

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

Prepared By:	Trixy Pugh	Division:	Corporate Real Estate Management
Date Prepared:	February 4, 2021	Phone No.:	(416) 392-8160
Purpose:	To amend Delegated Approval Form No. 2020-036, executed December 10, 2020, by including Parts 5, 6 and 9 on the draft reference plan attached hereto as Appendix "B" as part of the property to be declared surplus, conditional on City Council approving the permanent closure of the public lane at the rear of 2104-2110 Yonge Street.		
Property:	A portion of the public lane at the rear of 2104-2110 Yonge Street, legally described as Part of Lane on Plan 585E Toronto; Being Lane Between Hillsdale Avenue West & Manor Road West, designated as Part 3 on 66R-27137 (the "Lane")		
Actions:	<ol style="list-style-type: none"> 1. The declaration of surplus of the Property under DAF 2020-036 is amended to include Parts 5, 6 and 9 on the draft reference plan. 2. All other Actions items approved under DAF 2020-036 are confirmed and remain unchanged. 		
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 implications as identified in the Financial Impact section.		
Background:	<p>Stratified portions of the Lane were previously declared surplus via DAF 2020-036, executed December 10, 2020.</p> <p>The original DAF declared Parts 3 and 8 on the attached draft reference plan (Appendix "B") as surplus, with the recommended disposal being by way of sale to the adjacent owner at 2100-2110 Yonge Street. DAF 2020-036 is hereby amended to surplus Parts 5, 6 and 9 (in addition to Parts 3 and 8), and to revise the parts of the Lane to be retained by the City to include only Parts 4 and 7 on the attached draft R plan. Parts 4 and 7 on the attached draft R Plan will be retained for the Toronto Transit Commission for Line 1 subway setback requirements. The colour-coded drawing attached as Appendix "A" shows an overview of the parts of the Lane at grade (and below) to be retained, and those to be declared surplus. Part of the Lane to be declared surplus includes an area for balconies, which will overhang the retained TTC Part 4 above the third storey of the building.</p>		
Comments:	All other terms as approved by DAF 2020-036 remain unchanged.		
Property Details:	Ward:	12 – St. Paul's	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	63.6 m ² ± (684.58 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:

- (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	Feb. 9, 2021	Signed by Daran Somas
Director, Real Estate Services	Feb. 10, 2021	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	Feb. 12, 2021	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	Feb. 12, 2021	Signed by Josie Scioli
Return to: Trixy Pugh Real Estate Services Metro Hall, 55 John Street, 2nd Floor		

Consultation with Councillor(s):	
Councillor:	Josh Matlow
Contact Name:	Denise McMullin
Contacted by	Phone <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No objections (Oct 30, 2020)
Councillor:	
Contact Name:	
Contacted by	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Lukasz Pawlowski	Contact Name:	Patricia Libardo
Comments:	Incorporated into DAF (February 4, 2021)	Comments:	Incorporated into DAF (February 1, 2021)
Real Estate Law Contact:	Vanessa Bacher (February 1, 2021)	Date:	

Appendix "A": Location Map & Sketch

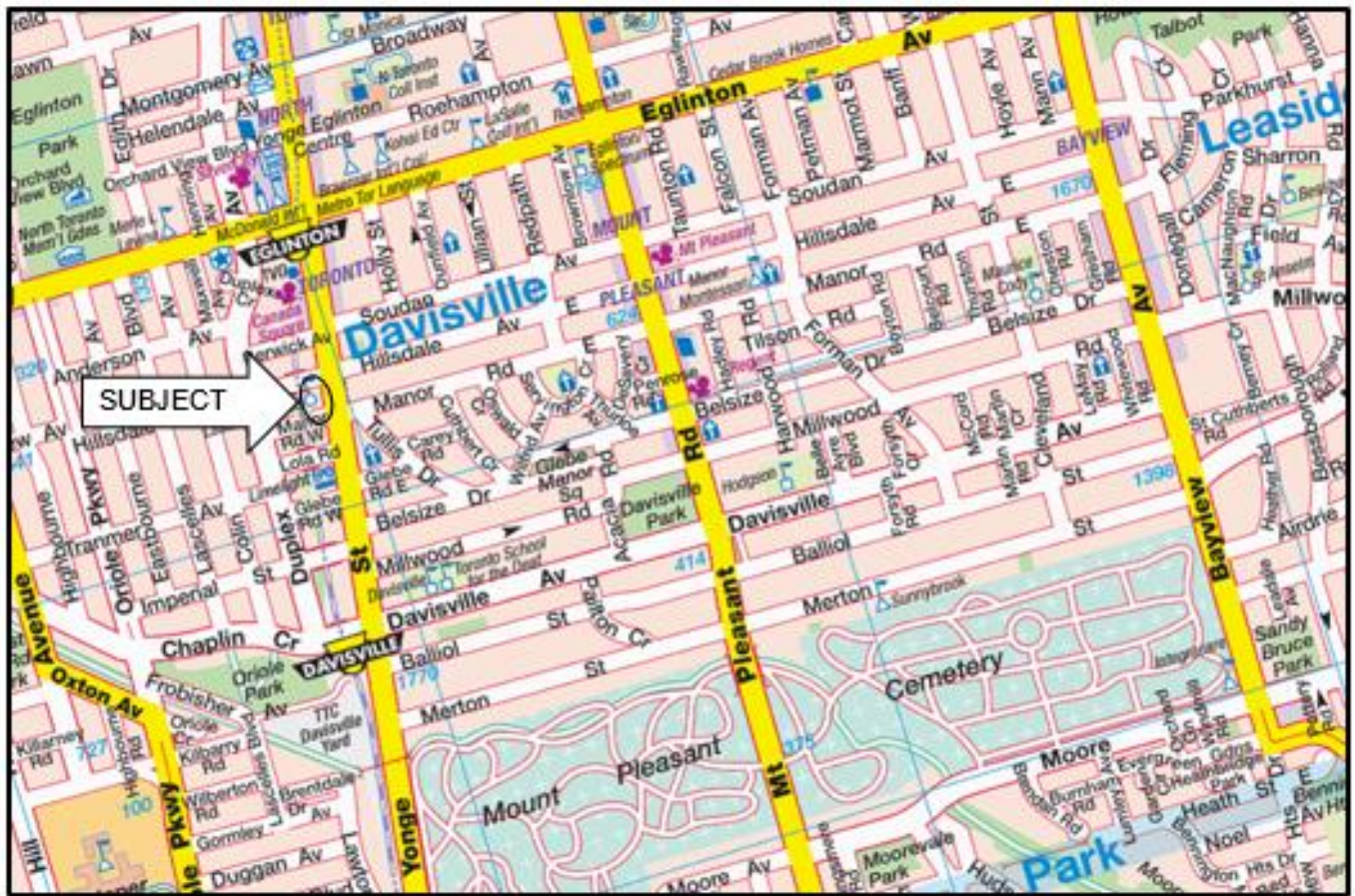



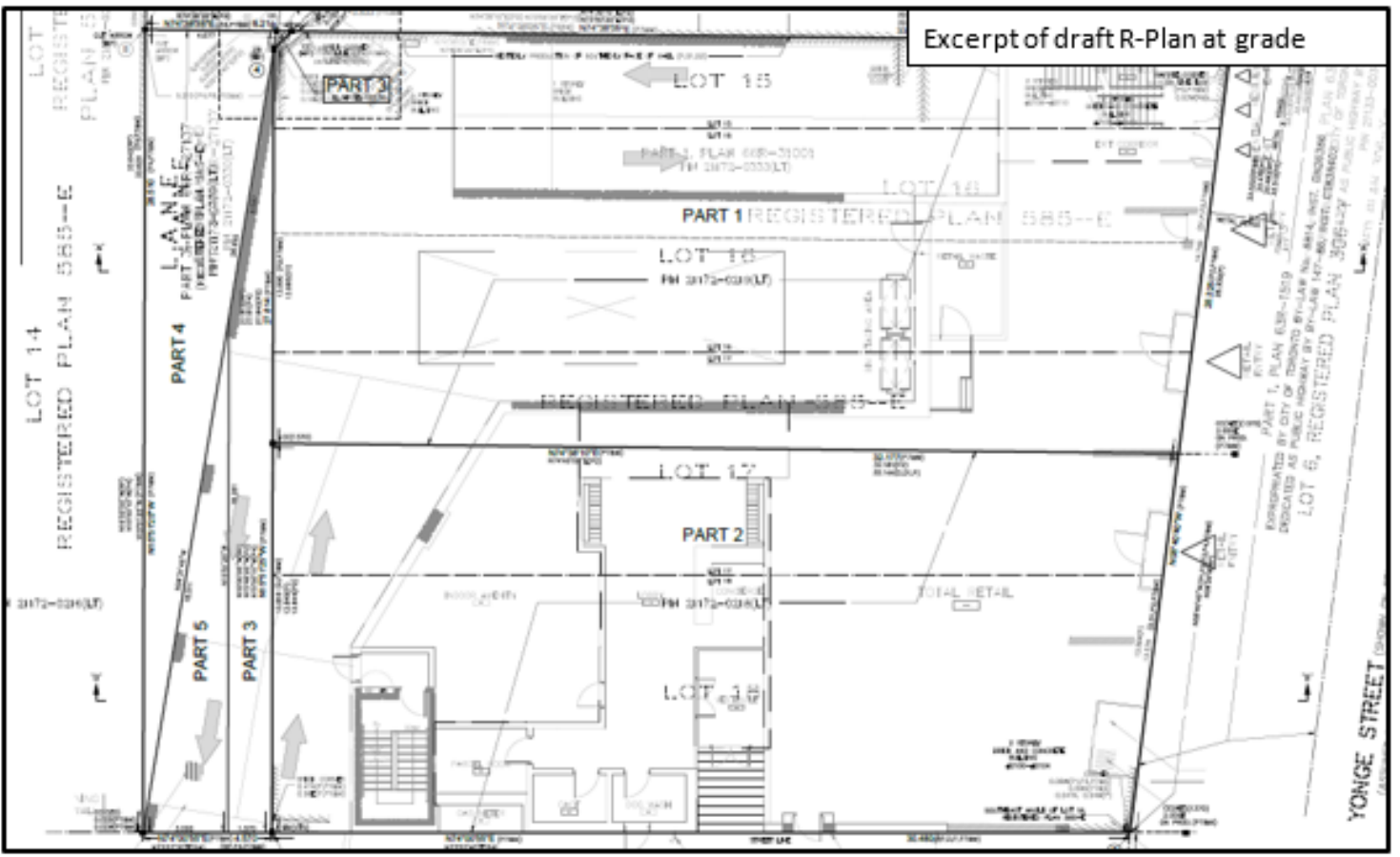


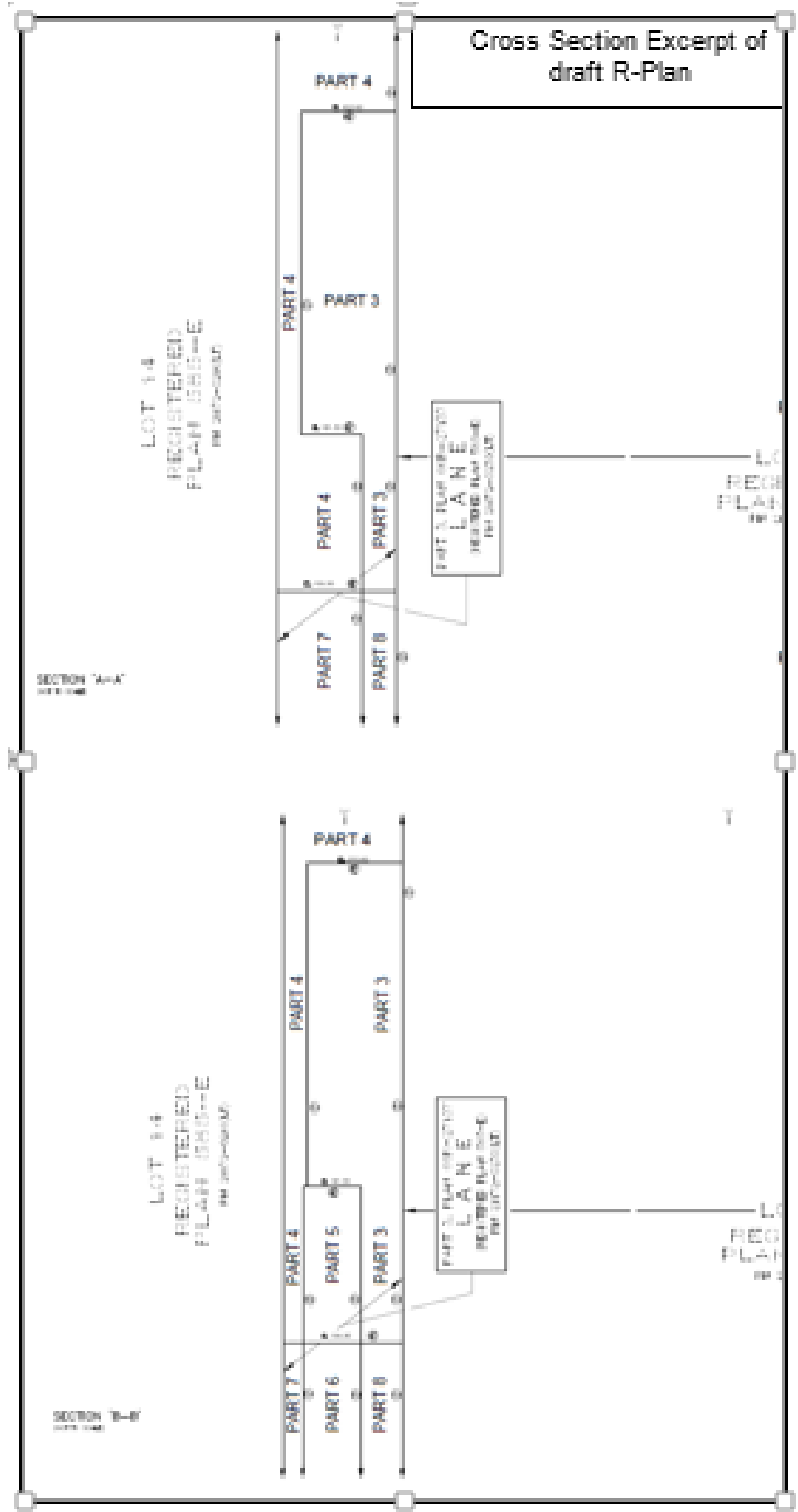
Illustration is approximate



-  Lane to be closed
-  TTC/City to retain at grade
-  Portion to declare surplus at grade

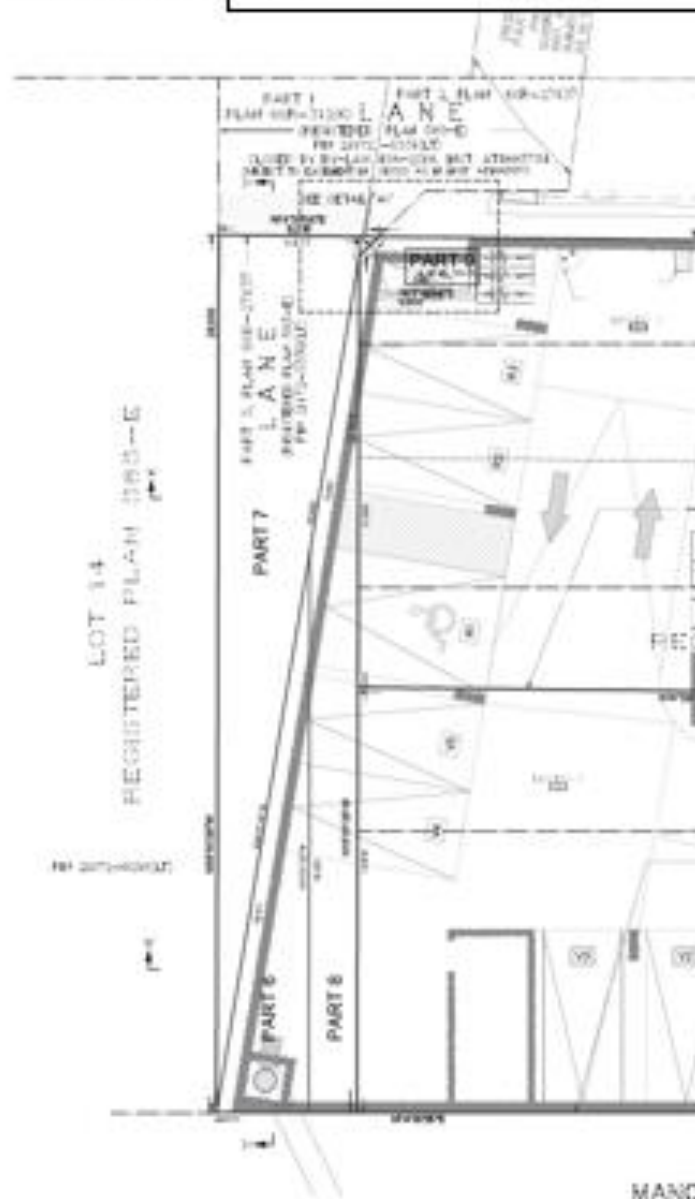
Excerpt of draft R-Plan at grade





REGISTERED

Part 9 on Excerpt of draft R-Plan



DETAIL 'A'

