

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

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|--------------------------|--|--|----------------------------------|
| Prepared By: | Allan Mak | Division: | Corporate Real Estate Management |
| Date Prepared: | May 7, 2024 | Phone No.: | 416-392-8159 |
| Purpose: | To declare surplus part of the City-owned public lane located at the rear of the properties municipally known as 48 and 50 Heintzman Street conditional upon City Council approving the permanent closure of the highway, and to authorize the invitation of an offer to purchase the property from the owner of the abutting lands, 403 Keele Project GP Inc. | | |
| Property: | Part of the public lane located at the rear of the properties municipally known as 48 and 50 Heintzman St., being Part of Pt Lt 4 PI 641 West Toronto Junction Pt 1 63R4681; Pt Lt 2-5, 11 PI 1040 West Toronto Junction as in WH72796 (Firstly), as in WH47690 Sit WH47690; Lane PI 641 West Toronto Junction except WH47745 & WH72640 (Secondly); Being Lane Btn Keele St & Heintzman St; City of Toronto also shown as Part 1 and Part 2 on Sketch No. PS-2023-020-2 attached hereto as Attachment "A" (the "Property"), and shown as the red outlined portion of the Aerial View map attached hereto as Attachment "B" | | |
| 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 the intended manner of sale be an offer to purchase be invited from.403 Keele Project GP Inc.(the "Abutting Owner"). 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 Abutting Owner will be developing its property located at 403 Keele Street and 48-50 Heintzman Street. It has approached the City to acquire the Property to allow for an improved development parcel. Transportation Services has reviewed this request and has determined the Property is not required for road purposes and can be permanently closed.</p> <p>The Property was not acquired through expropriation proceedings.</p> | | |
| 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: | 4 – Parkdale-High Park | |
| | Assessment Roll No.: | | |
| | Approximate Size: | | |
| | Approximate Area: | 63 m ² ± (678.12 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:

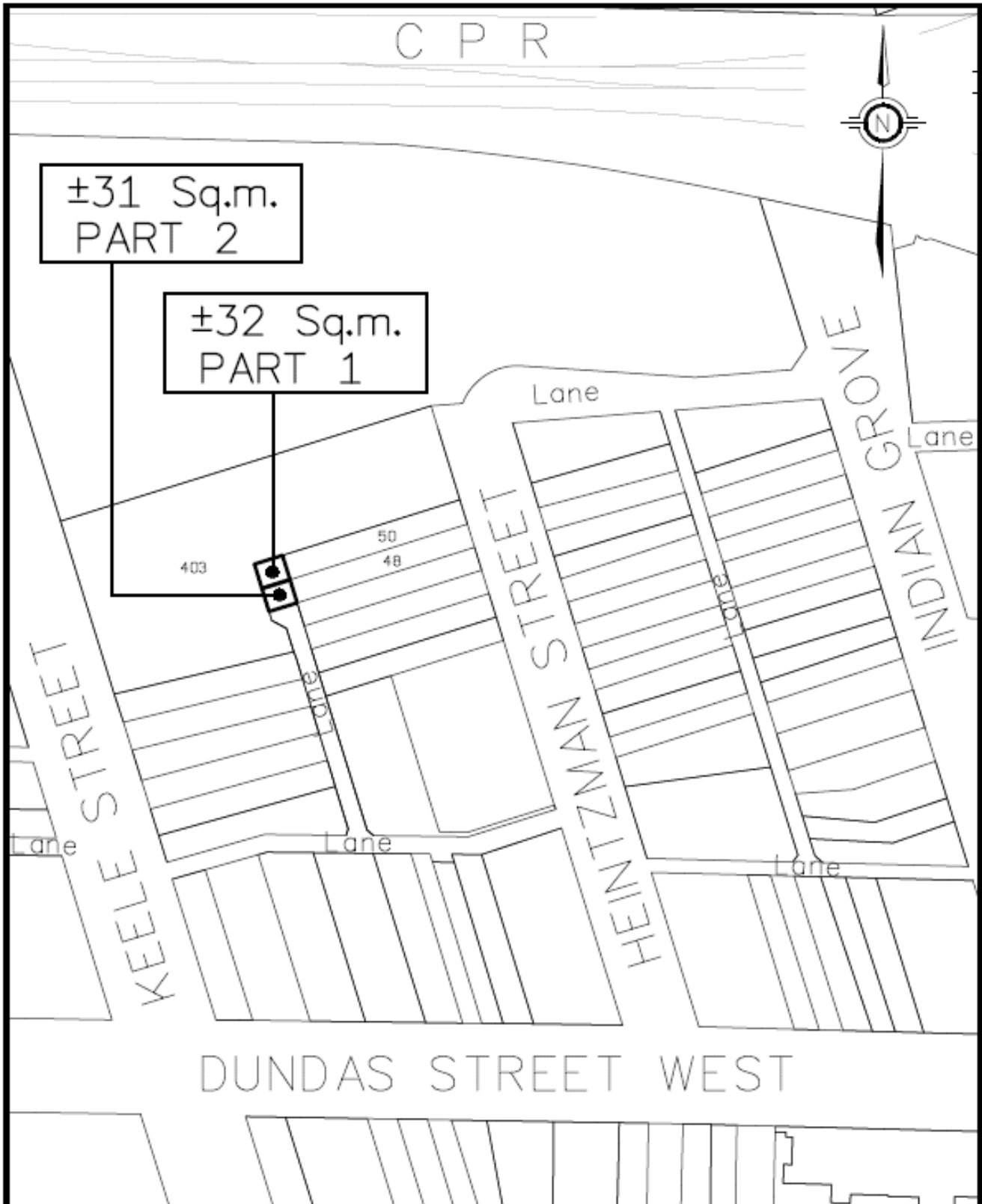
- (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the appropriate standing committee (§ 213-1.6).
 - Councillor does not require 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 | May 8, 2024 | Signed by Vinette Prescott-Brown |
| Director, Transaction Services Alison Folosea | May 14, 2024 | Signed by Alison Folosea |
| Executive Director, Corporate Real Estate Management Pat Matozzo | May 15, 2024 | Signed by Patrick Matozzo |
| Deputy City Manager, Corporate Services David Jollimore | May 15, 2024 | Signed by David Jollimore |

| Consultation with Councillor(s): | | | | | |
|----------------------------------|--|---|--------|------|-------|
| Councillor: | Gord Perks | | | | |
| Contact Name: | Mark Strifler, Senior Advisor, Planning and Policy | | | | |
| Contacted by | Phone | X | E-mail | Memo | Other |
| Comments: | Concurred | | | | |
| Councillor: | | | | | |
| Contact Name: | | | | | |
| Contacted by | Phone | | E-mail | Memo | Other |
| Comments: | | | | | |

Return to:

| Consultation with other Division(s): | | | |
|--------------------------------------|-------------------------|---------------|--------------------|
| Division: | Transportation Services | Division: | Financial Planning |
| Contact Name: | Troy Caron | Contact Name: | Ciro Tarantino |
| Comments: | Concurred | Comments: | Concurred |
| Real Estate Law Contact: | Chris Cieslik | Date: | |



ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES
LAND & PROPERTY SURVEYS

NOTE:
THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS. MEASUREMENTS
ARE APPROXIMATE

CHECK BY: R. SEGUIN
PREPARED BY: S. LOMBARDO

PROPERTY INFORMATION SHEET

PROPOSED CLOSURE OF A PORTION
OF THE PUBLIC LANE NEAR
403 KEELE STREET AND AT THE REAR OF
48 & 50 HEINTZMAN STREET

WARD 4 - PARKDALE-HIGH PARK
DATE: SEPTEMBER 27, 2023

SKETCH No. PS-2023-020-2

Attachment "B" – Aerial View

