



**STAFF REPORT
ACTION REQUIRED**

**Sale of a Portion of 91 Fairleigh Crescent, at the Rear of
53 Park Hill Road**

Date:	November 12, 2007
To:	Toronto and East York Community Council
From:	Chief Corporate Officer
Wards:	Ward 21 – St. Paul’s
Reference Number:	P:\2007\Internal Services\F&re\Te07126F&re – (AFS 5923)

SUMMARY

The purpose of this report is to obtain approval for the sale of a portion of 91 Fairleigh Crescent, located at the rear of 53 Park Hill Road, being part of Lots 20 and 21 on Plan 3024, Forest Hill, designated as Part 16 on Plan 63R-3330, subject to easements for Bell Canada, Toronto Hydro and a sanitary sewer, and shown approximately as Part 4 on Sketch PS-2007-123.

The terms for completing the transaction as set out herein are considered to be fair, reasonable, and reflective of market value.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. The City accept the Offer to Purchase from Valerie Grundy, to purchase a portion of 91 Fairleigh Crescent, located at the rear of 53 Park Hill Road, described as being part of Lots 20 & 21 on Plan 3024, Forest Hill, designated as Part 16 on Plan 63R-3330, subject to easements for Bell Canada and Toronto Hydro in Instruments Nos. CT705337 and CT09813 and subject to the reservation of an easement over the entire Part 16 for a sanitary sewer (the “Property”), in the amount of \$11,000.00, substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.

3. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
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 and other dates to such earlier or later date and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

Revenue in the amount of \$11,000.00, plus GST if applicable less closing costs and the usual adjustments is anticipated.

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

DECISION HISTORY

Metropolitan Council by its adoption of Clause No. 1 of Report No. 4 of The Roads and Traffic Committee on March 6, 1962, authorized the acquisition, under the provisions and entitlements of the *Expropriations Act*, of certain lands including the Property for the construction of the William R. Allen Expressway. The properties that were not required for the Expressway were subsequently declared surplus to the Corporation by Council's approval of Clause No. 8 of Report No. 7 of the Transportation Committee on May 8, 1979.

Metropolitan Council by its adoption of Clause 14 of Report 16 of the Corporate Administration Committee on August 14 and 15, 1996, declared surplus to Corporate requirements the lands shown as Parts 11, 12, 13 and 16 on Plan 63R-3330. City Council further approved, as the approving authority under the provisions of the *Expropriations Act*, the disposal of the City lands without giving the original owners from whom the land was expropriated the first chance to repurchase the lands.

ISSUE BACKGROUND

The City acquired the Property and other neighbouring lands for the construction and extension of the William R. Allen Expressway in 1962. The Property was subsequently declared surplus in 1979 and subdivided into nine parcels to be offered to the adjacent owners for rear yard extensions, subject to an easement to be retained for Bell Canada, Toronto Hydro and a sanitary sewer. The homeowners of the unpurchased parcels were contacted again this year, and the homeowner of 53 Park Hill Road expressed interest in purchasing the Property.

COMMENTS

Further details of the Property are:

Approximate Site Dimensions:	Irregularly shaped
Approximate Area:	58.4 m ² ± (628.6 ft ²)
Current Use:	Vacant land

The offer as submitted by Valerie Grundy in the amount of \$11,000.00 is considered fair, reasonable and reflective of market value and is recommended for acceptance substantially on the terms and conditions outlined in Appendix “A” to this report.

A Cost Centre has been put in place to charge costs directly related to the sale of City-owned properties, and includes such items as commission, surveying and registration costs. A recommendation is included in this report to direct a portion of the sale proceeds to fund the outstanding expenses related to this property.

CONTACT

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SIGNATURE

Bruce Bowes, P. Eng.,
Chief Corporate Officer

ATTACHMENTS

Appendix “A” – Terms and Conditions
Appendix “B” – Site Map and PS Sketch