



**STAFF REPORT
ACTION REQUIRED**

Potential Acquisition of 915 Kipling Avenue

Date:	September 4, 2007
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	Ward 05 – Etobicoke - Lakeshore
Reference Number:	P:\2007\Internal Services\F&re\Gm07091F&re – (AFS 5886)

SUMMARY

The sale and redevelopment of portions of the Bloor/Islington transit site and the proposed construction of a regional bus terminal for Mississauga Transit and GO Transit services at the Kipling Station will displace a large number of commuter parking spaces. It has been determined that 915 Kipling Avenue (the “Property”) is suitable for replacing some of these parking spaces.

The owner of the Property (the “Owner”) has advised that he is prepared to execute an offer to sell (“Offer to Sell”) the Property to the City and the owner and tenant of the Property have advised that they are prepared to settle all claims that may have arisen out of the initiation of expropriation proceedings in respect to the Property.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. Be authorized to report directly to City Council at its meeting to be held on September 26 and 27, 2007 regarding the possible acquisition of 915 Kipling Avenue, for TTC commuter parking purposes.

Financial Impact

Funding for the acquisition of 915 Kipling Avenue is available in the TTC's 2007-2011 Year Approved Capital Plan, Project 551X (Kipling Station Redevelopment) under the 3.9 Building and Structures Project (as set out on pages 992a1 under the category Improvements approved by City Council on March 7, 2007.

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

DECISION HISTORY

On June 19, 20 and 22, 2007, City Council adopted Government Management Report GM5.23, thereby granting authority to initiate the expropriation process for the acquisition of 915 Kipling Avenue.

COMMENTS

The Owner has advised that the irrevocable date of the Offer is until October 10, 2007, and the Owner and Tenant have advised that the settlement of claims that may have arisen out of the initiation of expropriation proceedings is also irrevocable until October 10, 2007. In order to mitigate any additional costs for this proposed acquisition, staff are requesting authority to report directly to City Council at its meeting to be held on September 26 and 27, 2007, with the terms and conditions of the proposed offer and the settlement.

CONTACT

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SIGNATURE

Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix "A" - Location Map and Sketch