

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

Prepared By:	Blendian Stefani	Division:	Real Estate Services
Date Prepared:	December 23, 2020	Phone No.:	416-397-7481
Purpose:	To declare surplus a portion of the western terminus of Randolph Avenue (the "Highway"), and to authorize the invitation of an offer to purchase the Highway from Metrolinx, the abutting landowner, conditional on City Council approving the permanent closure of the Highway, and subject to any required easements.		
Property:	The Highway is legally described as Part of Parcel 215, Section Township of York, Part of Maude Avenue (Now Randolph Avenue) on Plan M23 Toronto lying west of Churchill Avenue (now known as Perth Avenue), designated as Part 20 on Plan 66R-31423, City of Toronto, Part of PIN 21328-0540 (LT), and shown on Appendices A & B.		
Actions:	<ol style="list-style-type: none"> The Highway be declared surplus conditional upon City Council approving the permanent closure of the Highway and an offer to purchase the Highway be invited from Metrolinx. 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 & Treasurer has reviewed this DAF and agrees with the financial impact information as identified in the Financial Impact section.</p>		
Background:	<p>Metrolinx has made an application to Transportation Services for the closure and sale of portions of Randolph Avenue, being Parts 13 and Part 20 on 66R-31423, required for the GO Expansion Program, specifically for the Bloor GO Station building pavilion.</p> <p>By registration of Expropriation Plan AT5540364, Metrolinx became the owner of a portion of Randolph Avenue, shown as Part 7 of AT5540364, and also shown as Part 13 on 66R-31423. Metrolinx advised it requires the purchase of the Highway.</p> <p>At its meeting on September 30, October 1 and 2, 2020, City Council considered EX16.4 Metrolinx-City of Toronto Master Agreement for the GO Expansion Program, and authorized the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Transportation Services, to negotiate, enter into, and execute agreements, as may be required, with Metrolinx, for the acquisition and disposition of necessary real estate interests in connection with the West Toronto Railpath and the adjacent GO Expansion Program, and as per the conditions set out in the report. The Highway is one of the contemplated real estate interests.</p> <p>Transportation Services has advised that it is feasible to close the Highway, subject to the granting of any required easements.</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 Highway. No municipal interest was expressed. Staff of the Housing Secretariat determined that there is no interest in the Highway for affordable housing.</p> <p>Accordingly, it is appropriate that the Highway be declared surplus. The Technical Review Committee has reviewed this matter and concurs.</p>		
Property Details:	Ward:	9 - Davenport	
	Assessment Roll No.:	N/A	
	Approximate Size:	Triangular	
	Approximate Area:	4.6 m ² ± (49.5 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.]**
 - X 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
Acting Manager Transaction Services	Dec. 23, 2020	Signed by Melanie Hale-Carter
Director, Transaction Services	Dec. 24, 2020	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	Dec. 24, 2020	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	Dec. 24, 2020	Signed by Josie Scioli
Return to: Blendian Stefani, Property Officer		

Consultation with Councillor(s):							
Councillor:	Deputy Mayor Ana Bailao						
Contact Name:	Adrian Martins, Communications & Policy Asst.						
Contacted by	X	Phone	X	E-mail		Memo	Other
Comments:	(12/21/2020) <ul style="list-style-type: none"> • No objections with recommendations • Does not require the matter to be determined by Council • Agrees with exemption from public notice 						
Councillor:							
Contact Name:							
Contacted by		Phone		E-mail		Memo	Other
Comments:							

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Lukasz Pawlowski, Manager	Contact Name:	Patricia Libardo, Sr. Financial Planning Analyst
Comments:	No concerns or comments (12/21/2020)	Comments:	Comments to FIS have been incorporated (12/21/2020)
Real Estate Law Contact:	Gloria Lee	Date:	

Appendix A
Location and Aerial Map



