

IN-CAMERA COUNCIL MEETING

MARCH 3, 2015

DECISION RELEASE

Acquisition of 501-533 Powell Street

- A. THAT Council authorize the Director of Real Estate Services to proceed with the acquisition of the seven (7) lots comprising 501–533 Powell Street, legally described as: PID 015-603-971, Lot 30, Block 42, District Lot 196, Plan 196; PID 015-603-997, Lot 31, Block 42, District Lot 196, Plan 196; PID 015-604-021, Lot 32, Block 42, District Lot 196, Plan 196; PID 015-603-962, Lot 29, Block 42, District Lot 196, Plan 196; PID 007-640-501, Lot 28, Block 42, District Lot 196, Plan 196, PID 015-603-911, Lot 26, Except the South 7 Feet Now Road, Block 42, District Lot 196, Plan 196 and PID: 015-603-954, Lot 27, Block 42, District Lot 196, Plan 196 (the “Subject Properties”), as shown on Appendix A of the Administrative Report dated February 24, 2015, entitled “Acquisition of 501-533 Powell Street”, for future development of social housing project (with the Subject Properties held in the “PEF Housing Properties” Portfolio), the purchase agreement for which will include an indemnity from the City to the registered owners of the Subject Properties and their successors and assigns, and the heirs, executors, administrators, successors and assigns of the foregoing (collectively, the “Sellers”) against all costs, losses, damages and expenses arising from the environmental contamination located on the Subject Properties or that has migrated off-site, on terms and conditions acceptable to the Director of Legal Services and the Director of Real Estate Services, for a purchase price of \$2,100,000 plus applicable taxes; source of funds is \$525,000 (25%) from the 2015 Property Endowment Fund Capital Budget and the remaining \$1,575,000 (75%) from the 2015 Capital Budget for Housing.
- B. THAT Council approve \$170,000 for hazardous materials abatement and deconstruction of the existing improvements on the Subject Properties; source of funds is \$42,500 (25%) from the 2015 Property Endowment Fund Capital Budget and the remaining \$127,500 (75%) from the 2015 Capital Budget for Housing.
- C. THAT Council approve \$100,000 for immediate first phase environmental remediation of the Subject Properties (to be carried out in 2015); source of funds is \$25,000 (25%) from the 2015 Property Endowment Fund Capital Budget and the remaining \$75,000 (75%) from the 2015 Capital Budget for Housing.

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