



**STAFF REPORT
INFORMATION ONLY
Confidential Attachment**

51 High Meadow Place: Site Plan Conditions Matter

Date:	November 27, 2007
To:	Etobicoke York Community Council
From:	City Solicitor
Wards:	Ward 7 – York West
Reason for Confidential Information:	This report contains advice or communications that are subject to solicitor-client privilege.
Reference Number:	

SUMMARY

The purpose of this report is to provide information to the Community Council with respect to Ghanaian Presbyterian Church’s site plan conditions.

FINANCIAL IMPACT

There are no financial implications resulting in the adoption of this report.

ISSUE BACKGROUND

The Ghanaian Presbyterian Church purchased 51 High Meadow Place on which it proposed to erect a place of worship. In late 2002 the Church made application to the City for site plan approval for the construction of the building. During discussions the Church agreed as conditions of site plan approval to erect two mini-soccer fields and a walkway on lands owned by Hydro One immediately adjacent to the Church’s property. The specific conditions for the Church’s site plan approval are as follows:

1. the Church is required to complete two mini-soccer fields and a walkway by May 1, 2004;

2. prior to receiving site plan approval the Church is required to apply on behalf of the City to Hydro One for a lease to use the Hydro Lands for the two mini-soccer fields and walkway;
3. the Church would be required to prepare and submit a detail plan showing the location of the two mini-soccer fields and walkway;
4. the Church would be required to provide the City with a cost estimate for the completion of the two mini-soccer fields and walkway; and
5. the Church is required to provide the City with an irrevocable letter of credit in the amount equal to the City approved cost estimates for completing the two mini-soccer fields and walkway.

By letter dated November 18, 2003, the Church confirmed that it would complete the soccer fields and walkway at its own expense. On March 2, 2004, the Church provided an irrevocable letter of credit to the City to secure the Church's obligations in the amount of \$40,000.

DECISION HISTORY

At its meeting October 30, 2007, the Etobicoke York Community Council adopted a Motion requesting that the City Solicitor prepare a report for the November 27, 2007, Community Council meeting.

COMMENTS

Confidential Attachment 1 contains information subject to solicitor-client privilege.

CONTACT

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SIGNATURE

Anna Kinastowski
City Solicitor

ATTACHMENTS

1. Attachment 1 - Confidential Information