

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

Prepared By:	Mike Saffran	Division:	Corporate Real Estate Management
Date Prepared:	January 10, 2022	Phone No.:	(416) 392-7205
Purpose:	To amend the description of the Property under DAF No. 2021-167 by replacing Sketch No. PS-2021-045 with Reference Plan 66R-32180 to amend the configuration of a stratified portion of the City-owned lane to the west of 375 Queen Street West to be declared surplus, conditional on City Council approving permanent closure of the stratified parcel of the public lane.		
Property:	Part of PIN: 21412-0310 (LT) in the Land Registry Office of Toronto (No. 66) in Land Titles Division, being Part of Lots 21 and 22 Plan 1B, designated as Part 5 on Plan 66R-32180; City of Toronto, and shown on Appendix "A" (the "Lane").		
Actions:	<ol style="list-style-type: none"> 1. The description of the Property under DAF 2021-167 is amended by replacing Part 2 on Sketch No. PS-2021-045 comprising approximately 22.1 square metres with Part 5 on Plan 66R-32180 comprising 21.2 square metres. 2. Notice be published in a newspaper in circulation in the area of the Lane 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:	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:	In accordance with the City's Real Estate Disposal By-law, No. 814-2007, Part 2 on Sketch No. PS-2021-045 with an area of 22.1 square metres was declared surplus on November 19, 2021 (DAF No. 2021-167) with the intended manner of disposal to be by inviting an offer to purchase from the Purchaser. However, the configuration of the declared surplus area is required to be amended to align with Part 5 on Plan 66R-32180.		
Comments:			
Property Details:	Ward:	10 – Spadina-Fort York	
	Assessment Roll No.:	N/A	
	Approximate Size:	Irregular shaped	
	Approximate Area:	21.2 m ² (228.2 ft ²)	
	Other Information:	Public lane	
<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, Portfolio Management Scott Delahunt	Jan. 10, 2022	Signed by Scott Delahunt
Director, Transaction Services Alison Folosea	Jan. 14, 2022	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management Patrick Matozzo	Jan. 14, 2022	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services Josie Scioli	Jan. 14, 2022	Signed by Josie Scioli
Return to: Mike Saffran, CREM – Transaction Services, 2nd floor, Metro Hall (mike.saffran@toronto.ca) DAF 2022-018		

Consultation with Councillor(s):					
Councillor:	Joe Cressy				
Contact Name:	Anthony MacMahon				
Contacted by	Phone	X	E-mail	Memo	Other
Comments:	No objections – January 10, 2022				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:		Division:	Finance
Contact Name:		Contact Name:	Ciro Tarantino
Comments:		Comments:	Concurs with FIS – January 10, 2022
Real Estate Law Contact:	Gloria Lee	Date:	January 10, 2022

Appendix "A" – Site Map and Reference Plan 66R-32180



