



## STAFF REPORT ACTION REQUIRED

### To Declare Surplus the City-owned Parcel of Land adjoining 43 Beachell Street

<b>Date:</b>	March 19, 2007
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer
<b>Wards:</b>	Ward 38 – Scarborough Centre
<b>Reference Number:</b>	p:\2007\Internal Services\F&re\gm07019F&re – (AFS 3197)

#### SUMMARY

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The purpose of this report is to declare a City-owned parcel of land adjoining 43 Beachell Street surplus to municipal requirements and to authorize the Chief Corporate Officer to list the property for sale on the open market.

#### RECOMMENDATIONS

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**The Chief Corporate Officer recommends that:**

1. The parcel of land adjoining 43 Beachell Street, being Part of Lot 77 on Plan 142 (the “Property”), be declared surplus to the City’s requirements.
2. The Chief Corporate Officer be authorized to list the Property for sale on the open market.
3. Staff take 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.
4. City Council approve, as the approving authority under the provisions of the *Expropriations Act*, the disposal of the Property without giving the original owners from whom the Property were expropriated the first chance to repurchase these lands.

## Financial Impact

Revenue will be generated from the eventual sale.

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

## DECISION HISTORY

In 1963, the former Municipality of Metropolitan Toronto expropriated the Property in connection with the Scarborough Transportation Corridor (STC) project. Plans for the STC were abandoned in the 1970s. Despite this, lands that were designated STC in the Official Plan were being considered for possible transportation purposes. Following several studies, it was determined that no major transportation facility should be constructed in the STC corridor, and the Property was not required.

## COMMENTS

A circulation to the City's Agencies, Boards, Commissions and Divisions was undertaken to ascertain whether or not there is any municipal interest in retaining the Property. Staff of the Affordable Housing Office has determined that there is no interest in the Property for affordable housing. Accordingly, this report recommends that the Property be declared surplus to municipal requirements. The Property Management Committee has reviewed this matter and concurs.

### Details of the Property to be declared surplus are as follows:

Subject Property	Parcel adjoining 43 Beachell Street
<b>Legal Description:</b>	Part of Lot 77, Plan 142
<b>Assessment Roll No.:</b>	1901-07-2-360-01200
<b>Approximate Size:</b>	15.2m x 53.7m (49ft x 176ft ±)
<b>Approximate Area:</b>	817 m <sup>2</sup> ± (8,794 ft <sup>2</sup> ±)
<b>Zoning:</b>	S – Single-Family Residential
<b>Official Plan:</b>	Neighbourhoods
<b>Current Status:</b>	Vacant land

In order to proceed with the disposal of the Property, the City must comply with its procedures governing the disposal of property. Before disposing of any property (including a lease of 21 years or longer), Council declares the property to be surplus by by-law or resolution, notice of the proposed disposal and the manner of disposition is given to the public, and at least one appraisal of the market value of the property is obtained.

The *Expropriations Act* requires that where lands that have been expropriated by an expropriating authority are found to be no longer required for its purpose, the expropriating authority shall not, without the approval of the approving authority, dispose of the lands without giving the owners from whom the lands were taken the first chance to repurchase the lands. In view of the time that has passed since the expropriation the City should waive the requirement to offer to the original owners from whom the lands were expropriated the first chance to repurchase the lands.

## **CONTACT**

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## **SIGNATURE**

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Bruce Bowes, P. Eng.  
Chief Corporate Officer

## **ATTACHMENTS**

Appendix "A" – Site Map