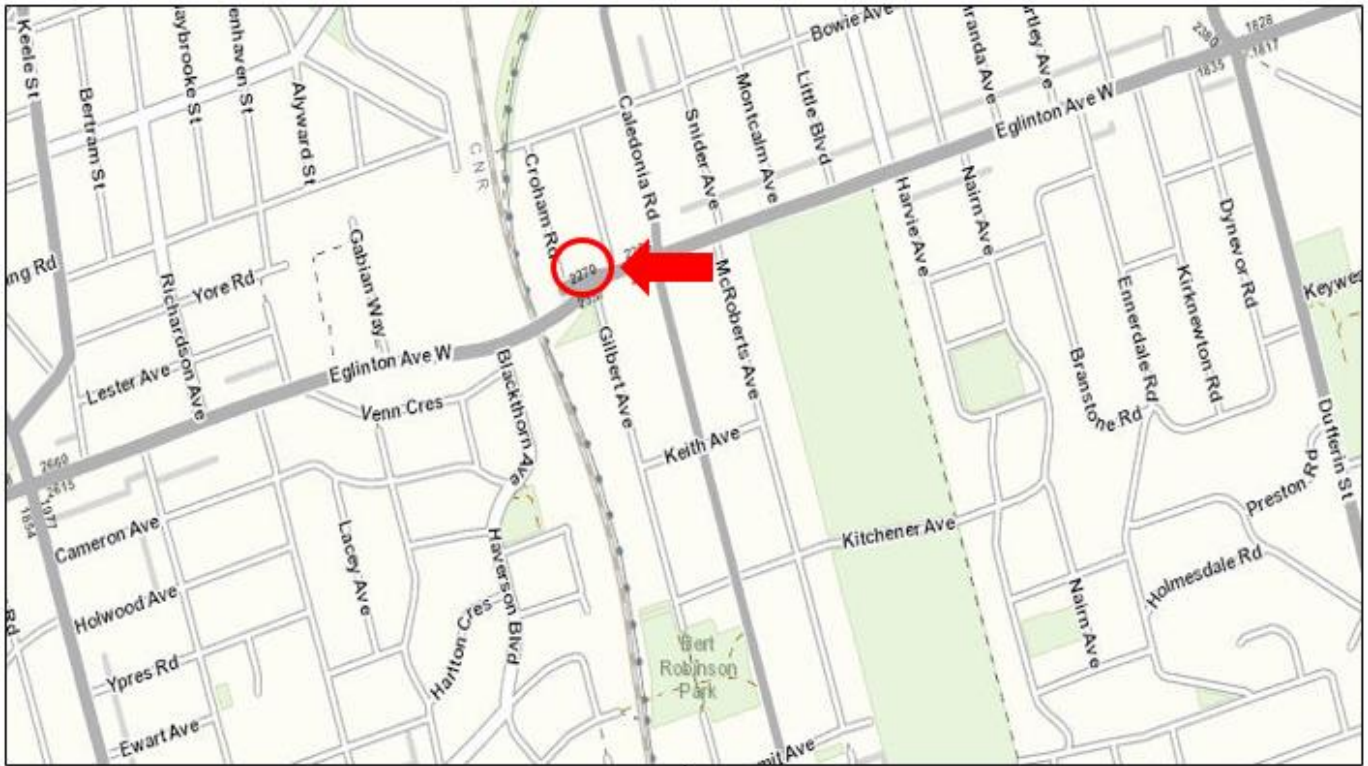
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the General Government and Licensing Committee (§ 213-6).
 - Councillor does 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, Corporate Real Estate Management	March 10,2020	Signed by Melanie Hale-Carter
Director, Corporate Real Estate Management	March 10,2020	Signed by Nick Simos
Executive Director, Corporate Real Estate Management	March 11,2020	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	March 23, 2020	Signed by Josie Scioli
Return to: Bruno Iozzo - Transaction Services 55 John Street (Metro Hall) – 2 nd Floor DAF Tracking No.: 2020-061		

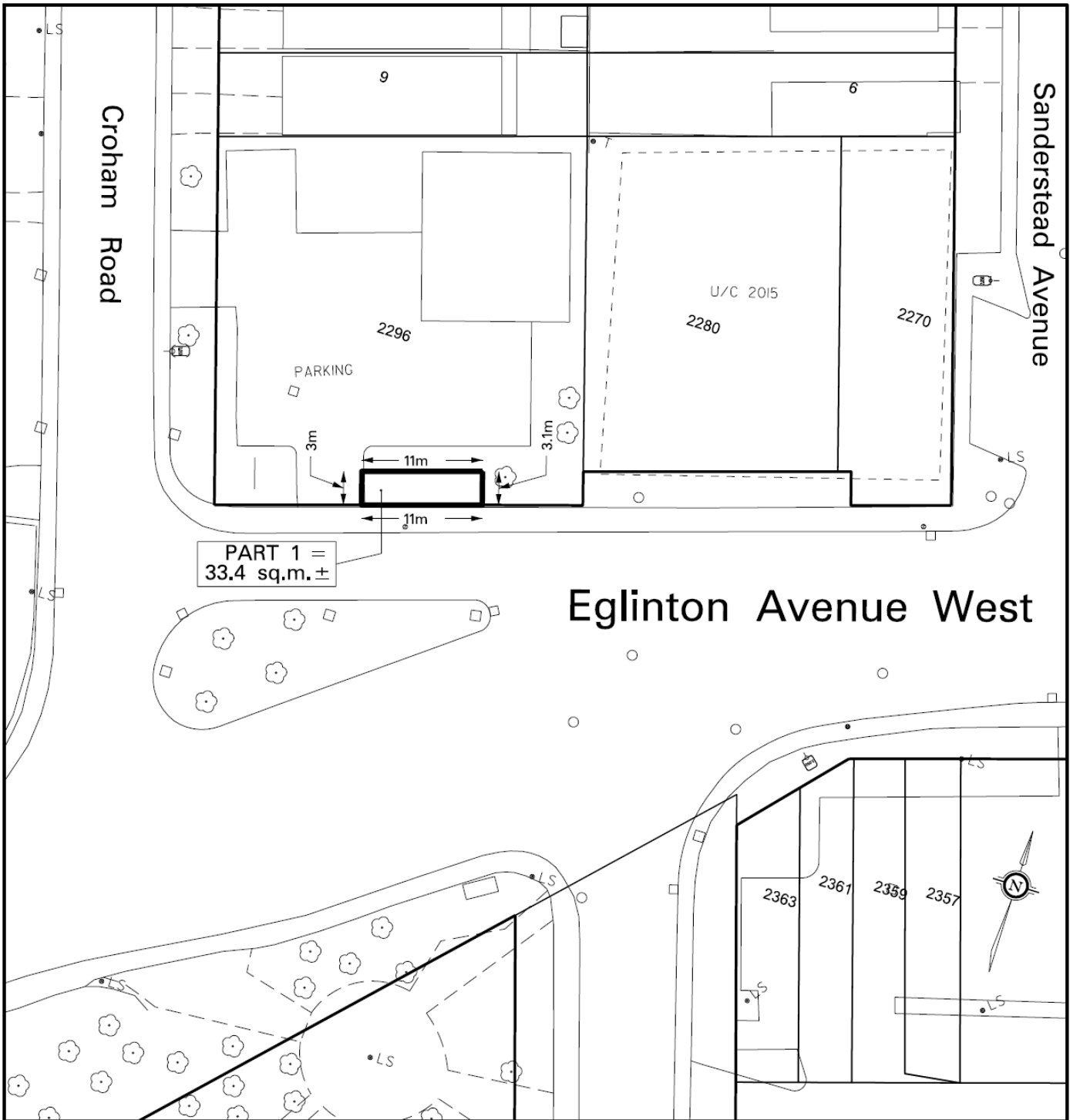
Consultation with Councillor(s):					
Councillor:	Mike Colle				
Contact Name:	Lola Dandybaeva – Chief of Staff				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	No objections (March 9, 2020)				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Khaled Chowdhury	Contact Name:	Filisha Jenkins
Comments:	No concerns (March 2, 2020)	Comments:	No issues
Real Estate Law Contact:	Emily Ng (February 27, 2020)	Date:	March 2, 2020

Appendix "A" – Location Map



Appendix "A" – Property Sketch



PART 1 =
33.4 sq.m. ±

Eglinton Avenue West



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
EGLINTON AVENUE WEST
ABUTTING NO. 2296 EGLINTON AVENUE WEST

WARD 8 - EGLINTON-LAWRENCE
DATE: AUGUST 27, 2019

SKETCH No. PS-2019-091