

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:	Owen Bartley	Division:	Corporate Real Estate Management
Date Prepared:	August 10, 2020	Phone No.:	(416) 338-1297
Purpose:	<p>1. To declare surplus part of the public highway at the southwest corner of Islington Avenue and Rexdale Boulevard, and to authorize the invitation of an offer to purchase the property from RCG Islington 401 GP Inc., Islington 401 Equity Partners GP Inc., and 2527220 Ontario Inc. (collectively the "Adjoining Owner"), conditional on City Council approving the permanent closure of the highway.</p>		
Property:	<p>The land located at the southwest corner of Islington Avenue and Rexdale Boulevard, being a portion of each of Islington Avenue and Rexdale Boulevard, abutting 2200 Islington Avenue, also shown as Part 1 and Part 2 on Sketch No. PS-2019-023, (the "Property").</p>		
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 Adjoining 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 has reviewed this DAF and agrees with the financial impact information.</p>		
Background:	<p>City Council at its meeting of May 22, 23, and 24, 2018 adopted Item EY30.1, amending the former City of Etobicoke Zoning Code for the lands at 2200 Islington Avenue, to permit a commercial development. The redevelopment involves the reconfiguration of the existing intersection of Islington Avenue and Rexdale Boulevard to create a more urban and pedestrian-friendly environment. The reconfiguration will result in excess City-owned lands no longer required for roadway, which can be sold to the Adjacent Owner for inclusion in the redevelopment. As such, Council directed the developer, the Adjoining Owner, to apply to Transportation Services for the closure of any remnant right-of-way resulting from the realignment of the Islington Avenue and Rexdale Boulevard intersection. The potential sale of the Property (shown as Parts 1 and 2 on Sketch No. PS-2019-0023) would be conditional on City Council approving the permanent closure of the Property as highway.</p>		
Comments:	<p>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 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:	1 - Etobicoke North	
	Assessment Roll No.:	Not assessed	
	Approximate Size:	Irregular, approximately 142 m x 140 m ± (465.88 ft x 459.32 ft ±)	
	Approximate Area:	6970.5 m ² ± (75,029.84 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:

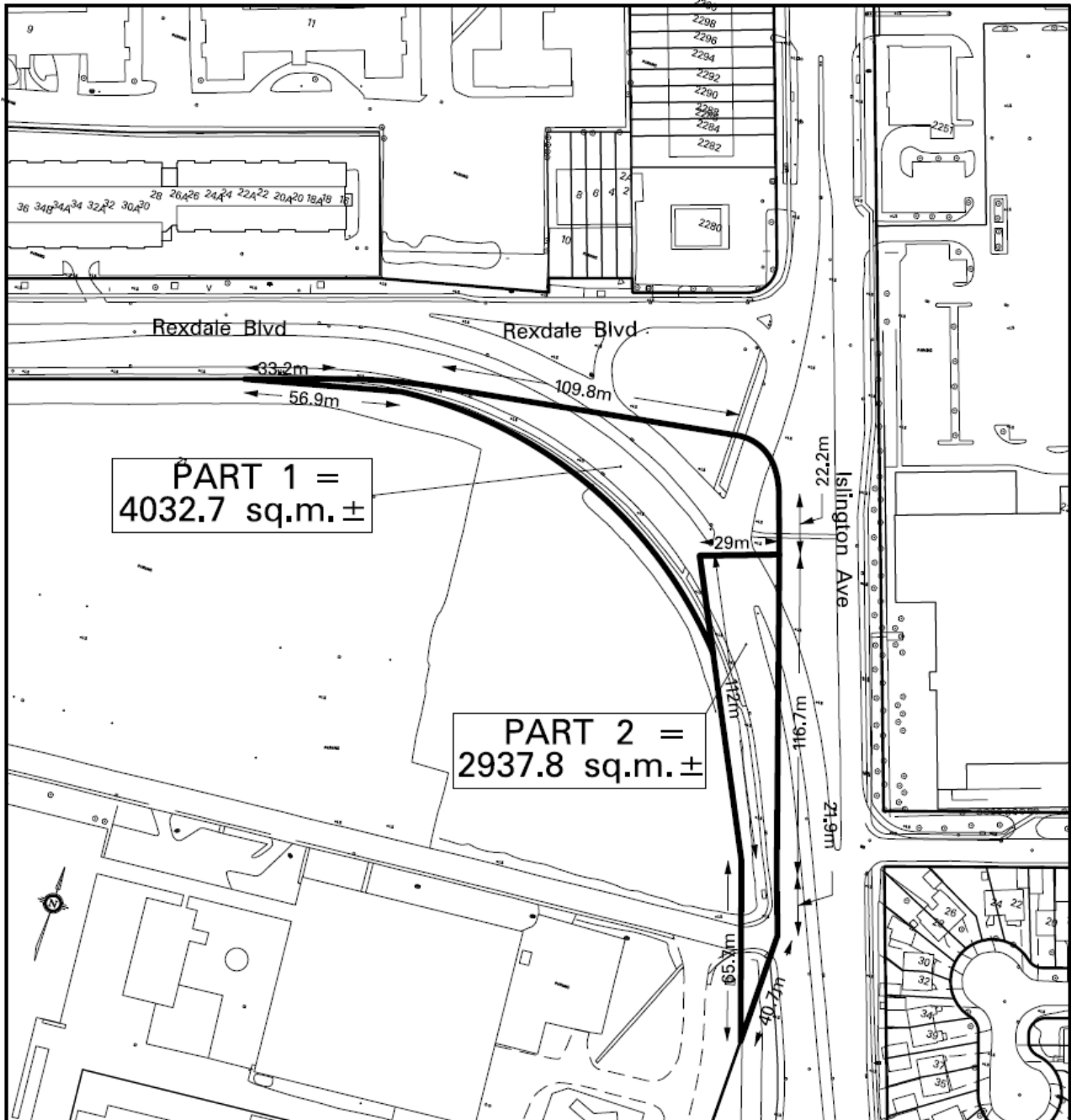
- A (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the General Government and Licensing Committee (§ 213-6).
 - Councillor does 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	Aug. 17, 2020	Signed by Daran Somas
Director, Real Estate Services	Aug. 18, 2020	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	Aug. 20, 2020	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	Aug. 20, 2020	Signed by Josie Scioli
Return to:		

Consultation with Councillor(s):					
Councillor:	Michael Ford				
Contact Name:	Jonathan Kent				
Contacted by	Phone	X	E-mail	Memo	Other
Comments:	No objections (06/01/2020)				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Infrastructure & Development Services	Division:	Transportation Services
Contact Name:	Darlene Kozelj, Senior Engineer	Contact Name:	Lukasz Pawlowski, Manager
Comments:	No concerns (06/19/2020)	Comments:	No concerns (08/06/2020)
Real Estate Law Contact:	Vanessa Bacher	Date:	

Appendix "A" – Property Sketch PS-2019-023



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 PORTIONS OF REXDALE
BOULEVARD (PART 1) AND ISLINGTON AVENUE
(PART 2) ABUTTING NO. 2200 ISLINGTON AVENUE**

WARD 1 – ETOBICOKE NORTH
DATE: MARCH 08, 2019

SKETCH No. PS-2019-023

Appendix "B" – Subject Location

