



**STAFF REPORT
ACTION REQUIRED
Confidential Attachment**

**Proposed Settlement of Compensation re: Expropriation
of 194 Dowling Avenue (also known as 1495 Queen
Street West)**

Date:	March 23, 2010
To:	City Council
From:	City Solicitor and the Deputy City Manager & Chief Financial Officer
Wards:	Ward 14 Parkdale
Reason for Confidential Information:	This report is about litigation or potential litigation that affects the City or one of its agencies, boards, and commissions. This report contains advice or communications that are subject to solicitor-client privilege.
Reference Number:	

SUMMARY

This report seeks authority to settle the compensation payable as a result of the expropriation of 194 Dowling Avenue (also known as 1495 Queen Street West).

RECOMMENDATIONS

The City Solicitor and the Deputy City Manager & Chief Financial Officer recommend that:

1. City Council adopt the confidential instructions to staff in Attachment 1; and
2. City Council authorize the public release of the recommendations in Attachment 1, if a settlement is finalized to the satisfaction of the City Solicitor.

FINANCIAL IMPACT

The financial impact is discussed in the confidential Attachment 1 to this report.

DECISION HISTORY

At its meeting held July 25, 26 and 27, 2006, City Council adopted Administration Committee Report 5 Clause 14, as amended, and authorized the expropriation of 194 Dowling Avenue (also known as 1495 Queen Street West) for the purpose of developing affordable housing on a derelict housing site, which can be found at:

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060725/adm5rpt/cl014.pdf>

ISSUE BACKGROUND

The subject property is located on the south-west corner of Queen Street West at Dowling Avenue. The three-storey building was initially constructed as an apartment building in the 1920's and was operated as a privately owned 51 bed rooming house until a fire caused major damage in the mid 1990s. The property remained vacant for many years. In 2005, it was identified as a derelict property suitable for development or conversion to supportive, transitional and affordable housing use and expropriated in 2006. It has since been the subject of a proposal call for affordable housing sites and has leveraged federal-provincial funding under the Canada-Ontario Affordable Housing Program. The Parkdale Activity Recreation Centre (PARC) was the successful proponent in the proposal call and a new development of 29 affordable self-contained apartments is currently under construction and scheduled for completion by the end of 2010.

COMMENTS

The owner of the expropriated property has contested the market value compensation offered by the City. Recently, a mediation session was held to attempt to settle the matter. This has resulted in a proposed settlement for Council's consideration, as outlined in the confidential attachment.

This report has been prepared in consultation with staff from Real Estate Services and the Affordable Housing Office.

CONTACT

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SIGNATURE

Anna Kinastowski, City Solicitor

Cam Weldon, Deputy City Manager &
Chief Financial Officer

ATTACHMENTS

Attachment 1 – Confidential Information