



## STAFF REPORT ACTION REQUIRED

### Request to Initiate Expropriation Process – Toronto Parking Authority Acquisition of 466 Dovercourt Road

<b>Date:</b>	August 29, 2007
<b>To:</b>	Government Management Committee
<b>From:</b>	Bruce Bowes, P. Eng., Chief Corporate Officer
<b>Wards:</b>	Ward 18 – Davenport
<b>Reference Number:</b>	P:\2007\Internal Services\F&re\Gm07080F&re – (AFS5674)

#### **SUMMARY**

---

To seek approval to initiate the expropriation process for the property municipally known as 466 Dovercourt Road in order to provide the Toronto Parking Authority (“TPA”) 20 public parking spaces to service short term parking needs in the area.

#### **RECOMMENDATIONS**

---

The Chief Corporate Officer recommends that:

1. City Council grant authority to initiate the expropriation process for the property known municipally as 466 Dovercourt Road and shown on the attached Appendix “A” (the “Required Property”), for parking purposes, if staff’s negotiations with the owner of 466 Dovercourt Road do not result in a recommendable Offer to Sell the Required Property to the City.
2. City Council grant authority to serve and publish Notices of Application for Approval to Expropriate the Required Property, to forward to the Chief Inquiry Officer any requests for a hearing that may be received, to attend the hearing to present the City’s position and to report the Inquiry Officer’s recommendations to City Council for its consideration.
3. City Council authorize the Executive Director of Facilities and Real Estate or the Director of Real Estate Services to sign the Notices of Expropriation and Notices of Possession on behalf of the City.

## **Financial Impact**

The cost estimate for the acquisition or expropriation of the Required Land has not yet been finalized. Funding will be provided from TPA's 2007 Capital Budget (Captor Number TPA000050) College – Dovercourt to Lansdowne. If expropriation costs significantly exceed the estimated amounts or revenue is determined not to be feasible, the City has the ability to terminate the expropriation process prior to Council's final approval. If terminated, the TPA would only be responsible for reasonable legal, appraisal and other costs incurred by affected parties.

A further report detailing the costs to acquire the Required Lands will be submitted to Council prior to the Notices of Expropriation being published.

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

## **DECISION HISTORY**

TPA's Board, at its meeting on February 20, 2007 authorized staff to begin the process of expropriating the Required Property.

## **ISSUE BACKGROUND**

The TPA has been looking for suitable sites within a two block radius of the Dovercourt Road and College Street intersection for a number of years to accommodate the high demand for parking. The West End YMCA is one of the major demand generators in the area and does not provide on-site parking. A previous attempt to purchase property in the area was not successful. Properties available for purchase in the area are limited.

## **COMMENTS**

The Required Property is commonly referred to as the Matador. It is located on the west side of Dovercourt Road, just north of College Street. The site is improved with a two-storey building, operating as a club/bar at street level and four residential apartments on the second floor.

The TPA staff have been negotiating with the owner of the Required Property since early 2006. TPA submitted an Offer to Sell the Property, which was declined by the owner. The owner was to respond with a counter offer, but has not yet to date.

The TPA has requested City staff commence expropriation proceedings of the Required Land. Prior to initiating the expropriation proceedings, City staff will be meeting the owner to see if a negotiated settlement can be achieved. However, if consensus cannot be reached on terms and conditions of a recommendable Offer to Sell, staff is seeking

authority to initiate the expropriation process in order to be able to proceed with the acquisition of the Required Land in a timely fashion.

## **CONTACT**

Joe Casali, Director, Real Estate Services

Tel.: 416-392-7202; Fax: 416-392-1880; E-mail: [jcasali@toronto.ca](mailto:jcasali@toronto.ca)

Lorne Persiko, Development & Marketing, Vice President, Toronto Parking Authority

Tel.: 416-393-7294; Fax: 416-393-7352; E-mail: [lpersiko@toronto.ca](mailto:lpersiko@toronto.ca)

## **SIGNATURE**

---

Bruce Bowes, P. Eng.  
Chief Corporate Officer

## **ATTACHMENTS**

Appendix "A" – Site Map 466 Dovercourt Road

Appendix "A"  
Site Map - 466-468 Dovercourt Road

