



STAFF REPORT ACTION REQUIRED

Sale of Land at the Rear of 102 & 104 Stanley Avenue

Date:	August 19, 2009
To:	Etobicoke York Community Council
From:	Chief Corporate Officer
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	P:\2009\Internal Services\F&re\Ey09067F&re – (AFS 9476)

SUMMARY

The purpose of this report is to obtain approval for the sale of the City-owned parcel of vacant land at the rear of 102 and 104 Stanley Avenue. Negotiations with the adjoining owners at 102 Stanley Avenue have 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 Khaled Allaham and Salah Dean Allaham to purchase the City-owned parcel of vacant land located at the rear of 102 and 104 Stanley Avenue, shown as Part 1 and Part 2 on Sketch No. PS-2001-006 (the “Sketch”), being Part of Lot 54, Plan 852Y and designated as Parts 5 and 6 on Reference Plan 64R-2060, City of Toronto, subject to the retention of an easement over the entire property for sewer purposes (the “Property”), in the amount of \$7,000.00, 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 Property and the completion of the sale transaction.
4. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

Financial Impact

Revenue in the amount of \$7,000.00 (net of GST), 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

On October 2, 3 and 4, 2001, City Council, by its adoption of Clause 7 of Report No. 13 of the Administration Committee, declared the vacant land on the west side of Station Road, shown as Parts 1 and 2 on the Sketch, surplus to the City's requirements, with the intended manner of disposal to be by way of inviting an offer to purchase to the abutting property owners, subject to the City's retention of a permanent sewer easement. The owner of 104 Stanley Avenue indicated he was not interested in purchasing a portion of the Property.

ISSUE BACKGROUND

In 1939 the former Town of Mimico acquired the vacant land on the west side of Station Road, shown as Parts 1 and 2 on the Sketch, through the Municipal Tax Sale process.

COMMENTS

Further details of the Property are:

1. Approximate North/South measurement:	3.04m (10ft)
2. Approximate East/West Measurement:	20.77m (68.16ft)
3. Approximate Area:	63.1m ² (680 ft ²)

Negotiation with Khaled Allaham and Salah Dean Allaham, the abutting owners at 102 Stanley Avenue, resulted in the Offer to Purchase that is being recommended for acceptance on the terms and conditions outlined in Appendix "A" to this report.

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. A Cost Centre has been put in place to charge costs directly related to the sale of City-owned properties. A recommendation is included in this report to direct a portion of the sale proceeds to fund the outstanding expenses related to the Property.

CONTACT

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SIGNATURE

Bruce Bowes, P. Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix "A" – Terms and Conditions
Appendix "B" – Site Map