



## DELEGATED APPROVAL FORM DECLARE SURPLUS

TRACKING NO.: 2020-140

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.

<b>Prepared By:</b>	Ishan Dasgupta	<b>Division:</b>	Real Estate Services
<b>Date Prepared:</b>	May 28, 2020	<b>Phone No.:</b>	(416) 392-7165
<b>Purpose:</b>	To declare surplus a portion of the City-owned lands municipally known as 20 Castlefield Avenue and 565 Duplex Avenue, for exchange with 2500 Yonge Street Limited (the "Abutting Owner") for part of its abutting lands municipally known as 2490-2514 Yonge Street and 10-12 Castlefield Avenue and 567 Duplex Avenue (the "Abutting Lands").		
<b>Property:</b>	A portion of City-owned land (part of municipal carpark 39), legally described as part of LT 3 – 4 RANGE 4 PL 734 NORTH TORONTO; PT LT 1-2, 5 RANGE 4 PL 734 NORTH TORONTO AS IN EO80219, EO87292, CA245508; CITY OF TORONTO, and shown as Part 2 on the draft reference plan shown on Appendix "B" (the "Property")		
<b>Actions:</b>	<ol style="list-style-type: none"> <li>1. The Property be declared surplus.</li> <li>2. Notice be published in a newspaper in circulation in the area of the Property and be posted on the City's website.</li> <li>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.</li> </ol>		
<b>Financial Impact:</b>	<p>There is 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>		
<b>Background:</b>	The Abutting Owner will acquire ownership of the Property, to be incorporated into their proposed mixed-use residential and commercial condominium project. The Property is a 638.1 sq. m. (6,868 sq. ft.) portion of municipal carpark 39 managed by Toronto Parking Authority. The lands to be conveyed to the City in exchange (Part 1 on the draft R-Plan) are also 638.1 sq. m. (6,868 sq. ft.) and will extend carpark 39 northward. Toronto Parking Authority is aware of the land exchange, and that the reconfigured carpark 39 will remain available for future public uses.		
<b>Comments:</b>	N/A		
<b>Property Details:</b>	<b>Ward:</b>	8 – Eglinton-Lawrence	
	<b>Assessment Roll No.:</b>	1904-1146-4002-600	
	<b>Approximate Size:</b>	12.7 m x 41.5 m x 18.3 m x 41.2 m ± (137 ft x 447 ft x 197 ft x 443 ft ±)	
	<b>Approximate Area:</b>	638.1 m <sup>2</sup> ± (6,868.5 ft <sup>2</sup> ±)	
	<b>Other Information:</b>	Municipal Carpark 39	
	<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 Government Management 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
Melanie Hale-Carter, Acting Manager, Portfolio Management	June 1, 2020	Signed by Melanie Hale-Carter
Alison Folosea, Director Transaction Services	June 1, 2020	Signed by Alison Folosea
Pat Matozzo, Executive Director, Corporate Real Estate Management	June 1, 2020	Signed by Pat Matozzo
Josie Scioli, Deputy City Manager, Corporate Services	June 1, 2020	Signed by Josie Scioli
<b>Return to:</b>		
Ishan Dasgupta Program and Policy Management, Real Estate Services Metro Hall, 2nd floor		

Consultation with Councillor(s):					
Councillor:	Mike Colle				
Contact Name:	Mike Colle				
Contacted by	Phone	X	E-mail	Memo	Other
Comments:	No objections (03/24/2020)				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	N/A	Division:	Financial Planning
Contact Name:	N/A	Contact Name:	Filisha Jenkins
Comments:	N/A	Comments:	Concurs
Real Estate Law Contact:	Soo Kim Lee	Date:	03/17/2020

APPENDIX "A": LOCATION MAP



