



STAFF REPORT ACTION REQUIRED

Sale of Vacant Land at the rear of 39 Poplar Avenue

Date:	March 7, 2007
To:	Etobicoke York Community Council
From:	Chief Corporate Officer
Wards:	Ward 5 – Etobicoke Lakeshore
Reference Number:	P:\2007\Internal Services\F&re\ Ey07015F&re – (AFS 3824)

SUMMARY

The purpose of this report is to authorize the sale of the landlocked parcel of City-owned vacant land at the rear of 39 Poplar Avenue, more particularly described in the recommendations below, and shown as Part 3 on Sketch No. PS-2001-062 attached as Appendix “B”.

Having completed negotiations with the adjoining land owners, Daniel Joseph Duffy and Marjorie Blanche Duffy, we are recommending acceptance of their Offer to Purchase substantially on the terms and conditions outlined in the attached Appendix “A”.

The terms for completing the transaction, as set out herein are considered to be fair, reasonable and reflective of market value.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. The Offer to Purchase from Daniel Joseph Duffy and Marjorie Blanche Duffy to purchase the City-owned property at the rear of 39 Poplar Avenue, described as being Part Block A, Plan 2154, designated as Part 3 on Reference Plan 66R-21901, City of Toronto, also shown as Part 3 on Sketch No. PS-2001-062 (the “Property”), in the amount of \$12,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.

2. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
3. The City Solicitor be authorized to complete the transaction(s) on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

Revenue in the amount of \$12,000.00 plus GST if applicable, less closing costs and the usual adjustments is anticipated.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting held on March 6, 7 and 8, 2001, City Council adopted Clause No. 16 of Report No. 2 of the Administration Committee, thereby declaring the property shown as Parts 1, 2 and 3 on Sketch No. PS-2001-062 (the “Sketch”) surplus to the City’s requirements. Council further authorized the Chief Corporate Officer to invite offers to purchase from the abutting property owners.

At its meeting held on May 17, 18 and 19, 2005, City Council adopted Clause 21 of Report No. 4 of the Etobicoke York Community Council, thereby accepting the Offer to Purchase Part 2 on the Sketch from the abutting property owner of 37 Poplar Avenue.

ISSUE BACKGROUND

The former City of Etobicoke acquired the triangular landlocked parcel of land, shown as Parts 1, 2 and 3 on the Sketch in 1984 through the Municipal Tax Sale process. Interest has been expressed by abutting property owners to acquire a portion of the City’s land to expand their backyards.

COMMENTS

Further details of the Property are:

Approximate Dimensions:

North/South Measurement (Western Flankage): 13 m (42.7 ft)

East/West Measurement (Southern Flankage): 12 m (39.4 ft)

Approximate Site Area: 135 m² (1,453.2 ft²)

A Cost Centre has been put in place to charge costs directly related to the sale of City-owned properties, and includes such items as commissions, surveying and registration of the sale. A recommendation is included in this report to direct a portion of the sale proceeds to fund the outstanding expenses related to this property.

CONTACT

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SIGNATURE

Bruce Bowes, P. Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix "A" – Terms and Conditions of Offer to Purchase
Appendix "B" – Site Map and PS Sketch 2001-062