



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Domenic Dadalt, Legal Counsel

Department: Administration

Date of Report: June 20, 2025

Report Number: AD-2025-09

Subject: Request to purchase municipally owned property at the rear of 1805 Todd Lane

Recommendation

That the report of the Legal Counsel dated June 20, 2025, (AD-2025-09) regarding the Request to purchase municipally owned property at the rear of 1805 Todd Lane be received;

And that Council deny the request to purchase the municipally owned property at the rear of 1805 Todd Lane.

Report

Administration has received numerous requests over several years from the owners of 1805 Todd Lane (the "Owners") to purchase municipally owned land abutting the rear of their property. The purchase request pertains to a portion of the land municipally known as 5700 Malden Road ("Subject Lands"). The request has been submitted for the purpose of extending the rear yard of the Owners' property from the existing lot line down to Turkey Creek. The Subject Lands are illustrated in Schedule "A", attached hereto.

It is Administration's recommendation that the request to purchase the Subject Lands be denied. It is the position of Administration that the Subject Lands should be retained as part of The Corporation of the Town of LaSalle's (the "Town") land bank as a municipal asset. The proposed sale to the Owners does not, in Administration's view, represent the optimal use of the Subject Lands, contribute to the broader public interest or maximize the benefit to the Town.

The Subject Lands are currently zoned as 'Recreation Zone (RE)' to support the use of community gardens, parks and open spaces. This zoning is implemented to encourage naturalized areas for the enjoyment of the public. This zoning designation encourages community use and enjoyment. Selling the Subject Lands would be inconsistent with the

intended purpose of the current zoning designation by eliminating the naturalized area for public enjoyment.

The implications of selling the Subject Lands to the Owner will impact the Town's strategic planning by undermining the importance of long-term planning initiatives and zoning considerations. The sale of the Subject Lands will contradict consistent land-use planning and may interfere with potential future uses that the Town could utilize.

In the event that Council desires to proceed with a sale of the Subject Lands to the Owners, there are a number of items to be worked out between the Owners and the Town. Firstly, to this date there has not been a purchase price suggested with any of the proposed acquisition requests. Administration could utilize nearby land for the purpose of establishing value, but the majority of nearby sales are within the Town Centre zone that are tied to development. Finding comparisons using properties zoned Recreational will require out-of-town lands, as the Town has consistently retained this type of land in the Town's ownership.

If the Subject Lands were to be sold to the Owners, a rezoning application would be required to ensure that the said lands are appropriately zoned for private ownership. The costs of this rezoning application should be solely borne by the Owners, and there is no guarantee that the application would be supported by Administration as the retention of these types of lands supports the Town's long-term vision for public access to green space. Additionally, the Owners would have to commission a reference plan to describe any parcels to be sold, also at their sole expense.

Finally, it should be noted that the economic impact from tax collection is anticipated to be nominal, as significant increases typically occur from increasing frontage rather than adding land to the rear of a property. While this would ultimately be determined through MPAC's assessment, the above description is in line with what Administration typically sees when distributing lands at the rear of properties, such as when we close and sell alleys.

Accordingly, Administration recommends that Council deny the request, thereby retaining the Subject Lands in municipal ownership. This will maintain the current zoning of the lands while supporting the Town's strategic vision benefiting all Town residents.

Consultations

Peter Marra, Deputy C.A.O.

Financial Implications

None if the lands remain in the Town's name. If sold, the sale price and a nominal increase in taxation revenue.

Prepared By:

Legal Counsel

Domenic Dadalt, Legal Counsel

Link to Strategic Goals

1. Enhancing organizational excellence - Not Applicable
2. Strengthen the community's engagement with the Town - Not Applicable
3. Grow and diversify the local economy - Not Applicable
4. Build on our high-quality of life - Not Applicable
5. Sustaining strong public services and infrastructure - Yes

Communications

Owners of 1805 Todd Lane

Report Approval Details

Document Title:	Request to purchase municipally owned property at the rear of 1805 Todd Lane.docx
Attachments:	
Final Approval Date:	Jun 24, 2025

This report and all of its attachments were approved and signed as outlined below:



Chief Administrative Officer

Joe Milicia