



**STAFF REPORT
ACTION REQUIRED
with Confidential Attachment**

Acquisition of 248-250 Dufferin Street for Parkland

Date:	August 21, 2013
To:	Government Management Committee
From:	Chief Corporate Officer and General Manager, Parks, Forestry & Recreation
Wards:	14 – Parkdale-High Park
Reason for Confidential Information:	This report is about a proposed or pending land acquisition by the City or one of its agencies, boards, and commissions.
Reference Number:	P:\2013\Internal Services\RE\Gm13021re (AFS #18006)

SUMMARY

The purpose of this report is to obtain authority to acquire the property known as 248-250 Dufferin Street, consisting of approximately 2,233 square meters or 0.552 acres, (the "Property") from the Salvation Army for the purpose of expanding Dufferin King Park.

RECOMMENDATIONS

It is recommended that:

1. The 2013 Capital Budget of Parks, Forestry and Recreation be amended by the addition of a project "248-250 Dufferin Street Parkland Acquisition" for the amount and funding source contained in Attachment 1.
2. This report be forwarded to the Budget Committee and Executive Committee for consideration of the recommended amendment to the Council approved 2013 Parks, Forestry and Recreation Capital Budget and its funding source.

3. The Chief Corporate Officer and the Director of Real Estate Services, be severally authorized to execute the Offer to Sell on behalf of the City.
4. The City Solicitor be authorized to complete the transaction contemplated in the Offer to Sell 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 she considers reasonable.
5. City Council authorize the public release of the confidential information and recommendations contained in Attachment 1, once the transaction contemplated herein has closed.
6. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

FINANCIAL IMPACT

This report seeks Council authority to amend the 2013 Parks, Forestry & Recreation Capital Budget to create a new project called "248-250 Dufferin Street Parkland Acquisition" with funding from the parkland acquisition reserve accounts. The parkland acquisition reserve accounts are funded through Cash-in-lieu of parkland dedication collected from development as prescribed by Section 42 of the Planning Act.

Additional capital funding of \$350,000 has been requested as part of the 2014 Parks, Forestry & Recreation capital budget to pay for the construction of park improvements and new amenities.

The 2014 operating impact is estimated to be \$2,230.00 for maintenance of the parkland in base park condition and will be covered from existing operating budgets. A request for additional operating funds will be made as part of the 2015 Operating Budget planning process for the increased maintenance of the park improvements and amenities which will be constructed in 2014.

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

ISSUE BACKGROUND

The City of Toronto's Official Plan policies recognize the importance of parks and open spaces as a necessary element of city-building and promotes enhancing and expanding the parks and open space system through adding new parks and amenities, particularly in growth areas and maintaining, improving and expanding existing parks. The Local Parkland provision level for this area is 0.72 ha / 1,000 people which puts it in the second

lowest Local Parkland Assessment Cells (L.P.A.C.) quintile. Due to limited funding, Parks, Forestry and Recreation focuses its acquisition efforts on sites located within areas which have lower levels of parkland provision.

COMMENTS

The Salvation Army has presented an irrevocable 'Offer to Sell' (until December 2nd 2013) to the City of Toronto. The subject site is adjacent to the Dufferin King Park a small parkette, approximately 1,724 square metres or 0.43 acres, located at 256 Dufferin Street. The parkette features a splash pad and play structure but has limited programming opportunities due to its small size. The proposed acquisition of 248-250 Dufferin Street provides the opportunity to double the size of the parkette thereby increasing its utility and function. The two existing buildings on the property will be demolished and the land will be developed to base park condition as part of this proposed capital project. Capital funding for park improvements and new amenities has been requested as part of the 2014 Capital Budget planning process. The concept design for the park improvements will commence in early 2014 and will be based on community consultation and area needs.

The expansion of the existing parkette is an efficient way of increasing the parkland provision for the neighbourhood as the operating impact of maintaining the new parkland can be incorporated into the existing maintenance program for the existing park with only a marginal increase in operating budget. The proposed acquisition site has excellent frontage on Dufferin Street, is highly visible and accessible to the public. The expanded Dufferin King Park will serve both the South Parkdale and Liberty Village communities.

The property has been owned by the Salvation Army since 1938. It was most recently used for shelter and support services as a short-term transitional residence providing support for healthy and safe living, teaching of life skills and assistance in finding appropriate long-term housing. In 2011, the Salvation Army restructured its shelter and support services to a "Support within Housing" model where social workers provide support to clientele who are directly placed into permanent housing in the community. The property was declared surplus to the needs of the Salvation Army and proposed for disposal. The proceeds of the sale of the property will be reinvested into the Salvation Army's capital program.

The acquisition of the property for parkland offers opportunity to recognize the history of the site as a place which supports the development of healthy and safe communities and the contribution that the Salvation Army makes to the social support network of South Parkdale and the City of Toronto as a whole. Staff will consider options for recognition of the Salvation Army to be incorporated within the park concept.

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

Josie Scioli,
Chief Corporate Officer

Jim Hart,
General Manager,
Parks, Forestry & Recreation

ATTACHMENTS

Confidential Attachment 1
Appendix "A" – Terms and Conditions
Appendix "B" – Aerial Location Map
Appendix "C" – Location Map