

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

Prepared By:	Robert Patterson	Division:	Corporate Real Estate Management								
Date Prepared:	January 28, 2025	Phone No.:	437-223-8256								
Purpose:	To declare surplus a portion of the City-owned property municipally known as 996 Woodbine Avenue, subject to any easement in favour of the City for TTC purposes, with the intended manner of disposal to be by way of a nominal conveyance to 2-Spirited People of the First Nations ("2-Spirits").										
Property:	<p>A portion of the property municipally known as 996 Woodbine Avenue, Toronto, legally described as Part Lot 29 Plan 550E Toronto as in CT667439, S/T & T/W CT667439; City of Toronto, being part of PIN 10423-0232 (LT), shown in particular as:</p> <ol style="list-style-type: none"> Parts 1 and 2 on Sketch No. PS-2018-096 (the "Sketch"), herein attached as Appendix "B", subject to the reservation of easement on Part 2 in favour of the City for the purposes of protecting access to any below-grade TTC transit infrastructure located in Part 3 on the Sketch, and subject to any additional City or public utility easements as deemed necessary by the City (the "Surplus Property"). Part 3 on the Sketch is not to be declared surplus and is being retained by the City (the "Retained Parcel"). 										
Actions:	<ol style="list-style-type: none"> The Surplus Property be declared surplus, and an offer to purchase the Surplus Property be invited from 2-Spirits. Notice be published in a newspaper in circulation in the area of the Surplus Property and be posted on the City's website. 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. The approval for the proposed nominal sale will be sought through City Council.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>										
Background:	<p>In 2013, the City purchased the property at 996 Woodbine Avenue to facilitate the TTC's Woodbine Station Easier Access and Second Exit Program. In May 2018, following completion of the construction of the project, the TTC Board declared portion of 996 Woodbine Avenue property, shown as Parts 1 & 2 on Sketch No. 2018-096, surplus to its operational needs and released the asset to the City of Toronto. The Retained Parcel (Part 3 on the Sketch) within which the below-grade stairwell leading to the second exit structure at Woodbine Station is located, is to be retained by the City/TTC. There will be a negative support easement over Part 2 of the Surplus Property to protect the TTC below grade infrastructure located in Part 3.</p> <p>CreateTO, in partnership with the City of Toronto's Indigenous Affairs Office and Shelter, Support and Housing Administration, has been working with 2-Spirits in identifying potential sites for creating a space that meets the unique needs of the queer and Two-Spirited Indigenous community in Toronto. The Surplus Property has been identified as suitable for 2 Spirits' potential development in Toronto for 2SLGBTQ+ Indigenous individuals fleeing violence.</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 Surplus Property. No municipal interest was expressed. Based on preliminary assessment, there indicates existing Toronto Water below-grade infrastructure surrounding the subject site. There is also a catch basin and fire hydrant immediately adjacent to the site. Additionally, a negative support easement will be required over Part 2 in favour of TTC infrastructure for the protection of the TTC tunnel running below the rear-end of the site.</p> <p>Staff of the Housing Secretariat has determined that there is no interest in the property for affordable housing. Accordingly, it is appropriate that the Surplus Property be declared surplus. The Technical Review Committee has reviewed this matter and concurs. CreateTO and the City of Toronto are committed to working in collaboration with 2-Spirits to enable the development of this facility as part of efforts to implement the City's Reconciliation Action Plan.</p>										
Property Details:	<table border="1"> <tr> <td>Ward:</td><td>31 – Beaches – East York</td></tr> <tr> <td>Assessment Roll No.:</td><td>1904094510001000000</td></tr> <tr> <td>Approximate Size:</td><td>30.5 m x 7 m ± (100 ft x 22.9 ft ±)</td></tr> <tr> <td>Approximate Area:</td><td>213.5 m² ± (2290 ft² ±)</td></tr> </table> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lands are located within the Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System.</p>			Ward:	31 – Beaches – East York	Assessment Roll No.:	1904094510001000000	Approximate Size:	30.5 m x 7 m ± (100 ft x 22.9 ft ±)	Approximate Area:	213.5 m ² ± (2290 ft ² ±)
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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 Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System:**
- ☐ A. A site-specific Official Plan Amendment has been enacted and is in force exempting the lands from the prohibition on sale or disposal; or
- ☐ B. The Chief Planner & Executive Director of City Planning and the General Manager of Parks, Forestry & Recreation have confirmed that:
- ☐ (a) the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility; or
- ☐ (b) the sale or disposal satisfies the criteria for sale or disposal in Policy 4.3.9 of the Official Plan.

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
- ☐ 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.

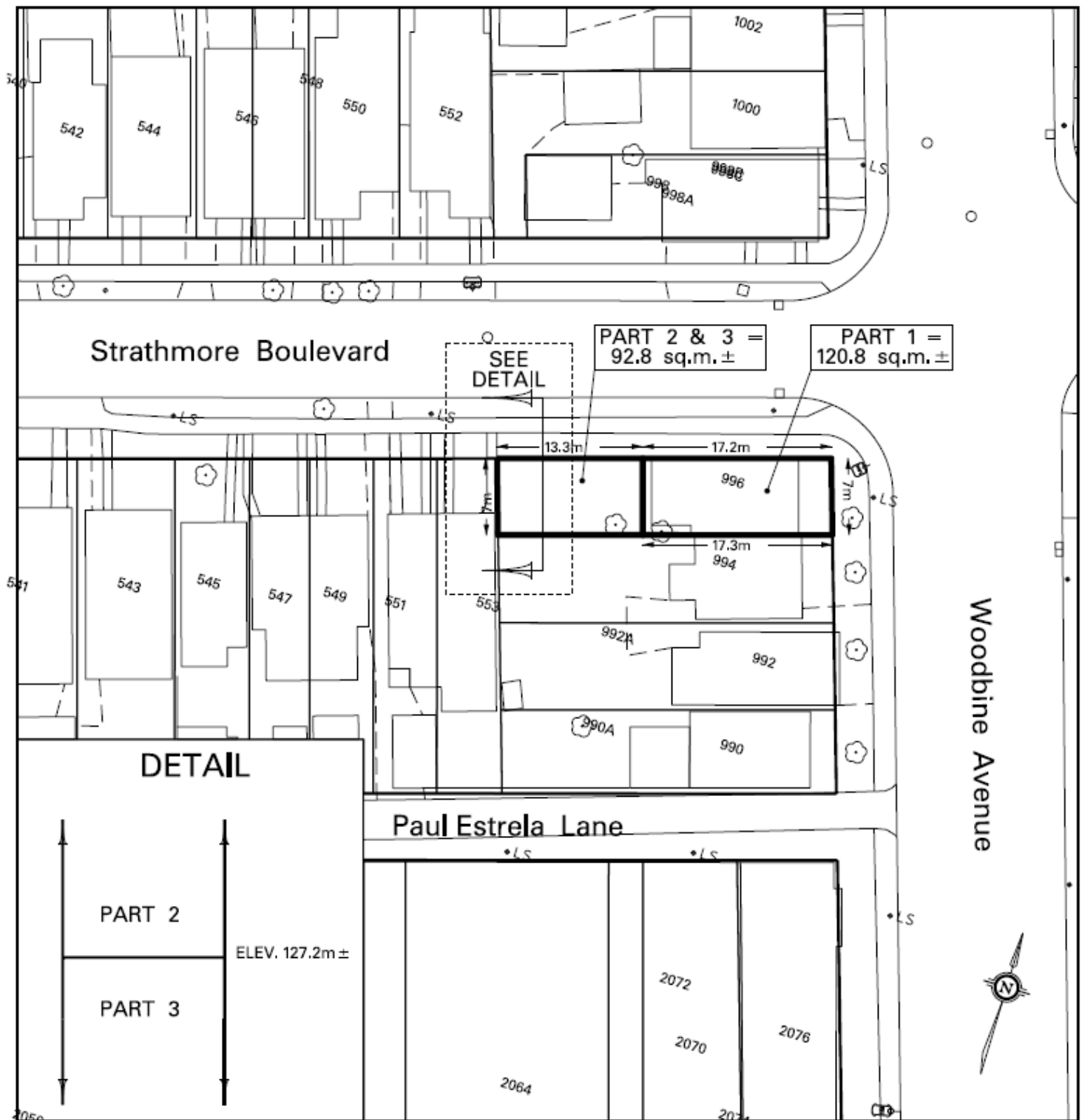
Title	Date	Recommended/ Approved
Acting Manager Real Estate Services	Jan. 28, 2025	Signed by Leila Valenzuela
Director, Real Estate Services	Jan. 29, 2025	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	Jan. 29, 2025	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	Feb. 3, 2025	Signed by David Jollimore
Return to: Leila Valenzuela DAF 2025-012		

Consultation with Councillor(s):						
Councillor:	Brad Bradford					
Contact Name:	Craig Ruttan					
Contacted by	X	Phone	X	E-mail		Other
Comments:	<ul style="list-style-type: none"> • Concurs with recommendation. • Does not require the matter to be determined by Council. • Does not require further consultation re: public notice. 					
Councillor:	N/A					
Contact Name:						
Contacted by		Phone		E-mail		Other
Comments:						

Consultation with other Division(s):			
Division:	TTC	Division:	
Contact Name:	Floyd Heath	Contact Name:	
Comments:	No issue	Comments:	
Real Estate Law Contact:	Frank Weng	Date:	Jan. 16, 2025

Appendix "A" – Location Map





DETAIL

PART 2

ELEV. 127.2m ±

PART 3

Paul Estrela Lane

Woodbine Avenue

PROPERTY INFORMATION SHEET

CITY OWNED LAND

NO. 996 WOODBINE AVENUE

TorontoENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES
LAND & PROPERTY SURVEYS

NOTE:

THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS, MEASUREMENTS
ARE APPROXIMATE

CHECK BY JOHN HOUSE

PREPARED BY: DWAYNE PITT

WARD 31 - BEACHES-EAST YORK
DATE: OCTOBER 16, 2018

SKETCH No. PS-2018-096