

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

Prepared By:	Devi Mohan	Division:	Corporate Real Estate Management
Date Prepared:	August 16, 2023	Phone No.:	437-991-8168
Purpose:	To declare surplus the City-owned parcel of land located at 1355 Bridletowne Circle (formerly known as 1251 Bridletowne Circle) (the Property") and to authorize the invitation of an offer to purchase (the "Offer") from YMCA of Greater Toronto ("YMCA") for nominal consideration.		
Property:	PIN: 061140049 legally described as Parcel 32-13, Section S7 Part Lot 32, Concession 3, Scarborough Pt 2, 66R7469 Scarborough , City Of Toronto PIN: 061140018 legally described as Block e, plan m-1229, designated as parts 10, 11, 12, 13 and 14 on plan 66r-25874, subject to an easement over parts 12 and 13 on plan 66r-25874 as in instrument no. C11095. City of Toronto PIN: 061140266 legally described as Part Of Block B, Plan M1580, Designated As Part 3 On 66r-25874 And Part Of Block B, Plan M-1357, Designated As Part 4 On 66r-25874, City Of Toronto PIN: 061140263 legally described as Part Of Lot 32, Concession 3, Designated As Parts 8 And 9 On Plan 66r-25874, City Of Toronto		
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus, with the intended manner of disposal to be by way of inviting an offer to purchase from to purchase from YMCA of Greater Toronto for nominal consideration, subject to an easement for Toronto Water and road widenings. 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:	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.		
Background:	In 2010, the need for a community hub in the neighbourhood of Steeles-L'Amoreaux was first identified. Through public sector community-based collaboration amongst the City, YMCA and United Way Toronto, YMCA was selected to lead the creation of the Community Hub. In 2012, the City of Toronto acquired the Property from Toronto Lands Corporation for the purposes of transfer to YMCA for the development of the community hub (EX9.16). When YMCA failed to meet certain conditions required for transfer, decision was made to lease the property to YMCA until it could meet such conditions (EX28.16). In the interim a lease of the Property to Scarborough Heath Network, YMCA's development partner, was entered into (GL16.13). In 2022 (GL28.12), upon confirmation that YMCA had met the conditions of transfer, City Council authorized staff to negotiate and execute the Offer. Toronto Water requires an easement twelve metres wide free and clear along the northeast corner of the Property. Transportation Service requires 0.4 meters of land to be conveyed for road widening and public highway dedication. Accordingly, the City surveyor has drafted and deposited a new reference plan (66R-32865) that takes into account all divisional requests.		
Comments:	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.		
Property Details:	Ward:	22 – Scarborough-Agincourt	
	Assessment Roll No.:	1901-10-3-056-01505	
	Approximate Size:		
	Approximate Area:		
	Other Information:	PINs: 061140263, 061140266, 061140049, 061140018	
		<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:

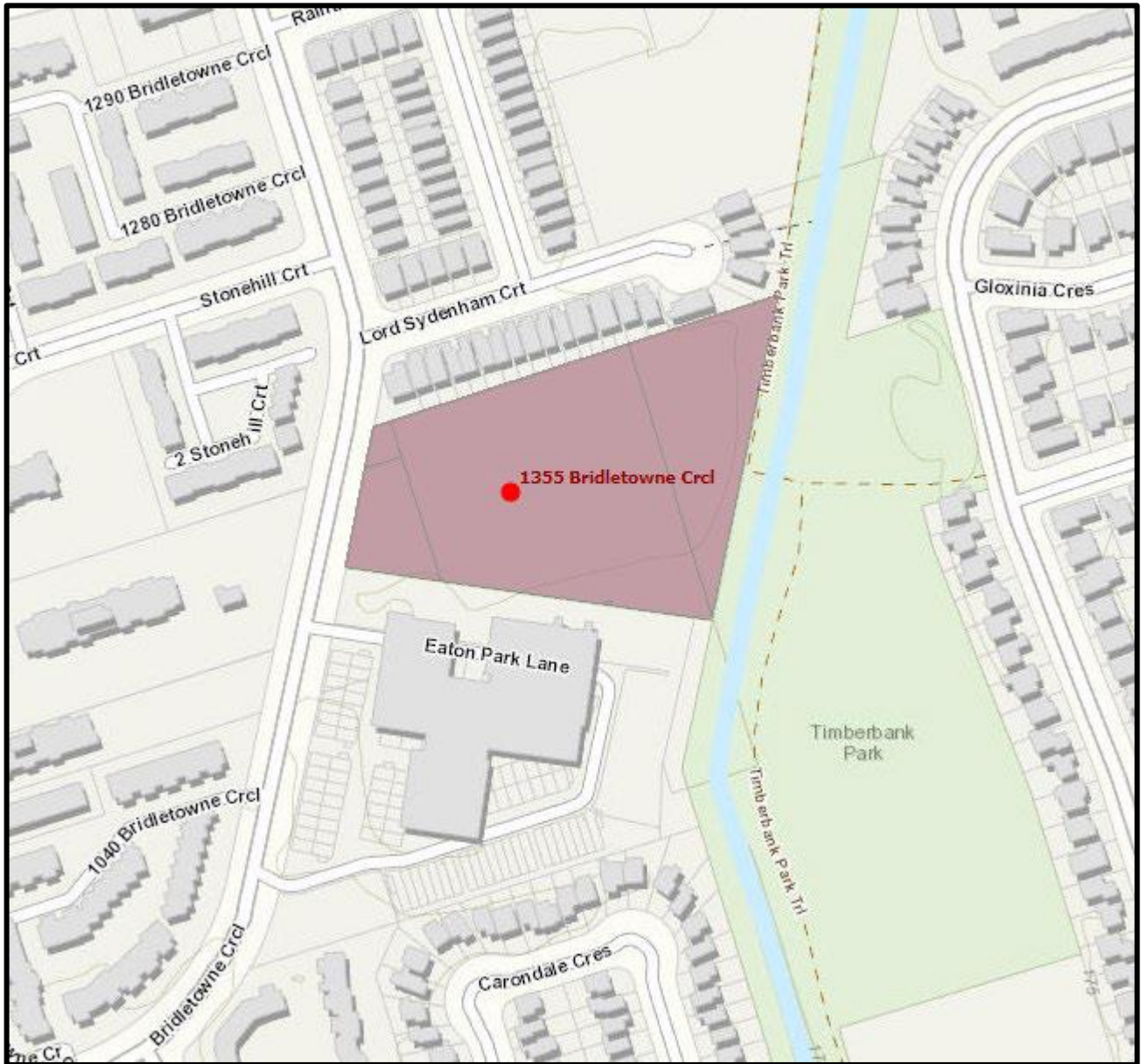
- (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the appropriate standing committee (§ 213-1.6).
 - Councillor does not require 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 (§ 213-1.7).
 - 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 (§ 213-1.4):
 - (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 (§ 213-1.5):
 - (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
Ronald Ro, Manager, Real Estate Services	August 16, 2023	Signed by Ronald Ro
Alison Folosea, Director, Real Estate Services	August 21, 2023	Signed by Alison Folosea
Pat Matozzo, Executive Director, Corporate Real Estate Management		
Josie Scioli, Deputy City Manager, Corporate Services	August 23, 2023	Signed by Josie Scioli
Return to: Devi Mohan Real Estate Services, Metro Hall, 55 John St, 2nd Floor		

Consultation with Councillor(s):					
Councillor:	Nick Mantas				
Contact Name:	Joanne Fusillo Ademaj				
Contacted by	Phone	x	E-mail	Memo	Other
Comments:	No objections				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Toronto Water	Division:	Financial Planning
Contact Name:	Patrick Cheung	Contact Name:	Ciro Tarantino
Comments:	Recommendations incorporated/No Objections	Comments:	No Comments/Concerns
Real Estate Law Contact:	Bronwyn Atkinson	Division:	Engineering & Construction Services
Division:	Transportation Services	Contact Name:	Dinesh Kandel
Contact Name:	Troy Caron	Comments:	Recommendations incorporated/No objections
Comments:	Recommendations incorporated/No Objections	Date:	August 16, 2023

Appendix A



Appendix B

