

February 19, 2009

To: Executive Committee

From: Budget Committee

Subject: Acquisition of 283 Greenfield Avenue

**Recommendations:**

**The Budget Committee recommended to the Executive Committee that:**

- 1. City Council adopt the confidential recommendations of staff in Confidential Attachment 1 of the report (October 20, 2008) from the Chief Corporate Officer and the General Manager, Parks, Forestry and Recreation.**
- 2. City Council authorize the public release of the confidential information and recommendations in Attachment 1, once the transaction has closed.**
- 3. The Offer to Sell from the owner of the property known as 283 Greenfield Avenue be accepted substantially on the terms outlined in Attachment 1 to the report, and that either the Chief Corporate Officer or the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City.**
- 4. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as he or she consider reasonable.**
- 5. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.**

**Background:**

The Budget Committee on February 19, 2009, considered a letter (November 25, 2008) from the Government Management Committee, entitled “Acquisition of 283 Greenfield Avenue”.

for City Clerk

Merle MacDonald/mb

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November 25, 2008

To: Budget Committee

From: Government Management Committee

Subject: **Acquisition of 283 Greenfield Avenue (GM19.12)**

**Recommendations:**

**The Government Management Committee recommends that:**

- 1. City Council adopt the confidential recommendations of staff in Confidential Attachment 1 of the report (October 20, 2008) from the Chief Corporate Officer and the General Manager, Parks, Forestry and Recreation.**
- 2. City Council authorize the public release of the confidential information and recommendations in Attachment 1, once the transaction has closed.**
- 3. The Offer to Sell from the owner of the property known as 283 Greenfield Avenue be accepted substantially on the terms outlined in Attachment 1 to the report, and that either the Chief Corporate Officer or the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City.**
- 4. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as he or she consider reasonable.**
- 5. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.**

**Background:**

The Government Management Committee, at its meeting on November 21, 2008, considered the report (October 20, 2008) from the Chief Corporate Officer, and the General Manager, Parks, Forestry and Recreation, seeking authority for the City to acquire the property municipally known as 283 Greenfield Avenue, which is required to expand Greenfield Maplehurst Park.

The Committee directed that this report be forwarded to the Budget Committee for consideration.

City Clerk

Yvonne Davies/ed  
Item GM19.12

- c. Chief Corporate Officer  
General Manager of Parks, Forestry and Recreation  
City Solicitor  
Administrator, Executive Committee



**STAFF REPORT  
ACTION REQUIRED  
with Confidential Attachment**

**Acquisition of 283 Greenfield Avenue**

<b>Date:</b>	October 20 <sup>th</sup> 2008
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer General Manager, Parks Forestry & Recreation
<b>Wards:</b>	<b>Ward 23 – Willowdale</b>
<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:\2008\Internal Services\F&re\Gm08096F&re – ( AFS 8816)

**SUMMARY**

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The purpose of this report is to seek authority for the City to acquire the property municipally known as 283 Greenfield Ave. This property is required to expand Greenfield Maplehurst Park.

Negotiations with the owner of this property have been ongoing since June 2007. The owner is awaiting approval from Government Management Committee, Executive Committee and Budget Committee as they have already signed an irrevocable Offer to Sell their property to the City. Appendix “A” to this report describes the salient terms of this proposed acquisition, which are 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 the transaction has closed.

- (3) The Offer to Sell from the owner of the property known as 283 Greenfield Avenue be accepted substantially on the terms outlined in Attachment 1 to this report, and that either the Chief Corporate Officer or the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City.
- (4) This report be forwarded to the Budget Committee for consideration.
- (5) the City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as he or she consider reasonable.
- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

### **Financial Impact**

The total cost of this transaction, which includes acquisition of land for parks purposes and demolition of the existing building, will be funded from Parkland Acquisition North York City Wide Reserve Fund (XR2039).

A further breakdown of all costs associated with this transaction is provided in Attachment 1.

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

### **DECISION HISTORY**

City Council, at its meeting of April 27, 28 & May 1, 1998, adopted Report No. 2, Clause 32(e) of North York Community Council whereby staff were to continue with “Phase II of the Parkland Acquisition Program to purchase parkland in park deficient areas primarily in the City Centre area, as previously approved by North York Council”.

The acquisition strategy called for 14 properties to be acquired in the Maplehurst Longmore and Greenfield Avenues area. The City through conveyance and acquisition have acquired to date, six properties needed to construct and expand the Greenfield Maplehurst Park in the former City of North York. The proposed acquisition of the property known municipally as 283 Greenfield Avenue will continue the implementation of this acquisition strategy.

### **ISSUE BACKGROUND**

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, sports and trail facilities; and
- Achievement of city-wide objectives to Our Common Ground.

The acquisition of the site will increase the size and usability of a park in a parkland deficient area.

The Parks and Recreation Master Plan (January 1995) for the former City of North York Proposed the creation of two new parks in the block between Yonge Street and Bayview Avenue, and between Sheppard Avenue and Finch Avenue. Various owners in the Greenfield Avenue, Maplehurst Avenue area indicated an interest in selling to the City and the owners of 283 Greenfield were one of them. Real Estate staff arranged to have appraisals completed on the properties where the owners indicated an interest.

Negotiations were conducted with the owner of No. 283 Greenfield Avenue and an agreement was reached on the terms found in Attachment 1 subject to Government Management Committee, Executive Committee, Budget Committee and City Council's approval.

## **COMMENTS**

The property municipally identified as 283 Greenfield Avenue, is required for the park purposes . Negotiations with the owners of the property have resulted in an Offer to Sell substantially on the terms and conditions outlined in Appendix "A" of this report.

Staff considers this Offer to Sell to the City to be fair and reasonable and therefore, recommends, the approval of this transaction.

## **CONTACT**

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## **SIGNATURE**

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Bruce Bowes, P. Eng.  
Chief Corporate Officer

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Brenda Patterson  
General Manager, Parks Forestry & Recreation

## **ATTACHMENTS**

Appendix "A" – Location Map 283 Greenfield Avenue  
Appendix "B" – Proposed Greenfield Maplehurst Park  
Attachment 1 – Confidential Information

