

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

Prepared By:	Allan Mak	Division:	Corporate Real Estate Management
Date Prepared:	October 16, 2023	Phone No.:	416-392-8159
Purpose:	To declare surplus the City-owned parcel of land located immediately west of Penny Lane and immediately north of 1702 Queen Street East (the " Property ") and to authorize the invitation of an offer to purchase the property from Queen Kingston Holdings Inc. (the " Abutting Owner ")		
Property:	Lands located immediately west of Penny Lane and immediately north of the property known municipally as 1702 Queen Street East, being Part of Lots Pt Lane PI 435E – Registered Plan 435E, also shown as the portion highlighted in green on Sketch No. 18-09SK0 attached hereto as Attachment "A" and shown as the green outlined portion of the Aerial View map attached hereto as Attachment "B", forming a part of PIN 21023-0236 (LT).		
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus, and an Offer to Purchase be invited from the Abutting Owner conditional on the registration of a by-law closing the public highway. 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:	<p>There are no financial implications resulting from this approval.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>		
Background:	<p>City Council, at its meeting on July 19, 2022, adopted the report entitled "1684-1702 Queen Street East – Zoning Amendment Application – Final Report" (Item 2022.TE34.51). The report included a requirement that the Property be incorporated in the proposed development at 1684-1702 Queen Street East. At present, the Property serves no formal public lane purpose as it does not provide access to another public street or property. It only provides sole access to the rear of 1702 Queen Street East.</p> <p>The redevelopment of the site proposes a direct connection between Penny Lane and Orchard Park Boulevard. Should the City retain ownership of the Property, it would remain an orphan parcel post development that would effectively connect to a driveway that serves the rear of the development.</p> <p>The Property was not acquired through expropriation proceedings.</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 Property. The only municipal interest expressed related to existing storm sewer infrastructure which will be protected by the retention of any required easements over the Property. 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.</p> <p>The Technical Review Committee has reviewed this matter and concurs.</p>		
Property Details:	Ward:	19 – Beaches-East York	
	Assessment Roll No.:	N/A	
	Approximate Size:		
	Approximate Area:	69.6 m ² ± (749.17 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 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
Manager, Transaction Services Vinette Prescott-Brown	Oct. 18, 2023	Signed by Vinette Prescott-Brown
Director, Transaction Services Alison Folosea	Oct. 19, 2023	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management Pat Matozzo	Oct. 24, 2023	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services David Jollimore	Oct. 24, 2023	Signed by David Jollimore
Return to:		

Consultation with Councillor(s):						
Councillor:	Brad Bradford					
Contact Name:	Madison Leisk					
Contacted by	Phone	X	E-mail	Memo	Other	
Comments:	Concurred					
Councillor:						
Contact Name:						
Contacted by	Phone		E-mail	Memo	Other	
Comments:						

Consultation with other Division(s):			
Division:		Division:	Financial Planning
Contact Name:		Contact Name:	Ciro Tarantino
Comments:		Comments:	Concurred
Real Estate Law Contact:	Vanessa Bacher	Date:	July 21, 2023

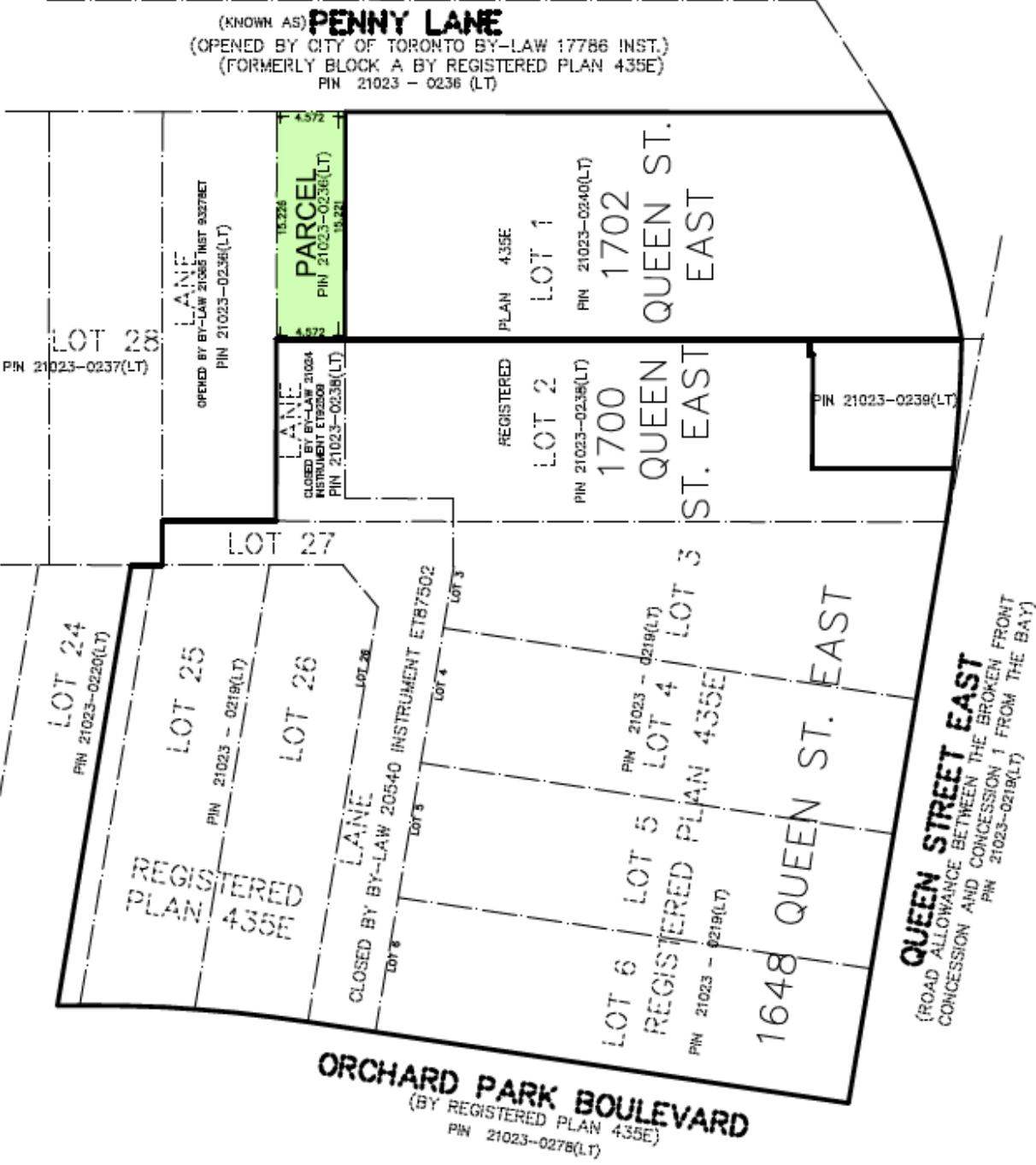
SKETCH TO ILLUSTRATE
**PROPOSED LAND ACQUISITION
 FROM CITY OF TORONTO**

ATTACHMENT A

KRCMAR SURVEYORS LTD. 2021
 NOT TO SCALE



PARCEL SUMMARY			
LEGAL DESCRIPTION	PIN	CURRENT OWNER	AREA m ²
PROPOSED LAND ACQUISITION: LANE (BY REGISTERED PLAN 435E)	Part of 21023-0236(LT)	CITY OF TORONTO	69.6



KRCMAR

DATE: NOVEMBER 5TH, 2021							
FIELD:	-	DRAWN:	P.H.M.	CHECKED:	S.K.	JOB NO:	18-019
DWG NAME:	18-09SK01	PLOT INFO:	11:29 05/Nov/2021	WORK ORDER NO:	35435		

Attachment "B" – Aerial View

