

**Proposed Sale of City Owned Land,
Part of Lot 56, Plan 781, South Side
Goodwood Park Court, East of Dawes Road**

(City Council on November 23, 24 and 25, 1999, amended this Clause by:

- (1) deleting from the recommendation of the East York Community Council the following words:*

“subject to amending Recommendation No. (2) to provide that the Closing Date be amended by deleting the date ‘November 30, 1999’ and inserting in lieu thereof the date ‘December 31, 1999’, so that such Closing Date shall now be: No later than December 31, 1999”; and

- (2) deleting Recommendation No. (2) embodied in the report dated October 22, 1999, from the Acting Commissioner of Corporate Services, and inserting in lieu thereof the following new Recommendation No. (2):*

“(2) the City Solicitor be authorized and directed to take the appropriate action to complete the transaction by December 31, 1999, and pay any costs incidental to the closing, and be further authorized to amend the closing date to such earlier or later date as considered reasonable;”.)

The East York Community Council recommends adoption of the following report (October 22, 1999) from the Acting Commissioner of Corporate Services, subject to amending Recommendation No. (2) to provide that the Closing Date be amended by deleting the date “November 30, 1999” and inserting in lieu thereof the date “December 31, 1999”, so that such Closing Date shall now be: No later than December 31, 1999:

Purpose:

To authorise the sale of the City surplus properties shown as Parts 3 and 9 on Schedule “A” attached.

Funding:

Revenue in the amount of \$25,000.00, less closing costs and the usual adjustments, will be received.

Recommendations:

It is recommended that:

- (1) the Acting Commissioner of Corporate Services or the Executive Director of Facilities and Real Estate be authorised to accept the offer, from Inaugural Source Inc., in the amount of \$25,000.00, to purchase the City surplus lands described as Part of Lot 56, Plan 781, Borough of East York, and depicted as Parts 3 and 9 on the attached Schedule "A";
- (2) the City Solicitor be authorised to complete this transaction according to the terms and conditions of the Offer to Purchase; and
- (3) the appropriate City officials be authorised and directed to take the necessary action to give effect thereto.

Background:

Inaugural Source Inc., owners of an irregular shaped property at 157 Dawes Road with frontage on Dawes Road, initiated a development proposal to build townhouses on the site with access from Dawes Road. During the review of the development application, Planning staff asked the applicant to explore the acquisition of two remnant parcels owned by the City and a parcel owned by Toronto Hydro in order to improve access to the site.

The City lands consist of two irregular shaped remnant parcels with a total area of 2,410.00 sq. ft. The properties are identified as Parts 3 and 9 on the attached sketch, Schedule "A". The developer is negotiating with Toronto Hydro for the acquisition of the Hydro-owned parcel.

With the approval of Clause No. 12 of Report No. 5 of The Corporate Services Committee, Council on May 11 and 12, 1999, declared the two remnant parcels surplus and directed staff to negotiate their sale with the abutting landowner.

Comments:

Negotiations have been conducted with Inaugural Source Inc. and a tentative agreement, subject to Council's approval, has been reached with the terms summarised as follows:

Purchase Price: \$25,000.00

Payment Method: Payment in full on closing

Closing Date: No later than November 30, 1999

Conclusion:

The two parcels of City lands are surplus to the City's need and have very limited development potential on their own due to the size and shape. The consolidation of these lands with the development at 157 Dawes Road will optimise the land use and facilitate better access to the proposed townhouse development. The offer of \$25,000.00, reflects a fair price for these two City surplus parcels

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Insert Map 1