



**STAFF REPORT
ACTION REQUIRED**

**To Declare Surplus A Strip of Land Abutting 75
Westcroft Drive**

Date:	April 18, 2007
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	Ward 43 – Scarborough East
Reference Number:	P:/2007/Internal Services\F&re\Gm07032F&re (AFS 4879)

SUMMARY

The owner of 75 Westcroft Drive applied to sever his property into two residential lots. One of the conditions in the Committee of Adjustment decision of August 16, 2006 was that he acquire title to the strip of City-owned land that abuts the rear of his property.

The purpose of this report is to declare the City-owned strip of land which abuts 75 Westcroft Drive and fronts on Pickford Road surplus to municipal requirements and to obtain authority for the Chief Corporate Officer to invite an offer to purchase from the owner of 75 Westcroft Drive.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. The City declare the strip of land abutting 75 Westcroft Drive and fronting on the west side of Pickford Road, being Part of Block 20 on Plan 66M-2417 and shown as Part 1 on attached sketch PS-2007-028 (the “Property”), surplus to the City’s requirements.
2. The Chief Corporate Officer be authorized to invite an offer to purchase from the owner of 75 Westcroft Drive.
3. The City take all steps necessary to comply with the real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code.

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.

ISSUE BACKGROUND

The City acquired the Property in 2005 through a condition of Plan of Subdivision. An application was made by the owner of 75 Westcroft Drive to the Committee of Adjustment to sever his property into two residential lots. One of the conditions in the notice of decision dated August 16, 2006 was that the applicant was to acquire title to the strip of City-owned land that abuts the rear of his property. Staff of Transportation Services has advised that as a corner rounding would be required, Part 2 on said Sketch is to be retained by the City.

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. No municipal interest was expressed. 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 Abutting 75 Westcroft Drive
Legal Description:	Part of Block 20 on Plan 66M-2417, also shown as Part 1 on PS Sketch PS-2007-028
Assessment Roll No.:	1901-09-2-070-00287
Approximate Size:	15.24m x 0.9m
Approximate Area:	10.2 m ² (109 ft ²)
Zoning:	S – Single-Family Residential
Official Plan:	Neighbourhoods
Current Status:	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.

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SIGNATURE

Bruce Bowes, P. Eng,
Chief Corporate Officer

ATTACHMENTS

Appendix "A" – Site Map and PS Sketch