

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

Prepared By:	Avery Carr	Division:	Corporate Real Estate Management
Date Prepared:	May 22, 2026	Phone No.:	647-458-1934
Purpose:	To declare surplus a long-term easement interest (21 years or more) in the City-owned lands located along a portion of Villiers Street, west of the Don Roadway and east of Munitions Street, with the intended manner of disposal to be by way of an easement to Enbridge Gas Inc. ("Enbridge") for a gas transmission pipeline and associated works.		
Property:	A permanent easement interest in a portion of Villiers Street, being Part of PIN 21385-0060 (LT), and legally described as part of Villiers Street on Plan 540-E and shown as Part 4 on Reference Plan 66R-33606 in Appendix "A" (the "Easement").		
Actions:	<ol style="list-style-type: none"> 1. The Easement be declared surplus, with the intended manner of disposal to be by way of an easement to Enbridge Gas Inc. for a gas transmission pipeline and associated works. 2. An exemption be granted from the requirement to give notice to the public. 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 implications as identified in the Financial Impact section.		
Background:	<p>As part of the Port Lands Flood Protection Project, Waterfront Toronto is constructing a new mouth of the Don River. To facilitate construction of the new Don River mouth valley lands, a portion of Villiers Street, located west of Don Roadway and east of Munition Street, is being permanently stopped up and closed. Following this permanent closure, the lands will be transferred to the Parks and Recreation division for operational management.</p> <p>Enbridge currently has an existing gas transmission pipeline within the Villiers Street right-of-way under statutory utility rights. With the closure of the public highway, these statutory rights will no longer apply. As such, the City must grant Enbridge a permanent easement to permit the continued operation and maintenance of the pipeline. In accordance with City requirements, the lands subject to the easement must first be declared surplus.</p>		
Comments:	A circulation to the City's Divisions and Agencies was undertaken to determine whether there was any municipal interest in the Easement. No municipal interest was expressed. Accordingly, it is appropriate that the Easement be declared surplus. The Technical Review Committee has reviewed this matter and concurs with this recommendation.		
Property Details:	Ward:	14 – Toronto-Danforth	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:		
	Other Information:		
	<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.		

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 & 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

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

Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (4)(a)-(f) applies.]**

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.

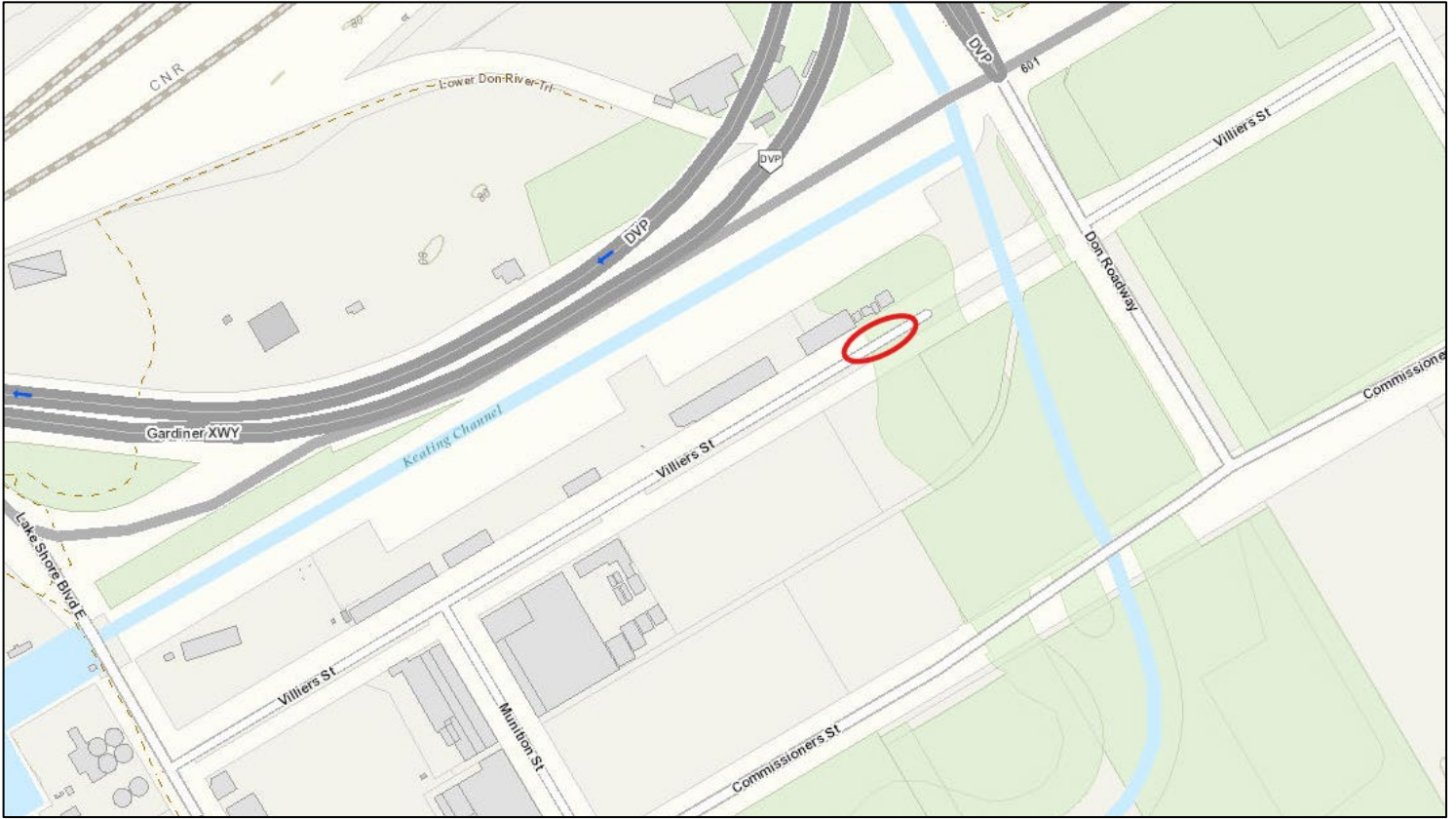
Title	Date	Recommended/ Approved
Manager, Real Estate Services	May 22, 2026	Signed By Leila Valenzuela
Director, Real Estate Services	May 29, 2026	Signed By Alison Folosea
Executive Director, Corporate Real Estate Management	June 1, 2026	Signed By Patrick Matozzo
Deputy City Manager, Corporate Services	June 1 2026	Signed By Sonia Brar
Return to: Avery Carr		

Consultation with Councillor(s):					
Councillor:	Paula Fletcher				
Contact Name:	Paula Fletcher				
Contacted by	Phone	<input checked="" type="checkbox"/>	E-mail	Memo	Other
Comments:	No objections				
Councillor:					
Contact Name:					
Contacted by	Phone		E-mail	Memo	Other
Comments:					

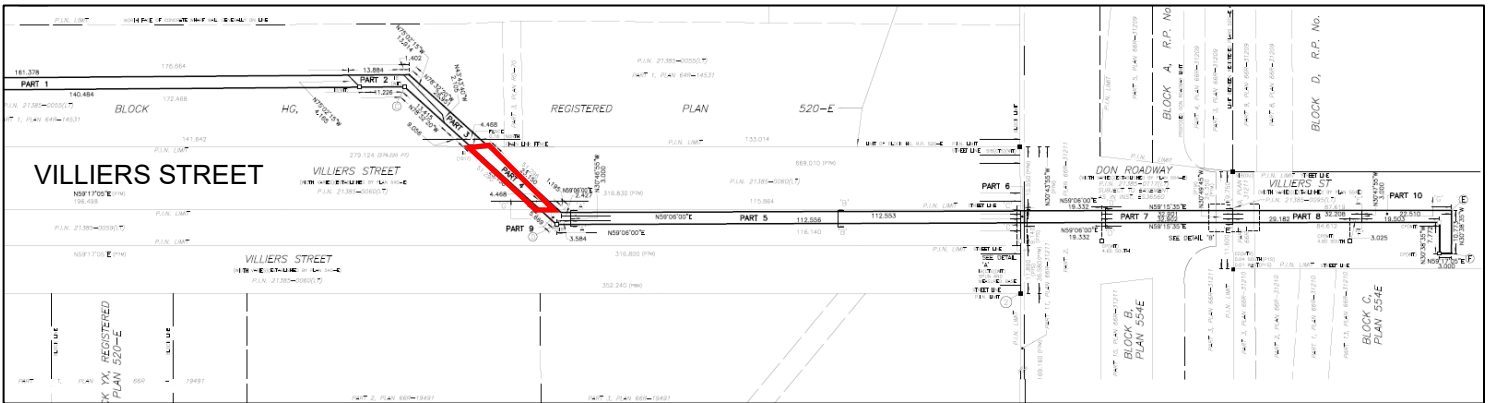
Consultation with other Division(s):			
Division:	Transportation Services	Division:	
Contact Name:	David Hunter	Contact Name:	
Comments:	No comments	Comments:	
Real Estate Law Contact:	Anders Knudsen	Date:	

Appendix "A"

Location Map



Reference Plan 66R-33662



Easement is outlined in red