



**STAFF REPORT  
ACTION REQUIRED**  
with Confidential Attachment

**Appraisal of Land for Parkland Purposes in King -  
Spadina East Precinct**

<b>Date:</b>	August 22, 2016
<b>To:</b>	Government Management Committee
<b>From:</b>	Deputy City Manager & Chief Financial Officer and Deputy City Manager, Cluster "A"
<b>Wards:</b>	<b>Ward 20: Trinity - Spadina</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:\2016\Internal Services\RES\Gm16037re-(AFS 23442)

**SUMMARY**

At its meeting on July 12, 13, 14 and 15, 2016, City Council directed the Chief Corporate Officer to undertake an appraisal to determine the current market value of the lands known as 229 Richmond Street West, (herein after referred to as the "Lands") and direct the Deputy City Manager & Chief Financial Officer and the Deputy City Manager of Cluster "A" to report back to the Government Management Committee on September 6, 2016, with these findings.

These lands are depicted at Appendix "A" and are legally described in Appendix "B".

**RECOMMENDATIONS**

**The Deputy City Manager & Chief Financial Officer and the Deputy City Manager, Cluster "A" recommend that:**

1. City Council receive this report, including Confidential Attachment 1 regarding the appraisal and the current market value of the Lands for information.

2. City Council direct that the Confidential Attachment 1 to this report from the Deputy City Manager & Chief Financial Officer and the Deputy City Manager, Cluster "A" remain confidential in its entirety as it is regarding a proposed or pending acquisition or disposition of land.

### **Financial Impact**

The appraisal and current market value are provided in the Confidential Attachment 1.

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

### **DECISION HISTORY**

At its meeting on July 12, 13, 14 and 15, 2016, City Council adopted report EX 13.36 titled "Acquisition of Land for Parkland Purposes in King-Spadina Area" and directed that:

- 1) the Chief Corporate Officer to undertake an appraisal to determine the current market value of the lands known as 229 Richmond Street West and direct the Deputy City Manager & Chief Financial Officer and the Deputy City Manager of Cluster "A" to report back to the Government Management Committee on September 6, 2016 on the findings; and
- 2) the Confidential Attachment 1 to the report (July 11, 2016) from the Deputy City Manager and Chief Financial Officer and the City Solicitor remain confidential in its entirety as it contains legal advice subject to solicitor-client privilege

### **Background Information (Committee)**

(June 13, 2016) Letter from Councillor Joe Cressy on Acquisition of Land for Parkland Purposes in King-Spadina Area

<http://www.toronto.ca/legdocs/mmis/2016/gm/bgrd/backgroundfile-94146.pdf>

### **Background Information (City Council)**

Chief Financial Officer and the Interim City on Acquisition of Land for Parkland Purposes in King-Spadina Area (GM13.36a)

<http://www.toronto.ca/legdocs/mmis/2016/cc/bgrd/backgroundfile-94954.pdf>

### **COMMENTS**

One of the methods that the City uses to assess "parks sufficiency" is Local Parkland Assessment Cells ("LPAC"s) which is a measure of hectares of "local" parkland per 1000 people. LPAC information is included in the Official Plan Map 8b.

The current local parkland provision rate of the King-Spadina East Precinct is 0 to 0.42 ha per 1,000 population, which is the lowest quintile of the five levels of measured LPACs.

The most recent parkland parcel acquired by the City in the King-Spadina East Precinct was a 130m<sup>2</sup> parkette obtained through parkland dedication at the corner of Widmer and Adelaide. Other than this parkette, no other parkland has been added to this precinct in the last 10 years despite the population and employment growth that has occurred during that time.

The more the population grows, the lower the provision rate becomes, and the more urgent it becomes to acquire parkland before potential park sites become development sites.

The Lands meet the principles in the Official Plan for acquiring parkland, as they are visible and accessible from adjacent streets, are of a useable shape and size and have appropriate topography. The acquisition of the Lands align with the Council-approved recommendation in the King-Spadina East Precinct Built Form Study and Public Realm Strategy. It also aligns with the design objectives of the John Street Cultural Corridor, which is a plan to revitalize John Street so it can become a central pedestrian urban street which provides a link to the waterfront.

The Lands are one of the last undeveloped sites in the King-Spadina East Precinct, which has little existing parkland. Due to exponential increases in population and employment, this area has an ever expanding unmet demand for parkland.

A preliminary vision for the park would include the following features:

- Children's play space (junior and senior elements)
- Small decorative water feature that incorporates waterplay (e.g. water jets)
- Hard surface community gathering space for community and cultural events
- Passive green space: urban respite with seating, plantings and shade trees
- Public Art as a focal point
- Park pathways provide connections between Nelson Street and Richmond street
- View corridor from Queen Street through City TV parking lot to Fire Hall is maintained and enhanced
- Allowance for the growth of larger full canopy trees
- an open space context for adjacent development and guide the location and design of private open space connections and views.

The funds that could be used to purchase the Lands are derived from contributions made under Section 42 of the *Planning Act* by developments in the vicinity of the Lands. The *Planning Act* requires that all of the money collected through Section 42 must be used for parks purposes, or other public recreational purposes. However, there currently are not enough funds in city cash-in-lieu of parkland reserves to fund all needs.

The forgoing discussion of park land needs should be counter balanced or viewed in the context of value – at what point does it become prohibitively too expensive to purchase land for parkland purposes? Market values of suitable park sites in the Downtown in general (King-Spadina East Precinct in particular) are escalating at an unprecedented rate. The alternative is to acquire lands for parkland purposes elsewhere at a much lower cost which, while less expensive, are likely to be outside the downtown core where the greatest need for parkland has been identified.

Council is therefore asked to receive the financial information found in the Confidential Attachment 1 to this report.

## **CONTACT**

Josie Scioli  
Chief Corporate Officer  
Tel: (416) 397-4156  
Email: [jscioli@toronto.ca](mailto:jscioli@toronto.ca)

Janie Romoff  
General Manager Parks Forestry & Recreation  
Tel.: (416) 392-8182  
Email: [jromoff@toronto.ca](mailto:jromoff@toronto.ca)

## **SIGNATURE**

---

Roberto Rossini  
Deputy City Manager & Chief Financial Officer

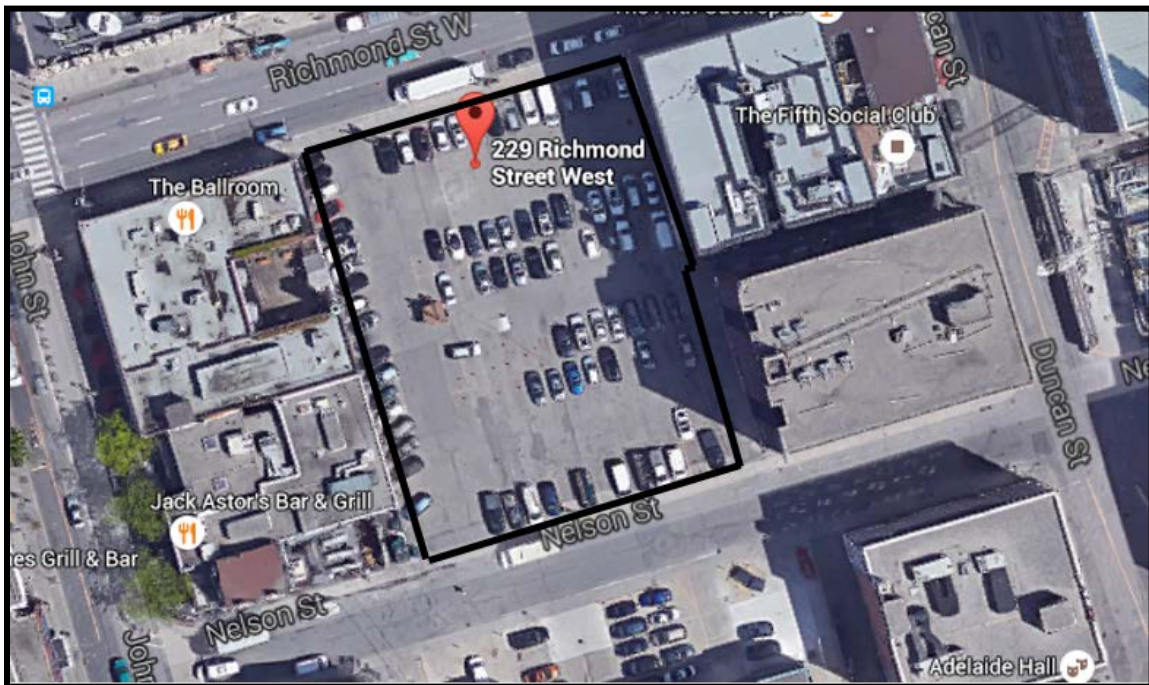
---

Giuliana Carbone  
Deputy City Manager, "Cluster A"

## **ATTACHMENTS**

Appendix "A" - Location Map  
Appendix "B" - Legal description  
Attachment 1 – Confidential Information

**Appendix "A"**  
**Location Map**



**Appendix "B"**  
**Legal Description**

<b>Municipal Address</b>	<b>Legal Description</b>
229 Richmond Street West, Toronto	Lots 6 and 7 of Plan D78, Toronto; Part of Lot F Plan D5, Toronto; Part of Lots 5 and 8 Plan D78 Toronto; Part of Lane Plan D78 Toronto closed by Plan D149 as in Instrument No. CA150187, City of Toronto being all of PIN 21411-0087 (LT).