



**STAFF REPORT
ACTION REQUIRED**
with Confidential Attachment

Acquisition of a portion of 20 Starview Lane (adjoining St. Basil the Great College School) for park and recreation purposes

Date:	August 6, 2014
To:	Executive Committee
From:	Deputy City Manager and Chief Financial Officer Deputy City Manager, Cluster A
Wards:	Ward 7 – York West
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:\2014\Internal Services\Re\Ec14031Re (AFS #20195)

SUMMARY

The purpose of this report is to seek authority to negotiate the purchase of a surplus 1.9344 hectare (4.78 acres) property adjoining the school site at 20 Starview Lane (the "School Site") from the Toronto Catholic District School Board ("TCDSB") for parkland purposes. These lands are a potential location for the new Western North York Community Centre and are shown on Appendix "B" attached hereto (the "Property").

RECOMMENDATIONS

The Deputy City Manager and Chief Financial Officer and Deputy City Manager, Cluster A recommend that:

1. City.Council authorize the Chief Corporate Officer to negotiate the acquisition of the Property with TCDSB at a purchase price as outlined in Confidential Attachment 1, and authorize the City to enter into an agreement of purchase and sale substantially on the terms outlined in Appendix "A" to this report and on such other terms and conditions and such related documents as may be acceptable to the Chief Corporate Officer, and in a form satisfactory to the City Solicitor.

2. City Council authorize an amendment to the 2014 Parks, Forestry and Recreation Capital Budget to create a new capital project called "20 Starview Lane - Community Centre Land Acquisition" as outlined in Confidential Attachment 1, including all fees and disbursements, to be funded from Parkland Acquisition – City-wide Land Acquisition (XR2210) when the successful negotiations are completed.
3. City Council authorize the Chief Corporate Officer to administer and manage the transaction, including the provision of any consents, approvals, waivers and notices, provided that she may, at any time, refer consideration of any such matters (including their content) to City Council for its consideration and direction.
4. City Council authorize the City Solicitor to complete the contemplated 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 she considers reasonable.
5. City Council direct that the confidential information contained in Attachment 1 remain confidential.
6. City Council authorize that the appropriate City officials be directed to take the necessary action to give effect thereto.

Financial Impact

This report seeks Council approval to amend the approved 2014 Capital Budget of Parks Forestry and Recreation by the addition of a project "20 Starview Lane – Community Centre Land Acquisition" with funding provided from Parkland Acquisition – City Wide Land Acquisition Reserve Fund (XR2210).

The operating costs of the Property are not known at this time. The site is a preferred location for the new "Western North York Community Centre" which is included in the 2014-2023 Parks, Forestry and Recreation Capital Budget and Plan. The operating impact for this Property will be added to the 2022 Parks, Forestry and Recreation Operating Budget submission when full maintenance services for the new community centre are expected to start.

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

DECISION HISTORY

At its meeting of June 10, 11, 12 and 13, 2014, City Council directed the Acting General Manager, Parks, Forestry and Recreation and the Director, Real Estate Services to report to the August 20, 2014 meeting of the Executive Committee if there are recommendations to acquire the St. Basil the Great College School and to amend the approved 2014 Capital Budget for Parks, Forestry and Recreation to fund the acquisition.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EX42.19>

ISSUE BACKGROUND

Parks, Forestry and Recreation is planning to construct a new community centre in the Weston Road and Sheppard Ave West area. Funding for the construction of the new community centre has already been approved by Council as part of the 2014 – 2023 Capital Plan. The new community centre will replace the existing Carmine Stefano Community Centre which is in leased property. Parks, Forestry and Recreation has conducted a location analysis of potential sites and are recommending that the surplus TCDSB Property at 20 Starview Lane as the preferred location for the new community centre.

The subject property is owned by the TCDSB and was declared surplus to their needs, pursuant to the provisions of *Ontario Regulation 444/98* made under the *Education Act, R.S.O. 1990* at its meeting of January 22, 2013. The property was circulated in March 2013 and the Board has authorized the disposal of the property on the open market. The site was marketed with CBRE in April 2014 as Premier Residential Development Opportunity with TCDSB receiving multiple offers from residential development companies. TCDSB has expressed a willingness to work with the City of Toronto as they recognize the benefit to the community and city in developing the site as a new recreational facility.

COMMENTS

A. Preferred Location for new Community Centre

Parks, Forestry and Recreation has identified the vacant land at 20 Starview Lane as the preferred location for the new community centre. The key advantages of the location are:

Size and Shape: The site is rectangular 1.9344 hectares (4.78 acres) which can accommodate a major recreational facility, landscaped open space, servicing and parking

Location: Good access from major highways. Transit route on Weston Road.

Official Plan: Community Centre use complies with existing Official Plan and Zoning.

Compatible with Surrounding Uses: Adjacent to existing high school. Impact to adjacent houses on Weston Road can be mitigated through setbacks and privacy landscaping.

Need for Local Parkland: The area is in the lowest quintile of Local Parkland Assessment Cells (L.P.A.C.) and is in Parkland Acquisition Priority Area.

Proximity to existing Recreation Facilities: The site is 1km away from Carmine Stefano Community Centre (3100 Weston Road) which currently serves Humber Sheppard area. Carmine Stefano CC is a temporary location which is leased by the City of Toronto and will be replaced by the new community centre.

B. Environmental Due Diligence

As part of the City's due diligence in the acquisition of the Property, City Staff will conduct an environmental site assessment to confirm that the Property meets the Ministry of the Environment standards or other requirements for the City's intended municipal use of the Property as a park and recreation facility.

C. Agreement

Major terms of the Agreement are provided in Appendix "A" attached hereto. City Staff considers the Agreement to be fair and reasonable and, therefore, recommends the approval of this transaction.

CONCLUSION

The proposed acquisition of portion of 20 Starview Lane from the TCDSB is recommended for the future community centre. The proposed "Western North York" community centre is included in the Parks, Forestry and Recreation 2014-2023 Capital Budget and Plan. Parks, Forestry and Recreation staff have completed a location analysis and are recommending the Property as the preferred location for the new community centre.

CONTACT

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SIGNATURE

Roberto Rossini
Deputy City Manager and
Chief Financial Officer

Brenda Patterson
Deputy City Manager, Cluster A

ATTACHMENTS

- Appendix A – Terms and Conditions
- Appendix B – Location Map
- Confidential Attachment 1 – Acquisition of a portion of 20 Starview Lane

Appendix A – Terms and Conditions

Owner:	Toronto Catholic District School Board
Location:	20 Starview Lane, Toronto, Ontario, Toronto
Legal Description	The vacant area of land approximately 4.78 acres in size, as shown on Appendix B and being part of Block A Plan 7756 North York; Part Lot 14 Concession 5 WYS Township of York, Toronto, being part of PIN 10292-0291 in the Land Registry Office of Toronto
Purchase Price:	Confidential Attachment
HST	Confidential Attachment
HST Recoverable	Confidential Attachment
Due Diligence period:	Shall be the period of time ending at 11:59 pm. On November 17 th , 2014
Requisition period:	Shall be the period of time ending at 11:59 pm. On November 24 th , 2014
Closing Date:	Shall be December 1 st , 2014

Appendix B – Location Map

