



**STAFF REPORT  
ACTION REQUIRED  
with Confidential Attachment**

**North York City Centre Service Road Acquisition**

<b>Date:</b>	August 27, 2007
<b>To:</b>	Government Management Committee
<b>From:</b>	Bruce Bowes, Chief Corporate Officer
<b>Wards:</b>	<b>Ward 23 – Willowdale</b>
<b>Reason for Confidential Information:</b>	Purchase of Residential property for the completion of the North York Service Road
<b>Reference Number:</b>	P:\2007\Internal Services\F&re\Gm07085F&re – (AFS 5882)

**SUMMARY**

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Real Estate Services seeks authority for the City to acquire the property municipally known as 48 Hounslow Ave. This property is required to expand and complete the North York City Centre Service Road.

Negotiations with the owners of this property have been ongoing since June 2007. The owners have signed an irrevocable Offer to Sell their property to the City. Appendix “A” to this report describes the salient terms of this proposed acquisition, which are considered fair and reasonable.

**RECOMMENDATIONS**

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**The Chief Corporate Officer recommends that:**

- (1) City Council adopt the confidential recommendations to staff in Attachment 1;
- (2) City Council authorize the public release of the confidential information and recommendations in Attachment 1, once the transaction has closed;
- (3) The Offer to Sell from the Owner of the property known as 48 Hounslow Avenue be accepted substantially on the terms outlined in Attachment 1 to this report, and that either the Chief Corporate Officer or the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City;
- (4) 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 date 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; and

- (5) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

## **Financial Impact**

The total cost of this acquisition will be funded from the 2007 Approved Capital Budget for Transportation Services, Capital Account CTP800-8 (North York Centre).

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

## **DECISION HISTORY**

On July 29, 30 and 31, 1998, City Council approved North York Community Council Report No. 8, Clause No. 20, being a joint report (July 10, 1998) from the Commissioner of Works and Emergency Services and the Commissioner of Urban Planning and Development Services entitled “Strategy for the Implementation of the North York Centre Plan Service Road-North York Centre”. The Report included the following recommendations:

“a property acquisition strategy and reporting mechanism be developed to ensure a continuance of a program to initiate the construction of the Service Road in stages and that the matter be referred to the Property Division of the Corporate Services Department for implementation;” and

“the property acquisition strategy include the powers granted to the City under the Expropriations Act to ensure that contiguous land assemblies are successfully acquired in a reasonable time frame to enable the annual road construction program to be implemented.”

With this acquisition strategy in place the City has acquired a number of properties to construct a service road in the former City of North York (the “NYSR”). The proposed acquisition of the property known municipally as 48 Hounslow Avenue will continue the implementation of this acquisition strategy.

By its adoption of Clause No. 8 of Administration Committee Report No. 7 on September 28, 29 and 30, 2005, Council authorized the initiation of expropriation proceedings for the property municipally known as 48 Hounslow Avenue. The approval and completion of the Offer to Sell for 48 Hounslow Avenue would render expropriation unnecessary.

## **ISSUE BACKGROUND**

A plan to construct the “NYSR” was established to facilitate new development and to provide new opportunities for development in the North York Centre area. The service road is required to accommodate traffic generated by this development.

An environmental assessment (the “ESR”) was completed in May of 1993 which addressed the alignment for the service road in the uptown area. The ESR was approved by the Ministry of Environment & Energy on December 14, 1993.

## **COMMENTS**

The property municipally identified as 48 Hounslow Avenue, is required for the purpose of the “NYSR”. Negotiations with the owners of the property have resulted in an Offer to Sell substantially on the terms and conditions outlined in Appendix “A” of this report.

Staff considers this Offer to Sell to the City to be fair and reasonable and therefore, recommends, the approval of this transaction.

## **CONTACT**

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## **SIGNATURE**

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Bruce Bowes, P. Eng.  
Chief Corporate Officer

## **ATTACHMENTS**

Appendix “A” – Location Map 48 Hounslow Avenue  
Attachment 1 – Confidential Information