

Approved pursuant to the Delegated Authority contained in Article 1 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Elliott Baron	Division:	Corporate Real Estate Management
Date Prepared:	July 27, 2020	Phone No.:	416-338-3207
<b>Purpose:</b>	1. To declare surplus a long-term easement interest (21 years or more) in the City-owned parcel of land located within Exhibition Place at the east portion of Manitoba Drive, with the intended manner of disposal to be by way of a permanent easement to Toronto Hydro Electric System Limited ("Toronto Hydro") for the installation of underground cables connecting to new metering cabinets and to two Toronto Hydro feeders.		
<b>Property:</b>	A permanent easement interest in the land located at Exhibition Place along the east portion of Manitoba Drive, west of the General Services Building, north of the Enercare east loading docks, being Part of Block 14, Plan Ordnance Reserve, also shown as Part 1, 2 and 3 on plan 19-2444-R (2019-11-01) attached as Appendix "A", (the "Easement").		
<b>Actions:</b>	<ol style="list-style-type: none"> <li>1. The Easement be declared surplus, with the intended manner of disposal to be by way of an easement to Toronto Hydro for the installation of underground cables connecting to new metering cabinets and to two Toronto Hydro feeders.</li> <li>2. An exemption be granted from the requirement to give notice to the public.</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>	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.		
<b>Background:</b>	The Property was not acquired through expropriation proceedings. The Easement will supplement two adjacent existing permanent easements, Instrument Numbers AT4118013 and AT3357526.		
<b>Comments:</b>	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.		
<b>Property Details:</b>	<b>Ward:</b>	10 – Spadina-Fort York	
	<b>Assessment Roll No.:</b>		
	<b>Approximate Size:</b>		
	<b>Approximate Area:</b>	92.5 m <sup>2</sup> ± (994 ft <sup>2</sup> ±)	
	<b>Other Information:</b>		
	<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:**

- (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
Melanie Hale-Carter Manager, Real Estate Services	July 28, 2020	Signed by Melanie Hale-Carter
Alison Folosea Director, Real Estate Services	July 31, 2020	Signed by Alison Folosea
Patrick Matozzo Executive Director, Corporate Real Estate	Aug. 4, 2020	Signed by Marco Cuoco
Josie Scioli Deputy City Manager, Corporate Services	Aug. 4, 2020	Signed by Josie Scioli
<b>Return to:</b> Elliott Baron Property Officer, Real Estate Services		

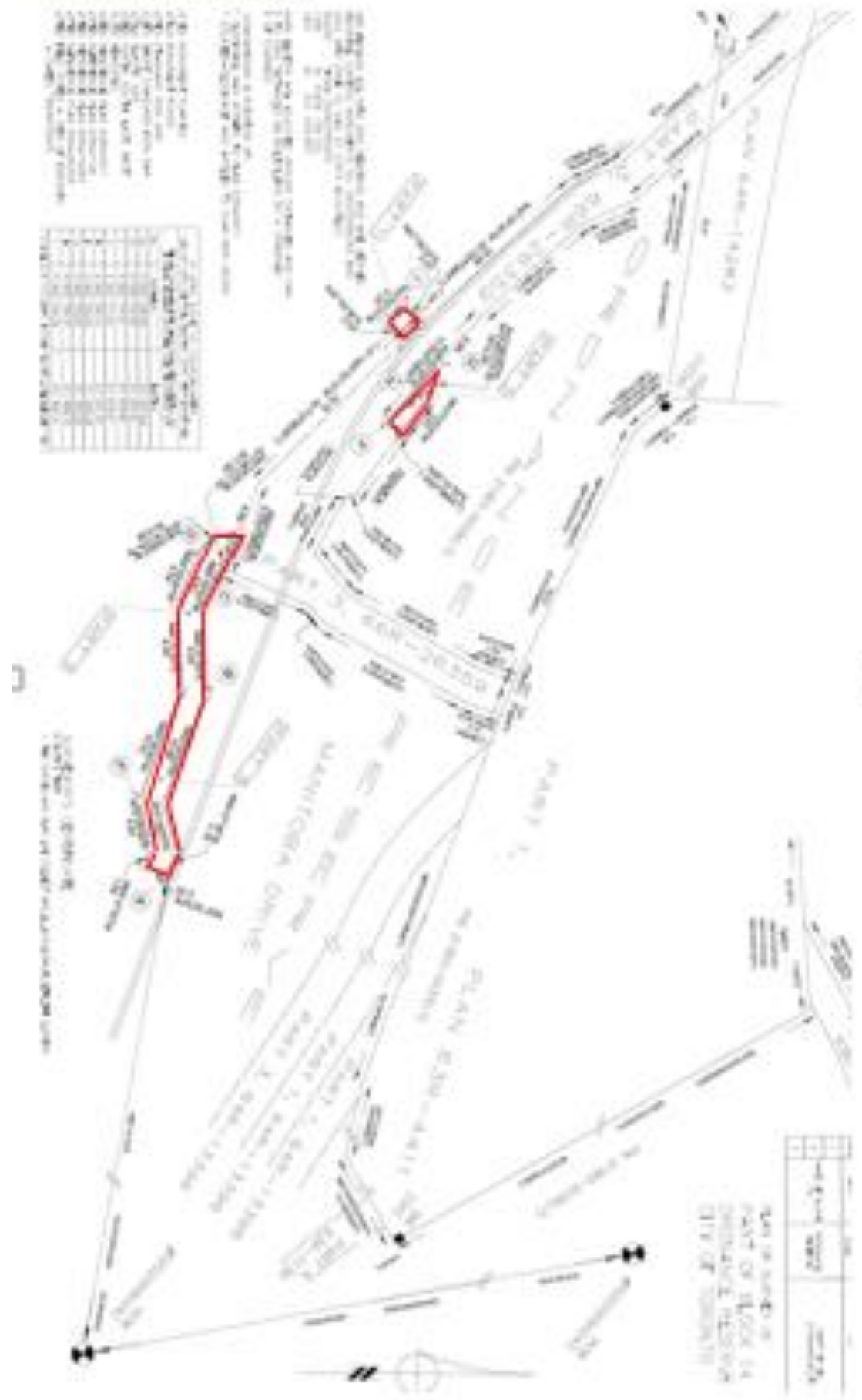
Consultation with Councillor(s):					
Councillor:	Joe Cressy				
Contact Name:	Anthony MacMahon				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail		Other
Comments:	No objections – July 16, 2020				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail		Other
Comments:					

Consultation with other Division(s):			
Division:	Exhibition Place	Division:	Financial Planning
Contact Name:	Hardat Persaud	Contact Name:	Filisha Jenkins
Comments:	Concurrence – July 15, 2020	Comments:	Concurrence – July 22, 2020
Real Estate Law Contact:	Jack Payne - Concurrence	Date:	July 20, 2020

Appendix A – Plan 19-2444-R



Figure 2 - Plan to June 1960 (11 of 12)



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