
Budget Committee

Meeting No.	30	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Friday, April 18, 2008	Phone	416-392-7340
Start Time	9:30 AM	E-mail	buc@toronto.ca
Location	Committee Room 1, City Hall		

Budget Committee		
Councillor Shelley Carroll (Chair)	Councillor A. A. Heaps	Councillor Gord Perks
Councillor Paul Ainslie (Vice-Chair)	Councillor Joe Mihevc	Councillor Kyle Rae
Councillor Maria Augimeri		

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Declarations of Interest under the Municipal Conflict of Interest Act

Confirmation of Minutes - February 11, February 25, March 6, and March 18 2008

Communications/Reports

BU30.1	ACTION			Ward: 26
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Potential Acquisition of 1075 Millwood Road

(April 4, 2008) Report from Deputy City Manager and Chief Financial Officer and General Manager, Parks, Forestry and Recreation

Recommendations

The Deputy City Manager and Chief Financial Officer and the General Manager of Parks, Forestry and Recreation recommend that:

1. The 2008 Approved Capital Budget for Parks, Forestry and Recreation be amended by the addition of a new Land Acquisition sub-project, “1075 Millwood Road” for a total acquisition cost of \$1,287,250.00, in order to complete the acquisition of parkland, funded from the Parkland Acquisition Reserve Fund – East York (pre-amalgamation) XR2001 until depleted, then the Parkland Acquisition – York Local Land Reserve Fund XR2033 until depleted, with the balance funded from Parkland Acquisition North Local Land Reserve Fund XR2206.
2. Authority be granted to enter into an Agreement of Purchase and Sale with Her Majesty the Queen in Right of the Province of Ontario as represented by the Minister of Public Infrastructure Renewal to acquire the property municipally known as 1075 Millwood Road in the amount of \$1,245,000.00 on terms and conditions deemed appropriate by the Chief Corporate Officer and in a form satisfactory to the City Solicitor 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.
3. The General Manager of Parks, Forestry and Recreation and the Deputy City Manager and Chief Financial Officer co-ordinate a planning process with the Board of Management of Leaside Memorial Community Gardens to establish a business plan for the development and management of an additional indoor ice pad incorporating the expanded site, satisfactory to both the General Manager of Parks, Forestry and Recreation and the Deputy City Manager and Chief Financial Officer, and that if such a plan should not be possible, other options for development and management of an additional ice pad be explored.
4. The Facilities and Real Estate Division manage the site on a cost recovery basis in the interim period and receive and review Business Case submissions from other divisions for a short-term use of the site, after first consideration is given to Parks, Forestry and Recreation requirements.
5. This report be forwarded to the Executive Committee for consideration.
6. 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.

7. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

The total cost of this acquisition of \$1,287,250, including all taxes and charges was not identified within the 2008 Capital Budget or the 2009-2012 Capital Plan for Parks, Forestry and Recreation. However, funds are currently available in the Parkland Acquisition Reserve Funds - East York, (pre-amalgamation), and East York Local, and City-Wide to fund this acquisition.

ESTIMATED CLOSING COSTS AND PURCHASE PRICE

Payments to Vendor:	Purchase price	\$1,245,000.00
	Total of all Owner Payments	N/A
Subtotal		\$1,245,000.00
City's Closing Costs:	Land Transfer Tax	\$17,150.00
	Registration Costs	\$100.00
	Phase I and Phase II	\$25,000.00
Net Cost to City		\$1,287,250.00

These lands have the potential to be used for an expansion to the existing Leaside Memorial Community Gardens Arena for an additional ice pad. However, as the City has no plan or Capital Budget provision specifically in place for the development of a facility or a business plan for its operation, the General Manager of Parks Forestry and Recreation and the Deputy City Manager and Chief Financial Officer are requested to work with the Board of Management of Leaside Memorial Community Gardens and other stakeholders to develop a business case and plan. It is estimated that the costs of a capital project to construct a new indoor ice facility would be approximately \$10 million in current dollars.

Until such a plan is developed and moves forward, Facilities and Real Estate is requested to manage the site on a cost recovery basis and facilitate the interim use of the site by Parks Forestry and Recreation and other City Divisions.

Summary

The purpose of this report is to secure City Council approval to acquire 1075 Millwood Road (the "Property"), amend the Parks Forestry and Recreation 2008 Capital Budget to fund the acquisition, request a full business plan for the development of an additional indoor ice facility on the site and provide for interim maintenance and use of the site. This site is adjacent to city-owned land known as "Leaside Memorial Community Gardens," which includes the following facilities; Leaside Memorial Arena, Leaside Memorial Gardens Indoor Pool and the Leaside Curling Club. These lands have the potential to be used for an expansion to the existing Leaside Memorial Community Gardens for an additional ice pad, should the Arena Board come forward with a business case and funding to do so.

The property municipally known as 1075 Millwood Road is currently owned by Her Majesty the Queen in Right of the Province of Ontario as represented by the Minister of Public Infrastructure Renewal (the “Province”). The property is being used by the Ontario Film Review Board. The site is approximately 0.73 ha (1.8 acres) and is improved with a single storey office building and a partial basement. Staff at the City and the Ontario Realty Corporation, as agents for the Province, have agreed to the substantive terms and conditions of a purchase. Appendix “A” to this report describes the salient terms of this proposed acquisition, which is considered fair and reasonable.

Background Information

Potential Acquisition of 1075 Millwood Road

(<http://www.toronto.ca/legdocs/mmis/2008/bu/bgrd/backgroundfile-12001.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2008/bu/bgrd/backgroundfile-12002.pdf>)

BU30.2	ACTION			Ward: All
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Budget Amendment for Transportation Services Capital Program – Various Construction Projects (Fully Recoverable Funds)

(April 3, 2008) Report from General Manager, Transportation Services

Recommendations

The General Manager, Transportation Services recommends that:

1. The Transportation Services 2008 Approved Capital Budget be amended by increasing the “Various Construction Projects” program, which is fully recoverable, from an amount of \$5.0 million gross, zero net, to an amount of \$20.0 million gross, zero net.
2. City Council authorize and direct the appropriate City Officials, to take the necessary action to give effect thereto.

Financial Impact

The recommendations seek to authorize the amendment and corresponding increase of the approved 2008 Various Construction Projects program from \$5.0 million gross to \$20.0 million gross and zero net in order to implement third party work within the right-of-way. This is a fully recoverable program with no net impact on the division’s approved 2008 net debt target.

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

Summary

This report seeks authorization to amend the component of the approved 2008 Transportation Services Capital Program, entitled “Various Construction Projects”. It is a fully recoverable program for third party work, predominantly by the Toronto Transit Commission (TTC) for track work that Transportation Services undertakes on behalf of the TTC and the other third parties.

Background Information

Budget Amendment for Transportation Services Capital Program - Various Construction Projects (Fully Recoverable Funds)

(<http://www.toronto.ca/legdocs/mmis/2008/bu/bgrd/backgroundfile-11931.pdf>)

BU30.3	ACTION			Ward: 35
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Procurement Authorization Birchmount Bus Garage – Acoustical Barrier Wall Contract E3-28

(February 28, 2008) Letter from General Secretary, Toronto Transit Commission

Recommendations

The Toronto Transit Commission recommends that City Council approve:

1. the reallocation of debt funding in order to increase CTT038 Birchmount Garage Renovations by \$250,000.00 which can be accommodated by reducing funding in CTT024 Fire Ventilation Upgrade by \$250,000.00.

Summary

Advising of the action taken by the Commission at its meeting on February 27, 2008.

Background Information

Procurement Authorization Birchmount Bus Garage - Acoustical Barrier Wall Contract E3-28

(<http://www.toronto.ca/legdocs/mmis/2008/bu/bgrd/backgroundfile-11933.pdf>)