

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

Prepared By:	Winnie Lam	Division:	Corporate Real Estate Management										
Date Prepared:	March 1, 2024	Phone No.:	437-991-8040										
Purpose:	To declare surplus part of the City-owned parcel of land abutting 1, 7 & 15 Sudbury Hall Drive and to authorize the invitation of an offer to purchase the property from 1020969 Ontario Limited and Bonnydon Limited (collectively, the "Applicants").												
Property:	<p>Portion of the public highway known as Sudbury Hall Drive abutting 1, 7, & 15 Sudbury Hall Drive, and legally described as:</p> <ol style="list-style-type: none"> 1. Rdal Btn Lts 6 & 7 Con 2 Scarborough Pt 1 64R9476; Pt Lt 13 Blk F PI 279 Scarborough As In SC213050; Being Sudbury Hall Dr (Formerly Dean Park Rd & Aka Morrish Rd); Toronto, City Of Toronto, Being Pin 06193-0761 (LT), Shown As Parts 1 And 2 Of Plan 66R-33354; And 2. Rdal Btn Lts 6 & 7 Con 2 Scarborough Pt 3, 64R13657; Toronto, City Of Toronto, Being Pin 06193-0929 (LT), And Shown As Part 3 Of Plan 66R-33354. <p>(collectively, the "Property"), subject to the reservation of an easement in favour of the City for a storm sewer and a sanitary sewer.</p>												
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus conditional upon City Council approving the permanent closure of the highway and an offer to purchase the Property be invited from the Applicants. 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>The Property was not acquired through expropriation proceedings.</p> <p>The Applicants, 1020969 Ontario Limited (owner of 15 Sudbury Hall Drive) and Bonnydon Ltd. (owner of 7 Sudbury Hall Drive), are adjacent property owners and developers of the adjoining subdivision. The Property forms part of the draft approved plan of subdivision 55T-85008. The Applicant intends to incorporate the Property into the proposed subdivision development.</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. No municipal interest was expressed except for an easement in favour of the City for an active municipal 1050 mm diameter storm sewer and 250 mm diameter sanitary sewer that are located within 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. The Technical Review Committee has reviewed this matter and concurs.</p>												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>25 – Scarborough-Rouge Park</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>179.3 m² (1,930.0 ft²)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table> <p><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.</p>			Ward:	25 – Scarborough-Rouge Park	Assessment Roll No.:		Approximate Size:		Approximate Area:	179.3 m ² (1,930.0 ft ²)	Other Information:	
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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:

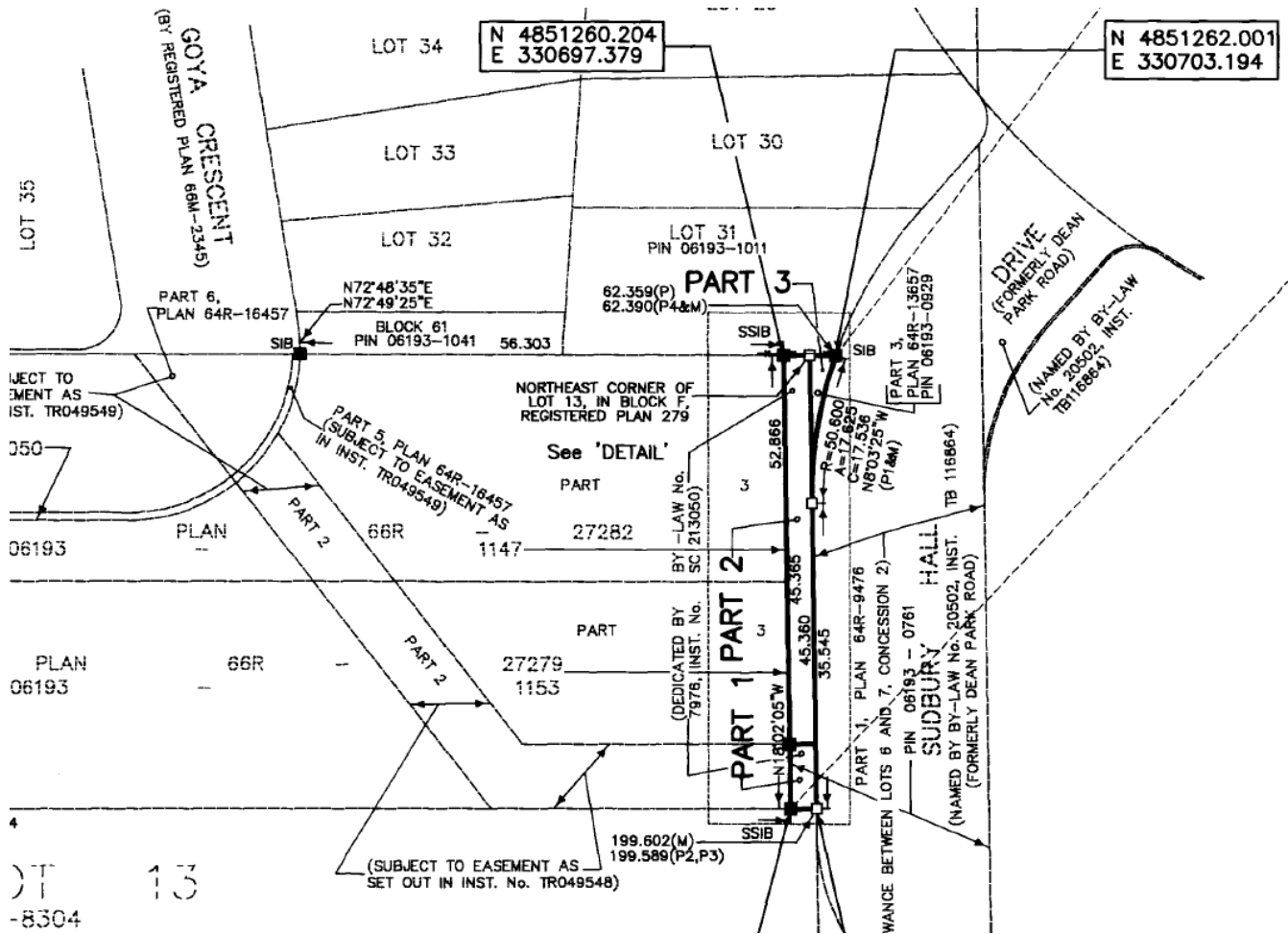
- (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the appropriate standing committee (§ 213-1.6).
 - Councillor does not require 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, Niall Robertson Real Estate Services	March 1, 2024	Signed by Niall Robertson
Director, Alison Folosea Real Estate Services	March 6, 2024	Signed by Alison Folosea
Executive Director, Patrick Matozzo Corporate Real Estate	March 8, 2024	Signed by Patrick Matozzo
Deputy City Manager, David Jollimore Corporate Services	March 14, 2024	Signed by David Jollimore
Return to:		

Consultation with Councillor(s):					
Councillor:	Ward 25 Scarborough—Rouge Park				
Contact Name:	Jennifer McKelvie				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	No issues.				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):					
Division:	Toronto Water	Division:	Financial Planning	Division:	Transportation Services
Contact Name:	Victoria Liu	Contact Name:	Ciro Tarantino	Contact Name:	Troy Caron
Comments:	Concurred.	Comments:	Concurred.	Comments:	Concurred
Real Estate Law Contact:	Gloria Lee				

Appendix "A" - Reference Plan 66R-33354



PLAN 06193 66R - 8304