

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		

The Decision Document is for preliminary reference purposes only. Please refer to the Committee’s Minutes for the official record.

How to Read the Decision Document:

- *Recommendations of the Committee to Executive Committee appear after the item heading.*
- *Any amendments by Committee to recommendations appearing in a staff report are italicized.*
- *Other action taken by the Committee on its own authority, which does not require Council’s approval, is listed in the decision document under the heading “Decision Advice and Other Information”.*
- *Declarations of Interest, if any, appear at the end of an item.*

BU30.1	ACTION	Amended		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

Committee Recommendations

The Budget Committee recommends to the Executive Committee that:

1. City Council approve amending the 2008 Approved Capital Budget for Parks, Forestry and Recreation 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 – East 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 business plan for the development and management of the additional indoor ice pad be completed and reviewed for submission to the Budget Committee by October 2008 for consideration with the 2009-2013 Capital Plan and that any City funding be accommodated in the Parks, Forestry and Recreation debt guidelines.*
5. 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.
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	Adopted		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

Committee Recommendations

The Budget Committee recommends to the Executive Committee that:

1. City Council approve amending the Transportation Services 2008 Approved Capital Budget 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	Amended		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

Committee Recommendations

The Budget Committee recommends to the Executive Committee that:

1. City Council approve 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.
2. *Appropriate staff be requested to develop a policy requiring that developers assume responsibility in future development of acoustical barrier walls required for residential developments.*

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>

BU30.4	ACTION	Adopted		Ward: All
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Extension of Redlea Avenue from Steeles Avenue East to McNicoll Avenue - Public Works and Infrastructure Committee Item PW14.8

(April 9, 2008) Report from Public Works and Infrastructure Committee

Committee Recommendations

The Budget Committee recommends to the Executive Committee that:

1. City Council approve reallocating funding from within the approved 2008 Transportation Services Capital Budget Account CTP 308-03 (local road resurfacing) in the amount of \$1.0 million for the Redlea Avenue extension from Steeles Avenue to Passmore Avenue, and a new account be set-up accordingly for this work.

2. A funding request of \$1.5 million for the Redlea Avenue extension from Passmore Avenue to McNicoll Avenue be included in the 2009 Transportation Services Capital Budget submission with a corresponding offset in order that established net debt targets are not affected.
3. A funding request of \$2.3 million for the Redlea Avenue extension from Passmore Avenue to McNicoll Avenue be included in the 2010 Transportation Services Capital Budget submission with a corresponding offset in order that established net debt targets are not affected.
4. The appropriate City officials be authorized and directed to take necessary action to give effect thereto.

Summary

The Public Works and Infrastructure Committee on April 9, 2008, considered the following (March 25, 2008) Report from the General Manager, Transportation Services respecting the Extension of Redlea Avenue from Steeles Avenue East to McNicoll Avenue.

Background Information

Extension of Redlea Avenue from Steeles Avenue East to McNicoll Avenue - Public Works and Infrastructure Committee Item PW14.8

(<http://www.toronto.ca/legdocs/mmis/2008/bu/bgrd/backgroundfile-12112.pdf>)

Extension of Redlea Avenue from Steeles Avenue East to McNicoll Avenue PW14.8

(<http://www.toronto.ca/legdocs/mmis/2008/bu/bgrd/backgroundfile-12113.pdf>)

Extension of Redlea Avenue from Steeles Avenue East to McNicoll Avenue PW14.8a

(<http://www.toronto.ca/legdocs/mmis/2008/bu/bgrd/backgroundfile-12114.pdf>)

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-04-18	Morning	9:35 AM	9:50 AM	Public