

# **TORONTO** STAFF REPORT

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June 16, 2006

To: Economic Development and Parks Committee

From: Brenda Librecz, General Manager, Parks, Forestry and Recreation

Subject: Adjustments to the 2006 Parks, Forestry and Recreation Division's Capital Budget  
Various Wards

Purpose:

To obtain approval to adjust the 2006 Parks, Forestry and Recreation Division's Capital Budget to address additional financial resources and creation of new sub-projects.

Financial Implications and Impact Statement:

Approval of this report will increase the 2006 Parks, Forestry and Recreation Division's Capital Budget by \$2,462,093.00 gross, zero net, with funding from development agreements.

The Deputy City Manager and Chief Financial Officer has reviewed this report and concurs with the financial impact statement.

Recommendations:

It is recommended that:

- 1) the 2006 Parks, Forestry and Recreation Capital Budget be amended to include additional net zero projects with their sources of funding as mandated in the respective planning agreements, as follows:
  - a) the project known as the Victoria Memorial Park (Ward 20) project , approved December 8, 2005 in the amount of \$225,000.00 be increased by \$40,000.00 to \$265,000.00 to include additional Section 45 funds received for this project from the development at 66 Portland Street;
  - b) a new Gord & Irene Risk Arena Improvements (Ward 7) project be created with revenues

and expenses of \$360,000.00, to be funded through a Section 37 Agreement from the development at 3025 Finch Avenue West, and that approval be given to receive the funds into this project;

- (c) a new Ward 10 Park Improvements project be created with revenues and expenses of \$100,000.00, to be funded through a Section 41 Agreement from the development at 920-922 Sheppard Avenue West, and that approval be given to receive the funds into this project;
- (d) a new Banting Park Improvements (Ward 10) project be created with revenues and expenses of \$175,000.00, funded through a Section 37 Agreement from the development at 1030 Sheppard Avenue West and an owner contribution received from the development at 775 Steeles Avenue West, and that approval be given to receive the funds into this project;
- (e) a new Ward 11 Park Improvements project be created with revenues and expenses of \$105,000.00, funded through a Section 37 Agreement from the development at 1945 Lawrence Avenue West, and that approval be given to receive the funds into this project;
- (f) a new Tiffany Park Improvements (Ward 11) project be created with revenues and expenses of \$112,398.00, funded through a Section 37 Agreement from the development at 1912 St. Clair Avenue West, and that approval be given to receive the funds into this project;
- (g) a new Ward 13 Park Improvements project be created with revenues and expenses of \$175,000.00, funded through a Section 37 Agreement from the development at 70 High Park Road, and that approval be given to receive the funds into this project;
- (h) a new Taddle Creek Park Improvements (Ward 20) project be created with revenues and expenses of \$100,000.00, funded through an OMB decision regarding the development at One Bedford Road, and that approval be given to receive the funds into this project;
- (i) a new Ward 23 Park Improvements project be created with revenues and expenses of \$137,000.00, funded through a Subdivision Agreement from the development at 8 and 12 McKee Avenue, and that approval be given to receive the funds into this project;
- (j) a new Ward 25 Park Improvements project be created with revenues and expenses of \$150,000.00, funded through a Section 37 Agreement from the development at 930 Mount Pleasant Road, and that approval be given to receive the funds into this project;
- (k) a new Ward 27 Park Improvements project be created with revenues and expenses of \$115,000.00, funded through a Section 37 Agreement from the development at 1430 Yonge Street, and that approval be given to receive the funds into this project;
- (l) a new Clairlea Park Improvements (Ward 35) project be created with revenues and expenses of \$56,000.00, funded through a Section 37 Agreement from the development at 60 Fairfax Crescent, and that approval be given to receive the funds into this project;

- (m) a new Donwood Park Improvements (Ward 37) project be created with revenues and expenses of \$60,300.00, funded through a Section 37 Agreement from the development at 2650 Lawrence Avenue West, and that approval be given to receive the funds into this project;
  - (n) a new Lee Centre Park Improvements (Ward 38) project be created with revenues and expenses of \$631,045.00, funded through a developers' contribution and a Section 37 Agreement from the development of the lands known as 1, 8, 11, 18, 36 and 38 Lee Centre Drive, and that approval be given to receive the funds into this project;
  - (o) a new Ward 39 Park Improvements project be created with revenues and expenses of \$145,350.00, funded through cash-in-lieu and the developer of 25 Cannongate Trail at Sanwood Boulevard, and that conditional approval be given to receive the funds into this project;
- 2) this report be forward to Policy and Finance Committee for consideration; and
  - 3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The approval of various Community Planning applications and associated agreements since the approval of the Parks, Forestry and Recreation Capital Budget on December 8, 2005 has generated funding for Park related improvements currently deposited in a number of Holding Accounts. As per Council's financial control policies, the Parks, Forestry and Recreation Division 2006 Capital Budget must be amended in order to create the appropriate sub-projects and subsequently expense these holding accounts.

Comments:

The following projects have been identified and monies secured through Committee of Adjustment decisions, Site Plan Agreements, Section 37 Agreements or Subdivision Agreements which were approved by Council or the Ontario Municipal Board. A brief explanation of the terms of the Agreements and the associated holding accounts are as follows:

- a) Victoria Memorial Park – Ward 20  
A new development at 66 Portland Street has generated \$40,000.00 from a Committee of Adjustment decision “for the benefit of Victoria Memorial Park”. The funding is currently held in an account with the City Planning Division and may be transferred upon approval of this report. Parks, Forestry and Recreation currently have a Capital Project approved in 2006 for this location. This funding will be added to the existing scope of work.

b) Gord & Irene Risk Arena Improvements – Ward 7

A new development at 3025 Finch Avenue West, Harmony Park Properties Inc, generated \$360,000.00 through a Section 37 Agreement. The funds were received on December 22, 2005 and placed into a Parks, Forestry and Recreation Division holding account. The agreement states that the funds are to be used "for improvements to local area parks and recreation facilities as determined by the General Manager of Parks, Forestry and Recreation in consultation with the local area Councillor, with priority being given to a portable wooden gym floor and the provision of additional meeting room space at the Gord and Irene Risk Community Centre". The terms and conditions of the Section 37 Agreement have been completed and the funding is now available to expense.

c) Ward 10 Park Improvements

A new development at 920-922 Sheppard Avenue West has generated \$100,000.00 through a Site Plan Agreement under Section 41 of the Planning Act stating that "\$90,000.00 be put towards the construction of Banting Park and \$10,000.00 be used for improvements to the parkette located at the southeast corner of Bathurst Street and Wilson Avenue". Council adopted the motion December 5, 6 and 7, 2005. These funds have been placed in a Parks, Forestry and Recreation holding account and are now available to expense.

d) Banting Park Improvements – Ward 10

A new development at 775 Steeles Avenue West has generated \$75,000.00 for improvements to Banting Park through an April 7, 2005 Committee of Adjustment decision. These funds have been placed in a Parks, Forestry and Recreation holding account and are now available to expense.

A new development at 1030 Sheppard Avenue West has generated \$100,000.00 through a Section 37 Agreement to be directed to Banting Park. These funds have been placed in a Parks, Forestry and Recreation holding account and are now available for expense.

e) Ward 11 Improvements

A new development at 1945 Lawrence Avenue West has generated \$105,000.00 through a Section 37 Agreement for local park improvements. The funds were placed in a Parks, Forestry and Recreation Division holding account. The terms and conditions of the Section 37 Agreement have been completed and the funding is now available for expense. Two locations were identified for this funding: Elm Park at \$75,000.00 and Merrill Park at \$30,000.00.

f) Tiffany Park Improvements -Ward 11

A new development at 1912 St. Clair Avenue West has generated \$112,398.00 through a

Section 37 Agreement for local park improvements. The funds were placed in a Parks, Forestry and Recreation Division holding account. The terms and conditions of the Section 37 Agreement have been completed and the funding is now available to expense.

g) Ward 13 Park Improvements

A new development at 70 High Park Road has generated \$175,000.00 through a Section 37 Agreement. The funds are to be used for:

- i) \$ 25,000.00 - Runnymede School Playground
- ii) \$ 25,000.00 - Humbercrest Playground
- iii) \$ 25,000.00 - Vine Parkette Improvements
- iv) \$ 25,000.00 - Humber Boat House
- v) \$ 5,000.00 - Malta Parkette Fence
- vi) \$ 5,000.00 - Ravina Park Mural
- vii) \$ 50,000.00 - High Park Welcome Centre (Chess House)
- viii) \$ 15,000.00 - Traymore Park Lighting

The funds were placed into a City Planning Division deferred revenue account. The terms and conditions of the Section 37 Agreement have been completed and the funding is now available for expense.

h) Taddle Creek Park Improvements – Ward 20

A new development at One Bedford Road has generated \$100,000.00 through a Section 37 Agreement as a result of an OMB order. Condition 6.1 and 6.2 of the Section 37 agreement states:

*6.1 The Owner agrees to pay the sum of One Hundred Thousand Dollars (\$100,000.00) to the City for planning the enhancement of landscaping and park improvements for the Taddle Creek Parkette immediately upon the OMB issuing an Order approving the Zoning By-law Amendment.*

*6.2 The Owner agrees to pay a further sum of Nine Hundred Thousand Dollars (\$900,000.00) to the City for enhancement of landscaping and park improvements for the Taddle Creek Parkette prior to the issuance of the First Above-Grade Building Permit.*

The funding of \$100,000.00 is currently held in a City Planning Division deferred revenue account and may be transferred upon approval of this report. The cash flow for this project is \$50,000.00 in 2006 and \$50,000.00 in 2007.

The additional \$900,000.00 will be submitted for Council approval as part of the 2007 - 2011 Parks, Forestry and Recreation Capital Submission.

i) Ward 23 Park Improvements

A new development at 8 and 12 McKee Avenue has generated \$137,000.00 through a development agreement for local park initiatives. The funds have been received and placed into a "Sub-dividers Accounts Receivable" account in Corporate Finance awaiting the establishment of this Capital account. The funds can be applied towards any park improvements in Ward 23. Improvements to the Gwendolen Park tennis courts have been agreed upon to date, and the remainder of the Ward 23 park improvement projects will be determined by the General Manager of Parks, Forestry and Recreation in consultation with the Ward Councillor.

j) Ward 25 Park Improvements

A new development at 930 Mount Pleasant Road (the former Volvo dealership) has generated \$150,000.00 through a Section 37 Agreement and has been received. The Agreement states that the funds are to be used "for community landscape improvements as determined by Commissioner of Economic Development, Culture and Tourism in consultation with the Ward Councillor". The funds are being held by the City Planning Division in a deferred revenue account. The terms and conditions of the Section 37 Agreement have been completed and the funding is now available to expense.

k) Ward 27 Park Improvements

A new development at 1430 Yonge Street has generated \$115,000.00 through a Section 37 Agreement and will benefit two local parks: \$25,000.00 for Amsterdam Square and \$90,000.00 for Balfour Park. The Section 37 monies have been received and are being held in a City Planning Division deferred revenue account. The terms and conditions of the Section 37 Agreement have been completed and the funding is now available to expense.

l) Clairlea Park Improvements – Ward 35

A new development at 60 Fairfax Crescent has generated \$56,000.00 through a Section 37 Agreement and has been received. The Agreement states that the funds are to be used "for the purpose of improvements to Clairlea Park". This funding was received February 16, 2006 and is being held in a Parks, Forestry and Recreation holding account awaiting the establishment of this Capital account. The terms and conditions of the Section 37 Agreement have been completed and the funding is now available to expense.

m) Donwood Park Improvements – Ward 37

The development at 2650 Lawrence Avenue West (Ontario #2016711) generated \$60,300.00 through a Section 37 Agreement. The Agreement states that this contribution is to "provide for park improvements such as an expansion of the existing playground and upgrades to the playground equipment, replacement of park benches and players benches at the ball diamond; provision for two-tier bleachers at the ball diamond; and the planting of new trees. The City shall decide the extent and particulars of the park improvements". The funds were received and placed into a Parks, Forestry and Recreation holding

account. The terms and conditions of the Section 37 Agreement have been completed and the funding is now available to expense.

n) Lee Centre Park Improvements – Ward 38

The Lee Centre Corporation Inc. development of their lands known as 1, 8, 11, 18, 36 and 38 Lee Centre Drive, has generated park development funds of \$631,045.00 and are currently being held in a Parks, Forestry and Recreation holding account awaiting the establishment of this Capital account. The funding has come in the form of two processes:

- i) \$274,880.00 – Section 37 funds for the development of a City park abutting Lee Centre Drive.
- ii) \$356,165.00 – Developers contribution to the Lee Centre Park development

The terms and conditions of the Section 37 have been completed and the funding is now available to expense. The cash flow for this project will involve a design component in 2006 in the amount of \$50,000.00 and a construction component in 2007 in the amount of \$581,045.00.

There is a separate Section 37 Agreement in the amount of \$100,000.00 for public art in this park. This funding will be part of the Culture Division's 2007 Capital Budget process, and the art installation will be coordinated with the park construction.

o) Sanwood Park Improvements - Ward 39

A new development at 25 Cannongate Trail at Sanwood Boulevard is anticipated to generate \$76,600.00 through a Subdivision Agreement for improvements to Sanwood Park. The Owner is required to compensate the Parks, Forestry and Recreation Division for the jurisdictional transfer of parkland to Transportation Services Division (Right of Way Management). On April 3, 2006, Facilities and Real Estate Division provided the Owner the dollar value of \$76,600.00 as the required compensation, and this estimate is valid for a six-month period. Conditional approval is granted and receipt of the funding is imminent, as indicated by District staff and the local Councillor's office.

In addition, conditional approval be granted for \$68,750.00 towards Sanwood Park improvements as recommended as an amendment by Scarborough Community Council and adopted by Council on September 28, 29, and 30, 2005 for the above noted development. Draft Condition 33 of the report states that 25% of the cash-in-lieu of parkland dedication payment is to be used for park improvements in Sanwood Park. This payment is due prior to building permit issuance. The Facilities and Real Estate Division has provided the Owner with the above noted amount. Conditional approval is granted and receipt of the funding is imminent, as indicated by District staff and the local Councillor's office.

Conclusions:

By approving this report, staff will have the authority to create the appropriate sub-projects, and fulfil the obligations of the various agreements that Council has approved through the planning process.

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