

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

Prepared By:	Sami Aljundi	Division:	Corporate Real Estate Management
Date Prepared:	08 July 2024	Phone No.:	416 338 4862
Purpose:	To declare surplus the City-owned parcel of land, located to the south of 25 Earnscliffe Rd, authorizing the invitation of an offer to purchase the property from the adjoining owner, 25 Earnscliffe Rd (the "Adjoining Owner") on terms and conditions acceptable to the City.		
Property:	The parcel of land is legally described as all of PIN 10473-0461 (LT), LT 11 PL 2479 TWP Of York; Toronto (YORK), City of Toronto (the "Property").		
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus, and an offer to purchase the Property be invited from the Adjoining Owner on terms and conditions acceptable to the City. 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:	The owner of 25 Earnscliffe Rd was looking to sell his property until he discovered that the land parcel on which the garage was built in the 1950s belonged to the City of Toronto. The Adjoining Owner submitted an application to Transaction Services for the feasibility of conveying the Property, which was closed in 1925 as a public highway formerly known as Newton Street, for incorporation into his property. The Property was not acquired through expropriation proceedings.		
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. There was no municipal interest. The 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:	09 - Davenport	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	625 sq ft	
	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:

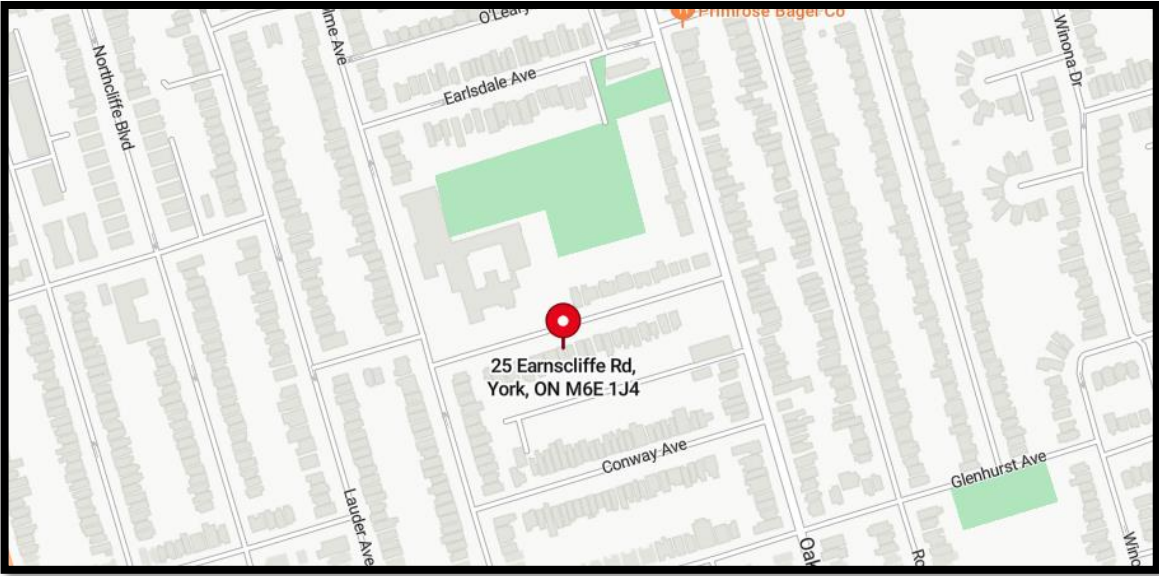
- (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the appropriate standing committee (§ 213-1.6).
 - Councillor does not require 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, Real Estate Services	July 8, 2024	Signed by Niall Robertson
Director, Real Estate Services	July 11, 2024	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	July 11, 2024	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	Aug. 27, 2024	Signed by David Jollimore
Return to: Sami Aljundi, Transaction Services, Metro Hall, 2nd fl Sami.aljundi@toronto.ca		

Consultation with Councillor(s):					
Councillor:	Alejandra Bravo				
Contact Name:	Suhaib Abdillahi				
Contacted by	Phone	X	E-mail	Memo	Other
Comments:					
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

Consultation with other Division(s):			
Division:	Housing Secretariat	Division:	Financial Planning
Contact Name:	Abigail Bond	Contact Name:	Ciro Tarantino
Comments:		Comments:	
Real Estate Law Contact:	Karen Pfuetzner	Date:	

Appendix A Location Map



Site Plan

