



University of Toronto TORONTO ONTARIO M5S 1A1

OFFICE OF THE VICE-PROVOST, SPACE AND FACILITIES PLANNING

TO: Planning and Budget Committee

SPONSOR: Ron Venter, Vice-Provost, Space and Facilities Planning
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DATE: May 6th, 2004 for May 18th 2004.

AGENDA ITEM: 4

ITEM IDENTIFICATION:

Declaration of Properties as Surplus to the University Requirements.

JURISDICTIONAL INFORMATION:

Before the Business Board may approve the disposal of University property, the “concurrence of the Academic Board is required, on the recommendation of the Planning and Budget Committee, to indicate that the property is surplus to University requirements.”

PREVIOUS ACTION TAKEN:

None.

HIGHLIGHTS:

An inventory of all properties owned by the University of Toronto and *not in institutional use*, is provided as Appendix 1. Sections A & B define those properties that are off-campus but *within* the cities of Toronto & Mississauga or *outside* the city of Toronto (and Mississauga) respectively.

It is proposed that the following properties, see attached listing, are identified as surplus to the University requirements to enable their disposition:

1. Section A.1: 210 Simcoe Street, a parking lot purchased as part of the 500 University Avenue acquisition. The parking lot is currently operated as a commercial undertaking and used by some 15 university employees whose offices are located at 500 University. With the availability of surplus parking at 89 Chestnut, acquired by the University in 2003, it is appropriate to direct all university employees who presently park at the 210 Simcoe Street to the 89 Chestnut parking garage.
2. Section A.1. Lane at Duncan and Pearl Streets [west of Downtown]. This is a private lane, a remnant of the King's College land holding. The value of this land is related to the development of adjacent properties.

3. Section A.1: An 11 acre parcel of land on Conlins Road at the University of Toronto at Scarborough. This land is not required by the University of Toronto at Scarborough.
4. Section A.1: Immediately North of the UTM campus on Mississauga Road is an 8 acre parcel of land; five of the eight acres are suitable for the development of homes. This land is not required by the University of Toronto at Mississauga.
5. Section B.1 Two properties in the Town of Iroquois Falls and the Township of Woford that are neither in institutional use nor of any interest by the Faculties of Applied Science & Engineering, Arts & Science, Medicine or Forestry respectively should be declared surplus. These two properties, while of considerable acreage, will yield limited revenues. Nevertheless, it is recommended that they be declared surplus and considered for sale.

RECOMMENDATION:

That the Planning and Budget Committee recommend to the Academic Board:

1. THAT the 210 Simcoe Street parking garage presently operated by the university as a parking lot be declared surplus to University requirements;
2. THAT the 210 Lane at Duncan and Pearl Street Simcoe Street be declared surplus to University requirements;
3. THAT the 11 acre parcel of land on Conlin Road located on the Scarborough Lands be declared surplus to University requirements;
4. THAT the 8 acre parcel of land north of the UTM campus on Mississauga Road be declared surplus to University requirements;
5. THAT property within the town of Iroquois Falls, PCL 1074SEC, be declared surplus to University requirements;
6. THAT property within the town of the Township of Woford, C4 W PT Lot 2, be declared surplus to University requirements;

UNIVERSITY OF TORONTO PROPERTY INVENTORY: PROPERTIES NOT IN INSTITUTIONAL USE

Updated to MAY, 2004.

PROPERTY ADDRESS	BUILDING NAME AND/OR USER	ACRES	COMMENTS	ESTIMATED VALUE	SURPLUS
A. OFF CAMPUS - CITIES OF TORONTO & MISSISSAUGA					
A.1 NOT IN INSTITUTIONAL USE					
210 Simcoe Street	Parking Structure	0.33	Deeded separately from 500 University to facilitate sale as needed.	\$3.9 M.	YES
Lane Duncan St. & Pearl St.	Private lane; remnant from King's College land holding.	0.04	Simply a lane-way; adjacent areas have been developed. Any value is related to the adjacent properties.	Marginal. Increased value if more redevelopment in the area.	YES
Scarborough Lands	UTSC presently interested to sell an 11 acre parcel on Conlins Rd.	11.00	Land in question is contaminated with fly ash, extent under study. On-going.	\$300,000 to \$400,000 per acre if clean & zoned. Soil analysis on-going.	YES
Mississauga Lands	Just north of UTM campus on Mississauga Road, 8 acres previously intended for sale, 5 of which are developable table land.	5.00	Re-appraised 2003	\$2.5 M	YES
B. OFF CAMPUS - OUTSIDE TORONTO					
B.1 NOT IN INSTITUTIONAL USE					
Town of Iroquois Falls PCL 1074SEC	McCuaig Estate. Bushland.	155.00	May have some value for mineral exploration.	No interest from Forestry, Civil Engng, A&S and Medicine.	YES
Township of Wolford C4WPT Lot 2	Former King's College property. 95 acres of wet bushland in Eastern Ontario. Limited recreational value.	95.00		Less than \$20,000. No interest from Forestry, Civil Engng, A&S and Medicine.	YES