



REPORT FOR ACTION

Expropriation of Residential Condominium Units - 414 Dawes Road

Date: November 28, 2017

To: Government Management Committee

From: Director of Real Estate Services

Wards: Ward 31 - Beaches-East York

SUMMARY

The purpose of this report is to seek authority to commence expropriation proceedings, if necessary, to acquire any remaining residential condominium units at 414 Dawes Road located above an existing library branch. The Toronto Public Library Board has intentions to construct a new multi-level library facility at the location that will better service the residents in the community once the City of Toronto has acquired all the required residential condominium units and the condominium corporation has dissolved.

RECOMMENDATIONS

The Director of Real Estate Services recommends that:

1. City Council authorize the Director of Real Estate Services to continue negotiations for the acquisition of the property interests listed in Appendix "A" and displayed on the maps attached as Appendix "B" (collectively, the "Units"), and grant authority to initiate the expropriation process for the Units if the Director of Real Estate Services deems it necessary or appropriate to proceed in that manner.
2. City Council grant authority to serve and publish Notices of Application for Approval to Expropriate the Units, to forward to the Chief Inquiry Officer any requests for a hearing that are 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.

FINANCIAL IMPACT

The estimated cost to serve and publish the required Notices of Application for Approval to Expropriate, together with any costs related to attendance at the Hearing of Necessity (if requested) is approximately \$10,000.00. This cost will be funded from the 2017-2026 Council Approved Capital Budget & Plan for the Toronto Public Library Board within the Dawes Road Capital Project (CLB 194-1).

Prior to expropriation, a subsequent detailed report will be submitted to Committee and Council seeking final approval for the expropriation of the property interests, and will identify the funding for the market value of the Units, as well as disturbance costs (if any), interest, land transfer tax costs, and all other associated costs stipulated under the Expropriations Act.

The Interim Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting held on October 2, 2017, City Council adopted the recommendations contained within GM 22.29 titled "Purchase of Residential Units - 414 Dawes Road" granting authority to the applicable staff to negotiate the acquisition of all 8 residential condominium units at 414 Dawes Road for the proposed consideration as outlined within the confidential attachment to the report.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.GM22.29>

COMMENTS

City staff have successfully negotiated and entered into agreements to acquire the majority of the residential condominium units located at 414 Dawes Road. All 8 residential condominium units are required to proceed with Toronto Public Library Board's proposal to construct a new multi-level library branch facility at the same location. Once all 8 residential condominium units have been acquired by the City of Toronto, staff will proceed to dissolve the condominium corporation enabling the existing building to be demolished and the construction of a new facility on the same property.

The acquisition of the remaining Units is vital to proceed with the proposed construction project on the property. The acquisitions will enable the proposed construction of a new multi-level library facility.

If possible, staff will continue to communicate with the applicable owners to attempt to acquire the Units through a negotiated agreement. At this time, it is recommended that staff be granted authority to initiate the expropriation process to acquire the Units to avoid jeopardizing the proposed construction schedule for the new facility.

CONTACT

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SIGNATURE

David Jollimore, Director of Real Estate Services

ATTACHMENTS

Appendix "A" – Required Property Interests
Appendix "B" – Location Map

APPENDIX "A" - REQUIRED PROPERTY INTERESTS

Address	Legal Description
414 Dawes Road - Unit #1	Unit 1, Level 2, York Condominium Plan No. 260; Part Lot 1 Concession 2 FTB, Part 1 66R8422, as in Schedule "A" of Declaration B502517; East York, City of Toronto
414 Dawes Road - Unit #6	Unit 6, Level 2, York Condominium Plan No. 260; Part Lot 1 Concession 2 FTB, Part 1 66R8422, as in Schedule "A" of Declaration B502517; East York, City of Toronto

APPENDIX "B" - LOCATION MAP

