



**STAFF REPORT
ACTION REQUIRED**

**To Declare Surplus the City-owned Parcel of Land
adjoining 45 Blakley Avenue**

Date:	June 20, 2007
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	Ward 11 – York South Weston
Reference Number:	P:\2007\Internal Services\F&re\ Gm07068F&re - (AFS 5400)

SUMMARY

The purpose of this report is to declare a City-owned parcel of land adjoining 45 Blakley Avenue surplus to municipal requirements and to obtain authority for the Chief Corporate Officer to invite an offer to purchase the property from the owner of 45 Blakley Avenue.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council declare the parcel of land adjoining 45 Blakley Avenue, being Part of Lot 31 on Plan 2373 and shown as Part 1 on Sketch No. PS-2007-143 (the “Property”) surplus to the City’s requirements.
2. City Council authorize the granting of a conservation easement over the entire Property to the Toronto and Region Conservation Authority in perpetuity, for nominal consideration, on terms and conditions satisfactory to the Chief Corporate Officer and in a form acceptable to the City Solicitor.
3. City Council authorize the Chief Corporate Officer to invite an offer to purchase the Property from the owner of 45 Blakley Avenue.
4. 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.

Financial Impact

There are no financial implications associated with the adoption of this report.

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

ISSUE BACKGROUND

In 1933, the former City of York acquired a parcel of land immediately north of 45 Blakley Avenue, shown as Parts 1 and 2 on Sketch No. 2007-143, through the *Municipal Tax Sale* process. Part 1 is mostly comprised of table land and Part 2 is below the top-of-bank. The owner of 45 Blakley Avenue has expressed interest in acquiring Part 1. Part 2 has been jurisdictionally transferred to Parks, Forestry and Recreation and will remain in its natural state.

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. Although no municipal interest was expressed, the Toronto and Region Conservation Authority ("TRCA") advised that the Property should be protected to ensure slope stability and prevent further development and encroachment over the Property. As such, the TRCA have requested that the City grant a conservation easement to TRCA in perpetuity, for nominal consideration. 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 45 Blakley Avenue
Legal Description:	Part of Lot 31 on Plan 2373
Assessment Roll No.:	Part of 1914-07-1-080-02400
Approximate Size:	4.3m x 29.4m ± (14.10ft x 96ft ±)
Approximate Area:	120 m ² ± (1,292 ft ² ±)
Zoning:	Second Density Residential (R2)
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.

CONTACT

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SIGNATURE

Bruce Bowes, P. Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix A – Site Map