

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

Prepared By:	Shernaz Writer	Division:	Corporate Real Estate Management										
Date Prepared:	July 28, 2025	Phone No.:	416-392-7614										
Purpose:	To declare surplus the City-owned parcel of land located at 290 Rosedale Valley Road being Part 2 on Reference Plan 66R-34373 attached hereto as Schedule "A" (the "Reference Plan"), with the intended manner of disposal to be by way of a land exchange with Branksome Hall (private school), the owner of Part 1 on the Reference Plan.												
Property:	Green Space located at 290 Rosedale Valley, legally described as Part of Lot 20, Concession 2, From The Bay, designated as Part 2 on Reference Plan 66R-34373, City of Toronto, being Part of PIN 21111-0065 (LT), having an area of approximately 111.20 m ² (the "Property") as shown on the attached Schedule "A".												
Actions:	<ol style="list-style-type: none"> 1. The Property be declared surplus with the intended manner of disposal to be by way of an exchange of land with Branksome Hall, the owner of Part 1 on Reference Plan 66R-34373, as the Chief Planner & Executive Director of Planning and the General Manager of Parks and Recreation have confirmed that the land exchange is (i) nearby land of equivalent or larger area and (ii) of comparable or superior green space utility. 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, have been 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:	Branksome Hall private school (the "School") expressed interest in purchasing the property, which it currently licences and uses as a recreational area. In exchange for the Property, the School would convey to the City 245m ² of land, described as Part 2 on the attached Reference Plan, to expand its existing parkland within the Rosedale Ravine. The property was not acquired through expropriation proceedings.												
Comments:	<p>A circulation to the City's Divisions and Agencies was undertaken to ascertain whether there is any municipal interest in retaining the Property. No municipal interest was expressed on the Property. Staff of 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:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>11 – University Rosedale</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>19 04 101 100 024 00 / PIN – 21111 – 0065 (LT)</td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>111.2 m² (1,196.95 ft²)</td> </tr> <tr> <td>Other Information:</td> <td>Land exchange</td> </tr> </table>			Ward:	11 – University Rosedale	Assessment Roll No.:	19 04 101 100 024 00 / PIN – 21111 – 0065 (LT)	Approximate Size:		Approximate Area:	111.2 m ² (1,196.95 ft ²)	Other Information:	Land exchange
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Approximate Area:	111.2 m ² (1,196.95 ft ²)												
Other Information:	Land exchange												
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Lands are located within the Parks & Open Space Areas of the Official Plan, within or outside													

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.
- X (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
- X 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:

- X (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).
- X 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.
- X (2) determining the method of giving notice to the public, following consultation with the local Councillor (§ 213-1.7).
- X 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	Oct. 27, 2025	Signed by Josie Lee
Director, Real Estate Services	Oct 28, 2025	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	Oct. 29, 2025	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	Oct 29, 2025	Signed by David Jollimore
Return to: Shernaz Writer		

Consultation with Councillor(s):

Councillor:	Diane Saxe							
Contact Name:	Andrew Greene / Tasneem Tahrin							
Contacted by		Phone	X	E-mail		Memo		Other
Comments:	Consulted on July 30, 2025							
Councillor:								
Contact Name:								
Contacted by		Phone		E-mail		Memo		Other
Comments:								

Consultation with other Division(s):			
Division:	Parks, Forestry & Recreation	Division:	Legal Services
Contact Name:	Zoi de la Peña	Contact Name:	Finuzza Mongiovi
Comments:	Concurred	Comments:	Concurred
Real Estate Law Contact:	Finuzza Mongiovi	Date:	October 20, 2025

SCHEDULE "A" – REFERENCE PLAN

