



**STAFF REPORT  
ACTION REQUIRED  
with Confidential Attachment**

**Proposed Acquisition of Part of 243 Alberta Avenue  
(Roseneath Gardens Parkette)**

<b>Date:</b>	May 17, 2007
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer and General Manager, Parks, Forestry & Recreation
<b>Wards:</b>	Ward 17 – Davenport
<b>Reason for Confidential Information:</b>	This report is about a proposed or pending land acquisition by the City or one of its agencies, boards, and commissions.
<b>Reference Number:</b>	P:\2007\Internal Services\F&re\Gm07053\F&re – (AFS 3064)

**SUMMARY**

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The Roseneath Gardens Parkette is a privately held 0.23 ha (0.56 acre) site that is leased by the City for use as a public park. The purpose of this report is to secure Council approval to proceed with the acquisition of the northerly portion of 243 Alberta Avenue currently known as Roseneath Gardens Parkette for continued Parks purposes.

The former Corporation of the City of York entered into a lease for the property (shown on PS Sketch 2007-013, Appendix “B”) on December 31, 1997 and the term of the lease will expire on September 18, 2008. 1239085 Ontario Inc., the current owner (the “Owner”) is considering development opportunities for the property and staff would like to ensure that the property continues to be used for park purposes. Accordingly, the City would like to proceed with the acquisition.

Negotiations with the Owners have been on-going since the fall of 2006. The Owner has signed an irrevocable offer to sell (“Offer to Sell”) the property to the City. Appendix “A” to this report describes the salient terms of this proposed acquisition, which is considered fair and reasonable.

## **RECOMMENDATIONS**

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### **The Chief Corporate Officer recommends that:**

- (1) City Council adopt the confidential recommendations to staff in Attachment 1;
- (2) City Council authorize the public release of the confidential information and recommendations in Attachment 1, once City Council has approved the funding;
- (3) The 2007 Approved Capital Budget for Parks, Forestry and Recreation be amended by the addition of a project “Roseneath Garden Parkette Acquisition”, with funding from XR2045 York Local Parkland Acquisition Reserve, the XR2202 the West District Local Parkland Acquisition Reserve with the remaining coming from XR2210 the City-wide Local Parkland Acquisition Reserve;
- (4) The Offer to Sell from the Owner of the property known as the Roseneath Garden Parkette be accepted substantially on the terms outlined in Attachment 1 to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City;
- (5) The City Solicitor be authorized to complete these transactions on behalf of the City including making payment of any necessary expenses, and amending the closing date and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable;
- (6) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto; and
- (7) This report be forwarded to the Budget Committee for consideration.

### **Financial Impact**

Funding is currently available in the Parks, Forestry and Recreation’s Parkland Acquisition Reserve Funds.

The funding for this acquisition has not been included in the 2007 Approved Capital Budget for Parks, Forestry, and Recreation. City Council’s approval will be required to increase the 2007 Approved Capital Budget for Parks, Forestry, and Recreation with offsetting funds from XR2045 York Local Parkland Acquisition Reserve Fund, the XR2202 the West District Local Parkland Acquisition Reserve Fund with the remaining coming from XR2210 the City-wide Local Parkland Acquisition Fund.

As this Parkette has been in existence for approximately 10 years, no additional funding is required in the Capital Budget in order to develop this park site.

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

## **DECISION HISTORY**

At its meeting of May 23, 2006, City Council adopted Notice of Motion J(31) Revised regarding the Permanent Acquisition of the Roseneath Gardens Parkette (“Lanford Parkette”, Roseneath Gardens and Glenhurst Avenue) – 243 Alberta Avenue requesting that the General Manager, Parks, Forestry and Recreation report to the Economic Development and Parks Committee on seeking lease renewal or permanent acquisition from the Parks Acquisition funds of the current Roseneath Gardens Parkette, or a possible expansion for parks purposes.

## **ISSUE BACKGROUND**

City Council directed staff to acquire or extend the lease for this existing parcel of parkland. The term of the lease will expire in September 2008. The Owner indicated that extending or renewing the lease was not acceptable to them. Due to the Owner’s interest in pursuing potential development on the site, Parks, Forestry and Recreation have determined that permanent acquisition of the site be undertaken.

## **COMMENTS**

When considering a potential acquisition for Parks, Forestry and Recreation purposes, three guiding principles are considered

- Targeting areas that are parkland deficient;
- Purchase of land for community recreation centres, sport and trail facilities; and
- Achievement of city-wide objectives to Our Common Ground

Map B of the City of Toronto Official Plan identifies this area as having the lowest of the five levels of existing parkland provision. Acquisition of this site prevents the loss of this site as parkland.

The Roseneath Gardens Parkette has become an integral part of the neighbourhood. It is a designed open space that provides a children’s play area, an open area with benches, a walkway, as well as a number of trees along the periphery of the site. It should be brought into the City’s ownership so that it can continue to provide recreational opportunities and open space to the surrounding neighbourhood.

Negotiations with the Owner have resulted in an Offer to Sell as outlined in Attachment 1 of this report. Staff considers this Offer to Sell to the City to be fair and reasonable and therefore recommend the approval of this transaction.

## **CONTACT**

Chuck Donohue  
Executive Director, Facilities & Real Estate  
Tel: (416) 392-5151  
Fax: (416) 392-4828  
[cdonohue@toronto.ca](mailto:cdonohue@toronto.ca)

Joe Casali  
Director, Real Estate Services  
(416) 392-7202  
(416) 392-1880  
[jcasali@toronto.ca](mailto:jcasali@toronto.ca)

Anne Marra  
Director, Parks Development & Infrastructure Management  
Tel: (416) 394-5723  
Fax: (416) 394-8935  
[amarra@toronto.ca](mailto:amarra@toronto.ca)

## **SIGNATURE**

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Bruce Bowes, P.Eng.  
Chief Corporate Officer

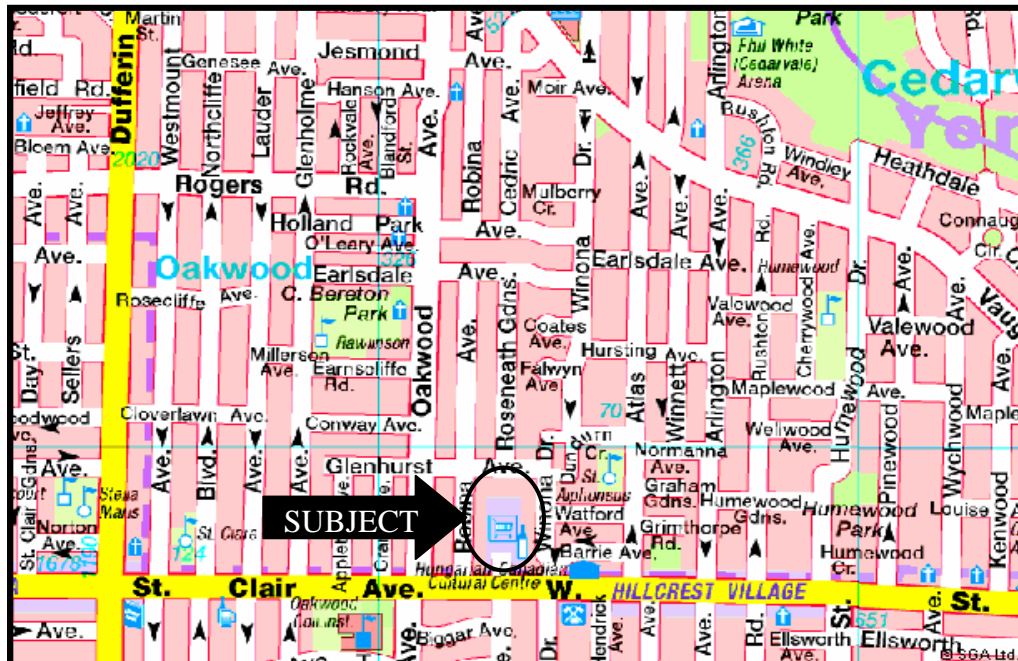
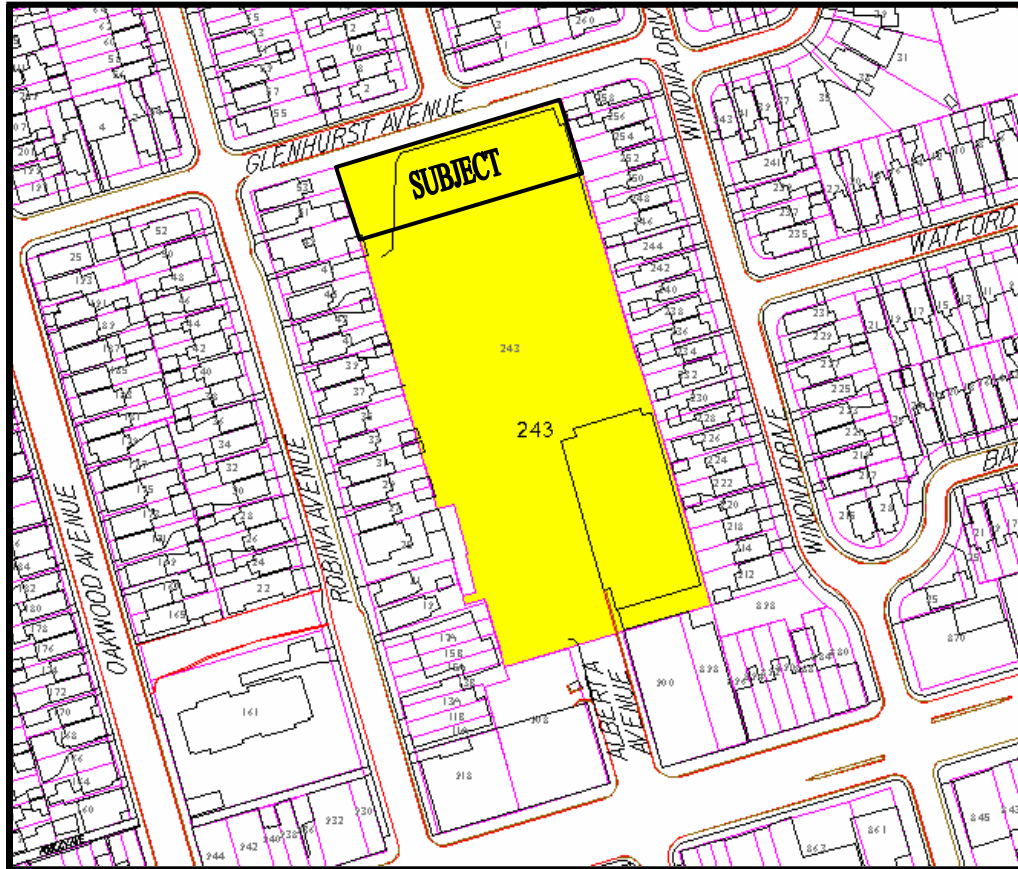
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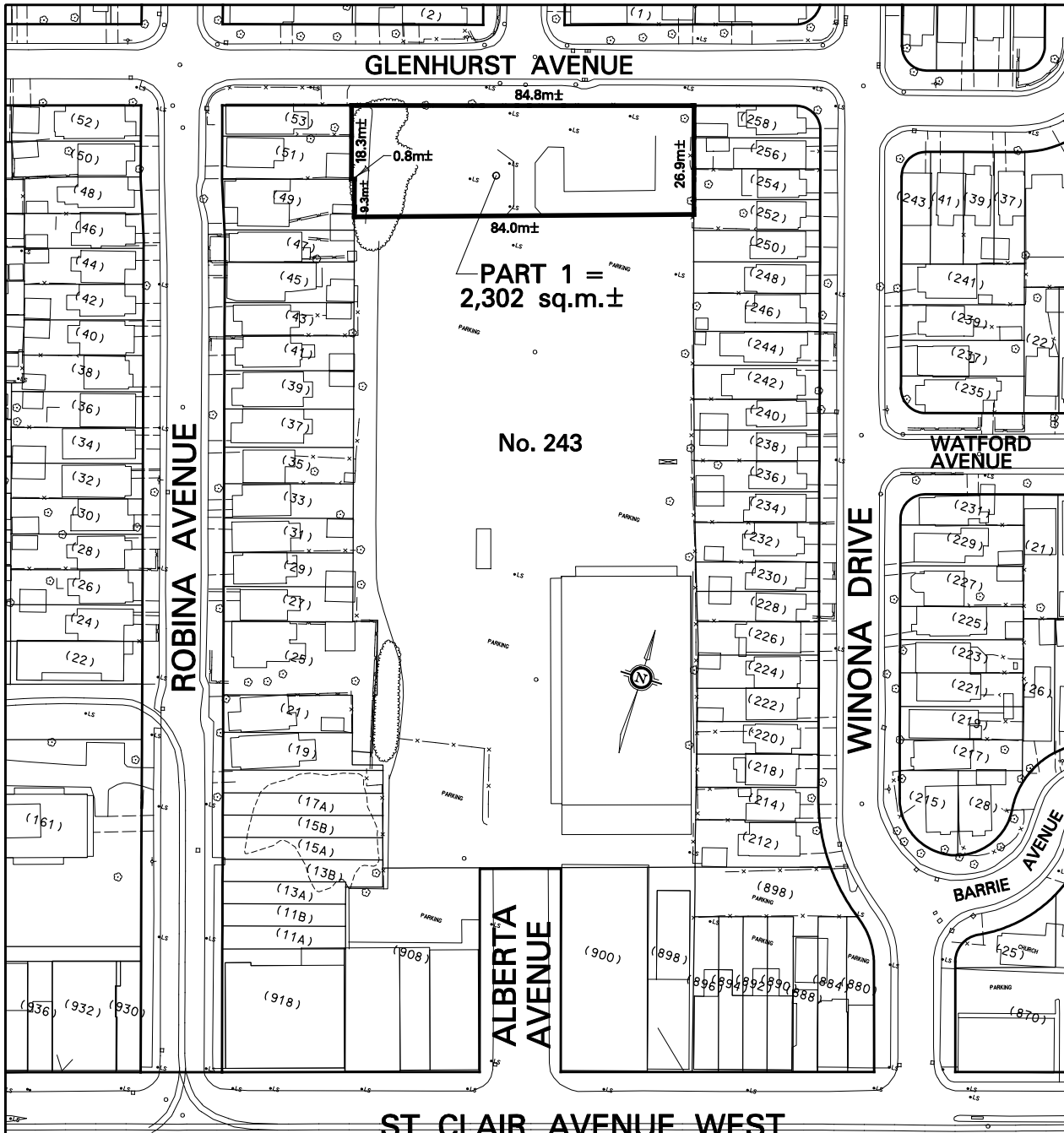
Brenda Librecz  
General Manager, Parks, Forestry &  
Recreation

## **ATTACHMENTS**

Appendix "A" - Location Map and Sketch  
Attachment 1 – Confidential Information

Appendix "A"





<p><b>Toronto</b></p> <p>TECHNICAL SERVICES DIVISION SURVEY &amp; MAPPING SERVICES</p> <p>NOTE:</p> <p>THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS.</p> <p>NOT TO SCALE</p>	<p align="center"><b>PROPERTY INFORMATION SHEET</b></p> <p align="center"><b>PROPOSED ACQUISITION OF LAND FROM No. 243 ALBERTA AVENUE FOR PARKS PURPOSES</b></p> <p>WARD 17 - DAVENPORT DATE: MAY 2, 2007</p> <p align="right">SKETCH No. PS-2007-142</p>
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