



**STAFF REPORT
ACTION REQUIRED**
with Confidential Attachment

Woodgreen Community Services Facility - Proposed Relocation

Date:	February 16, 2010
To:	Executive Committee
From:	Executive Director, Social Development, Finance & Administration
Ward(s):	30
Reason for Confidential Information	This report is about a proposed or pending land acquisition by the City.
Reference Number:	

SUMMARY

Woodgreen Community Services (“WCS”) is a non-profit, multi-service organization offering a range of social services to approximately 37,000 individuals every year. WCS provides programs and services from 22 different locations within the east central portion of the City including an aging facility at 835 Queen Street East. WCS has been searching, since 2001, for a location for a new facility where it could integrate its services, accommodate growth to meet changing needs in the community, and improve its accessibility by public transportation. It approached the City to assist it in this search.

WCS has identified a preferred location fronting on Danforth Avenue, within a portion of the block bounded by Coxwell Avenue and Rhodes Avenue and the public lane to the south (the “Identified Block”), and where the majority of such lands is within WCS and City ownership.

The purpose of this report is to authorize the Director of Real Estate Services to negotiate a Memorandum of Understanding (“MOU”) with WCS to reconfigure the Identified Block to facilitate the establishment of a site for the proposed new WCS facility.

RECOMMENDATIONS

It is recommended that:

1. City Council request the Director of Real Estate Services to confirm the availability of the City-owned lands within the Identified Block for reconfiguration to facilitate a new head office and services facility location for Woodgreen Community Services.
2. City Council authorize the Director of Real Estate Services to negotiate a Memorandum of Understanding with Woodgreen Community Services and the Toronto Parking Authority ("TPA") for the reconfiguration of the Identified Block to include a new location for Woodgreen Community Services, generally in accordance with the proposed principles and reconfiguration illustrated in the confidential attachment.
3. City Council direct the Director of Real Estate Services to report back through the Government Management Committee on the proposed real estate transaction(s) including terms for the acquisition, exchange and/or reconfiguration of the lands within the Identified Block and responsibility for associated costs.
4. City Council authorize the public release of the confidential information contained in Attachment 1 when the Memorandum of Understanding or other agreement is adopted by City Council.

Financial Impact

To obtain a sufficient area for its replacement facility within the Identified Block, WCS is prepared to absorb all of the City's costs associated with the reconfiguration of the City's lands and WCS's lands, acquisition costs for additional land required for the reconfiguration, costs to relocate the existing Toronto Parking Authority ("TPA") Car Park and costs to relocate and develop the landscaped vacant land for park purposes.

It is intended that this MOU have no financial impact on current or future capital, operating or reserve funds. Any financial impacts to the City resulting from this MOU will be identified and reported to City Council.

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

DECISION HISTORY

At its meeting held on December 1, 2 and 3, 2008, City Council adopted Community Development & Recreation Committee ("CDRC") Report CD20.17 entitled "Woodgreen Community Services Facility Proposed Relocation" which requested the Acting Director of SDFA to convene a working group of City Staff and other City Agencies to develop principles for a real estate transaction that would assist WCS. Item CD20.17 can be accessed at <http://www.toronto.ca/legdocs/mmis/2008/cc/decisions/2008-12-01-cc27-dd.pdf> <http://www.toronto.ca/legdocs/mmis/2008/cd/bgrd/backgroundfile-17264.pdf>

ISSUE BACKGROUND

As directed by CDRC in November 2008, staff from City Planning, Parks Forestry & Recreation (“PF&R”), Real Estate Services and Legal Services, led by SDFA along with TPA staff, have held meetings internally and with WCS to determine whether it is possible to facilitate the WCS proposal for its head office and facility services at its preferred location in the Identified Block. It has been determined in principle that a reconfiguration is feasible. As indicated in the Financial Impact section, WCS has advised if such reconfiguration were implemented by the City, WCS is prepared to assume all costs of the reconfiguration.

The proposed re-development of a portion of the Identified Block as the site for WCS's new facility would be subject to the usual development applications, Avenue Segment Study and public consultations by WCS for approvals in accordance with the *Planning Act*, City zoning and site plan standards.

COMMENTS

Woodgreen Community Services and its housing corporation, Woodgreen Community Housing Inc., are both non-profit charitable organizations that have been providing housing and social services to communities within the central-east area of the city for 71 years. WCS operates from 22 different locations within the east central portion of the City including an aging facility at 835 Queen Street East. The 36 units of social housing at 841 Queen Street East adjacent to 835 Queen Street East must be relocated, but is not to be relocated to the proposed site.

Because WCS shares many of the community goals and priorities in the City's Official Plan and Social Development Strategy, the City has provided funding to WCS since 1946 to assist this Agency in providing its social services to the public. The City provides funding for specific programming such as child care, social housing and employment services. WCS is also a United Way Member Agency and receives funding from the Federal and Provincial Governments.

WCS has indicated that it requires a 50,000 square foot building to meet projected space and program requirements. The Identified Block is currently owned by three parties. City of Toronto owns the largest portion of the block, WCS owns two properties and a third party owns one property. To date, the third party has indicated no interest in selling its property to WCS. The existing configuration includes a TPA Car Park and City-owned landscaped space used as a park.

Staff concluded that a reconfiguration of the Identified Block is possible as shown in the confidential attachment and can have benefits for both WCS and the City. In addition to meeting WCS search criteria, it will revitalize this Danforth frontage with a more compatible form of development, upgrade a piece of landscaped space used as a park and expand needed WCS community services. A series of principles for the proposal have been identified by City and TPA staff with WCS and are provide in the confidential attachment.

If approved by Council the Director of Real Estate Services will negotiate a MOU with WCS on the proposed real estate transaction(s) to implement the proposal. The first step will be to confirm the availability of the City-owned property for WCS's new facility with the input of the City's Property Management Committee, where all divisions, agencies, boards and commissions are represented.

The Director of Real Estate Services, in consultation with PF&R, SDFA and the TPA, would then negotiate a MOU with WCS generally in accordance with the proposed principles and reconfiguration illustrated in the confidential attachment. Such MOU shall include the financial and other terms for the reconfiguration of the lands owned by the City and by WCS, additional land requirements and the allocation of acquisition and relocation costs among the parties.

Once the negotiations are complete, the Director of Real Estate Services will report to City Council through the Government Management Committee at the earliest opportunity with recommendations for the appropriate real estate transaction(s).

CONCLUSION

This initiative represents a unique opportunity for the City to work with a community agency partner to improve its capacity to provide much needed community services and programs and to further the City's community goals and priorities as stated in the City's Official Plan and Social Development Strategy.

WCS has been diligently attempting to assemble land as a site for its new facility and must move forward with its proposed relocation. The confidential attachment sets out the general principles for a reconfiguration of the Identified Block. This report recommends that a MOU be prepared establishing the required real estate transactions and each party's roles and responsibilities for Council's consideration.

This report has been prepared in consultation with Real Estate Services, Legal Services, PF&R and the TPA.

CONTACT

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SIGNATURE

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APPENDIX 1: Map --- Existing Configuration of Identified Block
CONFIDENTIAL ATTACHMENT: Principles for Reconfiguration of Identified Block