



STAFF REPORT ACTION REQUIRED

Potential Acquisition of 2427 Lake Shore Boulevard West (Amos Waites Park)

Date:	January 29, 2008
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	Ward 6 – Etobicoke – Lakeshore
Reference Number:	P:\2008\Internal Services\F&re\Gm08014F&re - (AFS 6894)

SUMMARY

The property known as 2427 Lake Shore Boulevard West is a privately owned site consisting of approximately 5,617 ft² and is part of a block of properties known as 2423 to 2437 Lake Shore Boulevard West. The former City of Etobicoke acquired 2435 – 2437 Lakeshore Boulevard West in 1991 for the purposes of expanding Amos Waites Park. A future parkland conveyance to the City of the property known as 2423-2425 Lake Shore Boulevard West is pending through the development planning process. Negotiations with the Owner of 2427 Lake Shore Boulevard West have been on-going since the fall of 2005 and since the death of the owner in September of 2007, with the estate trustee.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. The Committee consider a subsequent report from the Chief Corporate Officer on the proposed acquisition of 2427 Lake Shore Boulevard West.

Financial Impact

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

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

DECISION HISTORY

The former City of Etobicoke City Council adopted the confidential Clause 176-G-89 of the Eighteenth Report of the General Committee on October 2, 1989 which recommended that staff be authorized to take all action necessary to purchase this block of properties, with financing from the Parks Acquisition Fund. The lands at 2435-2437 Lake Shore Boulevard West were acquired in 1991.

ISSUE BACKGROUND

Amos Waites Park is a significant waterfront park that has seen significant work along the shoreline through the waterfront trail. The TRCA is currently under construction for the Mimico Waterfront Linear Park Project. This project involves aquatic and terrestrial enhancements incorporated into an engineered shoreline. The shoreline work on the waterfront in front of Amos Waites Park is nearing completion. Amos Waites has playground and an outdoor pool with change facilities.

A major constraint on the use of the park has been the lack of connection between the park and Lake Shore Boulevard. The entrance to the park is narrow and split up in three locations. The main entrance is beside a portion of the City owned parkland that is used by a Seniors Group. Most of this area is taken up by a driveway and parking for the Seniors Centre. Expanding the entrance by the removal of the buildings on the abutting lots will increase the size of the entrance by approximately 1.5 times.

Particularly at night, the area of the park immediately to the rear of the commercial units has been an unsafe location. Without proper sightlines from the street, this area tends to attract illegal activities.

Removal of this commercial strip of buildings will greatly improve access, and improve the surveillance of the park from the street. It should also improve the safety of patrons using this park at all hours of the day.

COMMENTS

When considering a potential acquisition 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.

Amos Waites is an important park with a significant recreation facility, and is part of the waterfront trail, which is an important and emerging City recreational asset.

The City's plan for this land is apparent based on the acquisitions completed thus far. The waterfront trail has City wide importance and significance. It is appropriate that the money to acquire this land be sourced from the City-wide parkland reserve.

Staff are currently negotiating with the estate trustee. It is anticipated that an Offer will be received shortly, such that, by the time the report is considered by Committee an irrevocable Offer will have been submitted to the City. The report will be required to be considered by both Budget Committee and Executive Committee in order to be considered by Council at its April 28, 2008 meeting.

CONTACT

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

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

SIGNATURE

Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix "A" - Location Map and Sketch