

# DECISION/DIRECTION NOTE – Regular Meeting

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**Title:** 204 Empire Avenue

**Date Prepared:** December 5, 2019

**Report To:** His Worship the Mayor and City Council

**Councillor and Role:** Hope Jamieson, Ward 2 Councillor  
Ian Froude, Ward 4 Councillor

**Ward:** Ward 2 & 4

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## **Decision/Direction Required:**

To approve a quit claim for a strip of land claimed by Shoppers Realty Inc. (“Shoppers”) at the front of their property fronting on Empire Avenue, which they have been utilizing for over 50 years. In return, Shoppers Realty Inc. will quit claim a parcel of land at the corner of Empire Avenue and Freshwater Road to the City for future infrastructure requirements.

## **Discussion – Background and Current Status:**

Shoppers Realty Inc. has been in possession of the property at the front of 204 Empire Avenue for over 50 years. Recently, when conducting a title search, it was discovered that they were unable to determine the ownership of a small strip of land, as shown on the attached Schedule “A”. The lawyer for Shoppers has requested that the City provide them with a Quit Claim deed for this parcel of land.

Upon review of the request, it was suggested that if the City Quit claimed Parcel “A” to Shoppers, that Shoppers would, in turn, Quit Claim a parcel at the corner of Empire Avenue and Freshwater Road, as shown in Schedule “B”, for future infrastructure. This was proposed to Shoppers and they have agreed to same. Shoppers has completed the surveys of both parcels of land, and their lawyer has drafted the Quit Claim Deeds which are acceptable to the City.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Shoppers Realty Inc.

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3. Alignment with Strategic Directions/Adopted Plans:
  - a. A Sustainable City
  - b. A City that Moves
  - c. A Connected City
  - d. An Effective City
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

**Recommendation:**

**It is recommended that Council approve the acceptance of the Quit Claim Deed from Shoppers and the issuance of the Quit Claim Deed to Shoppers.**

**Prepared by/Date: Andrew Woodland, December 5, 2019**

**Reviewed by/Date: Cheryl Mullett,**

**Approved by/Date: Cheryl Mullett**

**Attachments:**

Schedule "A"

Schedule "B"