

**Declaration as Surplus
Portion of 39 Manstor Road
(Ward 2 - Lakeshore Queensway)**

(City Council on November 23, 24 and 25, 1999, adopted this Clause, without amendment.)

The Administration Committee recommends the adoption of the report (October 18, 1999) from the Acting Commissioner of Corporate Services, subject to amending Recommendation No. (1) by adding after the words “open market” the words “subject to the existing lease”, so that such Recommendation shall now read as follows:

- “(1) a portion of the property known municipally as 39 Manstor Road and identified as Part 2 on the attached sketch be declared surplus to the City’s requirements and offered for sale on the open market, subject to the existing lease, and all steps necessary to comply with By-law No. 551 1998 be taken;”.**

The Administration Committee submits the following report (October 18, 1999) from the Acting Commissioner of Corporate Services:

Purpose:

To secure authority to declare a portion of the property surplus to municipal requirements.

Financial Implications:

Revenue will be generated from the eventual sale.

Recommendations:

It is recommended that:

- (1) a portion of the property known municipally as 39 Manstor Road and identified as Part 2 on the attached sketch be declared surplus to the City’s requirements and offered for sale on the open market and all steps necessary to comply with By-law 551-1998 be taken; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

In September of 1959, the former Metropolitan Corporation purchased 39 Manstor Road, shown as Parts 1, 2 and 3 on the attached sketch, for the sum of \$38,752.00. The site was acquired for the purposes of a roads maintenance yard to serve the south-west district of the Toronto. The site is improved with a single storey office and maintenance building. In March of 1995, Parts 1 and 2 were leased to Walsh’s Auto Service Limited. The lease expires on May 31, 2002. Works and

Emergencies Services continues to require Part 3 for use as a winter salt camp in connection with winter road maintenance.

Comments:

A circulation to the City's agencies, boards, commissions and departments was undertaken to ascertain whether or not there is any municipal interest in retaining 39 Manstor Road. Works and Emergency Services staff advised that Part 1 is required for the westerly extension of Manstor Road, as set out in the Sherway Centre Secondary Plan approved by the Ontario Municipal Board in 1997. Part 3 is required by Works and Emergency Services for use as a winter camp in connection with winter road maintenance. No interest was expressed in retaining Part 2. Accordingly this report recommends declaring that portion of 39 Manstor Road identified as Part 2 surplus to municipal requirements. The Property Management Committee has reviewed this matter and concurs with the recommendations of this report. Details of the Part 2 lands to be declared surplus are as follows:

Subject Property:	Portion of 39 Manstor Road
Legal Description:	Part Lot 12, Concession 3
Approximate Site Area:	8,882 square metres (95,608 square feet)
Improvements:	1 storey office and maintenance building
Gross Floor Area:	597.81 square metres (6,435 square feet)
Zoning:	IC2 (Industrial - Class II)

In order to proceed with the disposal of that portion of 39 Manstor Road identified as Part 2, the City must comply with the procedures governing disposal of property. Section 193(4) of the *Municipal Act* requires that, before selling any property, Council must declare the property to be surplus by by-law or resolution passed at a meeting open to the public, give notice to the public of the proposed sale and obtain at least one appraisal of the market value of the property, unless exempted by regulations passed under the legislation.

Conclusion:

As no municipal interest has been expressed in retaining that portion of 39 Manstor Road identified as Part 2, City Council should declare this parcel surplus to the City's requirements and offer it for sale on the open market.

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