



## Report to Council

Department: Office of the CAO  
Division: Legal and Legislative Services  
Date: October 20, 2025  
Prepared by: Joe Malandruccolo, Director, Legal and Legislative Services/Clerk  
Report Number: Legal and Legislative Services-2025-24  
Subject: Sale of 36 Queen Street and a portion of 25 Queen Street  
Number of Pages: 4

### Recommendation(s)

That Legal and Legislative Services Report 2025-24 entitled Sale of 36 Queen Street and a portion of 25 Queen Street be received;

That Council confirm the authority provided in Closed session to enter into a binding agreement of purchase and sale of 36 Queen Street, Harrow, and a portion of 25 Queen Street, Harrow (**the "Properties"**), as detailed in Appendix "A" attached hereto; and

That By-Law 2489 being a by-law for the disposition of surplus lands (36 Queen Street and a Portion of 25 Queen Street, Harrow) by the Corporation of the Town of Essex be read a first, a second and a third time and finally passed on October 20, 2025.

### Purpose

To confirm **Council's** direction to sell the Properties and to allocate the cash proceeds from the sale to the Land Acquisition Reserve account. The Town of Essex previously identified and

declared the Properties as surplus. With this declaration, the Town plans to sell these Properties by direct sale. This update serves to inform the public about the current status of the Properties.

## **Background and Discussion**

In 2024, the Town of Essex was approached by Queen Street Apartments Inc. with a request to purchase the Properties from the Town. In January of 2025, the proposal for the purchase of the Properties was presented to Council.

Through Resolution C25-04-004 on April 7, 2025, Council directed administration to negotiate an Agreement of Purchase and Sale of the Properties in exchange for at least Two Hundred and Twenty-Five Thousand (\$225,000) Dollars plus at least Seventy Thousand (\$70,000) Dollars in verifiable improvements to the alleyway abutting 25 Queen Street, Harrow.

An offer of Two Hundred and Twenty-Five Thousand (\$225,000) Dollars plus budgeted improvements to the alleyway abutting 25 Queen Street, Harrow, in the amount of approximately Two Hundred and Twelve Thousand (\$212,000) was conditionally accepted by the Town on July 24, 2025.

Through Resolution R25-09-437 on September 15, 2025, Council declared the Properties as surplus.

### **Comments from the Public**

At the date of writing this report, Administration received one comment from the public. The one comment opposes the proposed sale, questioning where people will park when there are events taking place in Harrow.

## **Financial Impact**

The accepted offer Council approved will result in the Town receiving Two Hundred and Twenty-Five Thousand (\$225,000) Dollars, in cash. The funds received from this land sale, after fees, will be allocated to the Land Acquisition Reserve account.

# Consultations

Kate Rowe, Director, Corporate Services

# Appendix "A" – Queen Street Surplus Lands



## Link to Strategic Priorities

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town's competitive advantages to promote jobs and economic investment.**
- Take care of our natural environment and strengthen the sense of belonging to everyone **who makes Essex "home"**.
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

## Report Approval Details

Document Title:	Surplus Properties on Queen Street - LLS-2025-24.docx
Attachments:	
Final Approval Date:	Oct 14, 2025

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

**No Signature - Task assigned to Kate Giurissevich, Chief Administrative Officer was completed by delegate Joseph Malandruccolo, Director, Legal and Legislative Services/Clerk**

**Kate Giurissevich, Chief Administrative Officer - Oct 14, 2025 - 11:43 AM**