



## STAFF REPORT ACTION REQUIRED

### Sale of Parcel of Land at 141 Boulton Drive

<b>Date:</b>	April 14, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Chief Corporate Officer
<b>Wards:</b>	Ward 22 – St. Paul’s
<b>Reference Number:</b>	P:\2008\Internal Services\Te08043F&re- (AFS 7525)

### SUMMARY

---

The purpose of this report is to obtain approval for the sale of the City-owned parcel of vacant land known municipally as 141 Boulton Drive, being Part of Lot 37 on Plan 608E and shown as Part 1 on Sketch No. PS-2007-162.

Negotiations with Shelly Koke and Brent Jang, the owners of 147 Boulton Drive, resulted in the Offer to Purchase that is being recommended for acceptance by the City.

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 Shelly Koke and Brent Jang to purchase the City-owned property described as being Part of Lot 37 on Plan 608E and shown as Part 1 on Sketch No. PS-2007-162, subject to the retention of a permanent easement over the entire property for sewer purposes (the “Property”), in the amount of \$162,000.00, 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. A portion of the proceeds of closing be directed to fund the outstanding expenses related to 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, amending the closing date, the due diligence and other dates to such earlier or later date(s), on such terms and conditions as she may from time to time consider reasonable.

### **Financial Impact**

Revenue in the amount of \$162,000.00 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**

City Council at its regular meeting held on July 16, 17, 18 and 19, 2007 adopted Item GM6.10 of the Government Management Committee declaring the Property surplus. Council further authorized staff to invite an offer to purchase the Property from the adjoining owner at 147 Boulton Drive.

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 have been complied with.

### **ISSUE BACKGROUND**

In 1938, the former Corporation of the City of Toronto acquired the Property through the Municipal Tax Sale process. In the late 1960's, the Property was withheld from sale due to the requirements of the former Municipality of Metropolitan Toronto to accommodate the proposed extension of St. George Street, which has since been abandoned. The Property is partially enclosed with a chain link fence with the adjoining property at 147 Boulton Drive and used as a side yard. The owners of 147 Boulton Drive have expressed interest in acquiring the Property.

Staff of Technical Services has advised that a permanent easement is required over the Property for the operation and maintenance of a 3750mm storm trunk sewer.

### **COMMENTS**

A description of the Property and other essential terms and conditions of the Offer to Purchase from Shelly Koke and Brent Jang are set out in the attached Appendix "A".

Further details of the Property are:

<b>Approximate North/South Measurement:</b>	12.2m (40ft)
<b>Approximate East/West Measurement:</b>	21.9m (72ft)
<b>Approximate Area:</b>	258m <sup>2</sup> (2,777 ft <sup>2</sup> )

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**

Joe Casali,  
Director of Real Estate Services  
Tel: (416)392-7202  
E-mail: [jcasali@toronto.ca](mailto:jcasali@toronto.ca)

Chuck Donohue, P.Eng  
Executive Director, Facilities & Real Estate  
Tel: (416)392-5151  
E-mail: [cdonohue@toronto.ca](mailto:cdonohue@toronto.ca)

## **SIGNATURE**

---

Bruce Bowes, P. Eng,  
Chief Corporate Officer

## **ATTACHMENTS**

Appendix "A" – Terms and Conditions  
Appendix "B" - Site Map and PS Sketch