

Clause embodied in Report No. 8 of the Administration Committee, as adopted by the Council of the City of Toronto at its meeting held on June 18, 19 and 20, 2002.

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**Declaration as Surplus
630 and 650 Mount Pleasant Road
Municipal Carpark No. 178 (Ward 22 - St. Paul's)**

(City Council on June 18, 19 and 20, 2002, adopted this Clause, without amendment.)

The Administration Committee recommends the adoption of the report (May 6, 2002) from the Commissioner of Corporate Services subject to amending Recommendation No. (2) by deleting the words “another entity associated with it or controlled by the same principals and” and inserting in lieu of thereof the word “its assignees”, so that such recommendation shall now read as follows:

“(2) the Toronto Parking Authority be authorized to negotiate the terms of a sale agreement relating to the surplus property with Mt. Pleasant Meadows Corporation or its assignees acceptable to the Toronto Parking Authority, and report back thereon;”

The Administration Committee submits the following report (May 6, 2002) from the Commissioner of Corporate Services:

Purpose:

To declare the property surplus.

Financial Implications and Impact Statement:

Revenue will be generated from the eventual sale.

Recommendations:

It is recommended that:

- (1) 630 and 650 Mount Pleasant Road be declared surplus to the City’s requirements, save and except the stratified portion of the site to be retained by the City for municipal parking purposes;
- (2) the Toronto Parking Authority be authorized to negotiate the terms of a sale agreement relating to the surplus property with Mt. Pleasant Meadows Corporation or another entity associated with it or controlled by the same principals and acceptable to the Toronto Parking Authority, and report back thereon;

- (3) all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

In 1987, the former City of Toronto acquired 630 Mount Pleasant Road from Chrysler Canada Ltd. through the efforts of the Parking Authority of Toronto, now the Toronto Parking Authority (“TPA”). In 1996, 650 Mount Pleasant Road was acquired from Imperial Oil to enhance the development potential of 630 Mount Pleasant Road and to alleviate the shortfall of surface parking in the area. Neither site was acquired through expropriation proceedings. The property is located on the west side of Mount Pleasant Road extending north from Manor Road East to Hillsdale Avenue East. In September of 1996, TPA opened Municipal Carpark No. 178 at 650 Mount Pleasant Road and currently operates 39 surface parking spaces. The building at 630 Mount Pleasant Road is fully occupied by commercial tenants and the leases contain early termination clauses.

Comments:

In August of 2001, TPA retained CB Richard Ellis Limited to offer the property on the open market through a Request for Proposals (“RFP”) to redevelop the site, including a sale of the development rights for the site, under a stratified title ownership arrangement, whereby the City would retain an area sufficient to accommodate approximately 40 parking spaces. The TPA Board of Directors have reviewed the responses to the proposal call, approved a proponent, Mt. Pleasant Meadows Corporation, and have authorized staff to enter into negotiations for the sale of the development rights.

Before making a commitment to sell the development rights to a third party, TPA has requested that a circulation to the City’s Agencies, Boards, Commissions and Departments be undertaken to ascertain whether or not the property can be declared surplus to the City’s requirements. No municipal interest was received. Staff of Shelter, Housing and Support Division of Community and Neighbourhood Services have determined that there is no interest in developing the property for affordable housing under the *Let’s Build* programme. Accordingly, this report recommends that the subject property be declared surplus to municipal requirements. The Property Management Committee has reviewed this matter and concurs with the recommendations of this report.

Details of the property to be declared surplus are as follows:

Subject Property:	630 Mount Pleasant Road	650 Mount Pleasant Road
Legal Description:	Part Lot 183, Lots 184, 185 and 186, Plan 1789	Lot 95, Part Lot 97, Plan 866
Roll Nos.:	1904-10-3-540-02450	1904-10-3-540-02300

Site Dimensions:	Frontage: 38.14 meters (125.13 feet)	43.03 meters (141.17 feet)
	Depth: 41.04 meters (134.65 feet)	33.52 meters (109.97 feet)
Approximate Area:	1574.4 m ² (16,947 sq. ft.)	1205.8 m ² (12,980 sq. ft.)
Zoning:	MCR T3.0 C2.0 R2.5 and R2 Z0.6	MCR T3.0 C2.0 R2.5
Official Plan:	Low Density Mixed Commercial Residential Area Yonge Eglinton Secondary Plan	Low Density Mixed Commercial Residential Area Yonge Eglinton Secondary Plan
Current Use:	2-Storey building - retail and offices GFA: 1813.5 m ² (19,521 sq. ft.)	39 space surface parking lot

In order to proceed with the proposed sale, the City must comply with the procedures governing disposal of property. Section 193(4) of the *Municipal Act* requires that, before disposing of 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.

Conclusions:

To comply with the *Municipal Act* and to proceed with the negotiations on the terms of a sale agreement with Mt. Pleasant Meadows Corporation or another entity associated with it or controlled by the same principals and acceptable to the Toronto Parking Authority, City Council should declare the 630 and 650 Mount Pleasant Road surplus to the City's requirements, save and except the stratified portion of the site to be retained by the City for municipal parking purposes, and the Toronto Parking Authority should be directed to report back on the terms of the sale agreement when negotiations have been completed.

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List of Attachments:

Site Maps.

(A copy of the site maps attached to the foregoing report was forwarded to all Members of Council with the May 27, 2002, agenda of the Administration Committee and a copy thereof is also on file in the office of the City Clerk, City Hall.)