



STAFF REPORT ACTION REQUIRED

Sale of Vacant Land at 12 Kipping Avenue

Date:	April 12, 2007
To:	Etobicoke York Community Council
From:	Chief Corporate Officer
Wards:	Ward 17 - Davenport
Reference Number:	P:\2007\Internal Services\F&re\Ey07030F&re - (AFS 4774)

SUMMARY

The purpose of this report is to obtain approval for the sale of City-owned vacant land at 12 Kipping Avenue.

Negotiations with the adjoining land owner, Faustino Pereira Augusto, resulted in the Offer to Purchase that is being recommended for acceptance by the City.

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. City of Toronto grant a permanent easement to Hydro One Networks Inc., for nominal consideration, in, on, over and under the entire property known municipally as 12 Kipping Avenue and designated as Part 11 on Plan 64R-16146, to accommodate existing and future hydro requirements, on terms and conditions acceptable to the Chief Corporate Officer and in a form acceptable to the City Solicitor.

2. City of Toronto accept the Offer to Purchase, from Faustino Pereira Augusto, to purchase the City-owned property known municipally as 12 Kipping Avenue, described as Part of Lots 76, 77 and 78, Block A, Plan 886, designated as Part 11 on Plan 64R-16146, (the “Property”), in the amount of \$16,000.00, substantially on the terms and conditions outlined in Appendix “A” to this report.
3. 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.
4. A portion of the proceeds of closing be directed to fund the outstanding expenses related to the Property and the completion of the sale transaction.
5. The net proceeds be directed to the Land Acquisition Reserve Fund – Parks, Forestry and Recreation (XR1214).
6. The City Solicitor be authorized to complete the transaction 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 \$16,000.00 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 October 1, 2 and 3, 2002, City Council adopted Clause No. 23 of Report No. 12 of the Administration Committee, thereby declaring the Property surplus to the City’s requirements and authorizing the then Commissioner of Corporate Services to invite an offer to purchase from the adjoining property owner at 10 Kipping Avenue, who had expressed an interest in acquiring the property. All steps necessary to comply with the City’s real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code have been complied with.

ISSUE BACKGROUND

In 1999 the Property was conveyed to the City to fulfil a parkland dedication requirement with respect to an Official Plan and Zoning-By-law amendment, to permit a development proposal at 69 Prescott Avenue consisting of five detached houses. The Property, which is located between 10 Kipping Avenue and the CN/CP Rail Corridor, is landlocked. Parks released the property as it was not suitable for parks purposes and it was anticipated that the proceeds from the eventual sale would be directed for parks purposes. A recommendation has been included in this report to direct the net proceeds to the Land Acquisition Reserve Fund – Parks, Forestry and Recreation (XR1214).

Hydro One Networks Inc. have advised that they require an easement in, on, over and under the Property to accommodate existing and future hydro requirements. A recommendation has been included in this report for the City to grant a permanent easement to Hydro One Networks Inc. for nominal consideration.

COMMENTS

A description of the Property and other essential terms and conditions of the Offer to Purchase from Faustino Pereira Augusto are set out in appendix “A” attached.

Further details of the Property are:

Approximate Width:	9.76 m (32.02 ft)
Approximate Depth:	24.71 m (81.06 ft)
Approximate Site Area:	174 m ² (1,872.9 ft ²)

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 and surveying. A recommendation is included in this report to direct a portion of the sale proceeds to fund the outstanding expenses related to the 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