



**STAFF REPORT  
ACTION REQUIRED  
with Confidential Attachment**

## Acquisition of 100 Ranleigh Avenue for parkland purposes

<b>Date:</b>	October 5, 2016
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer and General Manager, Parks, Forestry & Recreation
<b>Wards:</b>	Ward 25 – Don Valley West
<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\RE\Gm16043re (AFS #23724)

### SUMMARY

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The purpose of this report is to obtain authority to acquire from 100 Ranleigh Inc. the property municipally known as 100 Ranleigh Avenue for parkland purposes.

### RECOMMENDATIONS

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**The Chief Corporate Officer and General Manager of Parks, Forestry and Recreation recommend that:**

1. City Council authorize the Chief Corporate Officer (the "CCO") to enter into an agreement of purchase and sale (the "Agreement") with 100 Ranleigh Inc. (the "Vendor"), for the property municipally known as 100 Ranleigh Avenue (the "Property") substantially on the terms outlined in Appendix "A" and Confidential Attachment 1 to this report and on such other or amended terms and conditions as may be acceptable to the CCO and in a form satisfactory to the Interim City Solicitor and his successor.

2. City Council authorize an amendment to the 2016 Parks, Forestry & Recreation ("PF&R") Capital Budget to create a new capital project called "100 Ranleigh Avenue - Parkland Acquisition" as outlined in Confidential Attachment 1 to be funded with funding provided from the Alternative Parkland Dedication Reserve Fund (XR2213) for Ward 25 and borrowed funds from the Parkland Acquisition Reserve Fund – City Wide Land Acquisition (XR2210) which are to be paid back in full from future developments in Ward 25 from the Section 42 cash-in-lieu of parkland dedication monies.
3. City Council authorize severally each of the CCO and the Director of Real Estate Services to execute the Agreement including any ancillary agreements and documents on behalf of the City.
4. City Council authorize the interim City Solicitor and his successor to complete the purchase transaction, deliver any notices, pay any necessary expenses, amend the closing and other dates to such earlier or later date(s), on such terms as he or she considers reasonable.
5. City Council authorize the public release of the information in Confidential Attachment 1 once the transaction has been completed.

## **Financial Impact**

This report seeks Council direction to purchase the Property and to amend the 2016 Council-approved Capital Budget for PF&R by the addition of a project "100 Ranleigh Avenue – Parkland Acquisition" with funding provided from the Alternative Parkland Dedication Reserve Fund (XR2213) for Ward 25 and borrowed funds from the Parkland Acquisition Reserve Fund – City Wide Land Acquisition (XR2210).

Funds drawn from the Parkland Acquisition Reserve Fund - City Wide Land Acquisition (XR2210) shall be repaid in full through allocation of future Section 42 cash-in-lieu of parkland dedications monies from developments in Ward 25. Due to the urgency of this matter (being the subject of an OMB hearing) this technique of Funding is an exception to Council practice and will not be considered in future acquisitions.

Additional funding for the park development will be requested as part of the 2017 Capital Budget process.

Once the park is developed, the operating and maintenance costs will be \$3,885.00 on an annual basis commencing 2017. Once under PF&R operations, the figure will be reassessed. This required operating funding will be included for consideration in the future year operating budget submissions for PF&R.

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

## **DECISION HISTORY**

City Council at its meeting held on July 12, 13, 14 and 15, 2016 considered Item NY15.46, including the Request for Direction Report – Zoning Amendment Application – 100 Ranleigh Avenue and the Supplementary report from the Interim City Solicitor on 100 Ranleigh Avenue - Zoning By-Law Amendment Application. City Council instructed the City Solicitor to oppose the rezoning application at the Ontario Municipal Board.

Please see the links below for the associated Council approval and reports:

<http://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-93754.pdf>

<http://www.toronto.ca/legdocs/mmis/2016/cc/bgrd/backgroundfile-95051.pdf>

## **ISSUE BACKGROUND**

The Vendor submitted a rezoning application to permit the construction of a 4-storey, 43 unit residential apartment building on the Property. An Ontario Municipal Board Hearing was scheduled for September 14<sup>th</sup> – 16<sup>th</sup>, 2016 due to Council's failure to make a decision on the application within the statutory time frame. The Vendor had previously indicated to City staff their willingness to sell the Property to the City for parkland purposes. Prior to the start of the OMB hearing the Vendor and City staff agreed in principle on terms and conditions for the purchase of the Property. The City and the Vendor jointly requested the OMB adjourn the scheduled hearing to permit City Council to consider the purchase of the Property. Should City Council not authorize the purchase of the Property, the OMB will hear the rezoning appeal at the resumption of the hearing on April 11<sup>th</sup> – 12<sup>th</sup>, 2017.

## **COMMENTS**

The Property is relatively flat and currently vacant and formerly was the location of the Bedford Park United Church. The Property is located on the north side of Ranleigh Avenue between Yonge Street and Mount Pleasant Road. The Property is rectangular in shape and is approximately 2,595 square metres in area with a street frontage of 45.72 metres on Ranleigh Avenue.

Currently there is no parkland serving the area between Yonge Street and Mount Pleasant Road. Wanless Park is the closest park to this area on the east side of Mount Pleasant providing the community with numerous parkland amenities. The acquisition of the Property for the purpose of a park, while filling a gap in the area for parkland, will also assist in reducing the operational pressures off Wanless Park which often operates at capacity.

The Property meets the principles in the Official Plan for acquiring parkland, as it is visible and accessible from adjacent streets, is of a useable shape and size, and has appropriate topography.

The funding for the acquisition and future park development at the Property is from the above 5% cash-in-lieu of parkland dedication monies received from developments within Ward 25. This funding must be used for parks; either for parkland acquisitions or parkland improvements. PFR supports using these monies to acquire parkland. Initially, funds will need to be borrowed from the City Wide Land Acquisition Reserve fund but will be paid back in full from the Section 42 cash-in-lieu funds from future developments in Ward 25.

Real Estate staff consider this Offer to Sell to the City to be fair and reasonable and therefore, recommends the approval of this transaction.

## **CONTACT**

Joe Casali, Director of Real Estate Services; Tel.: (416) 392-7202; Fax (416) 392-1880; E-Mail: [jcasali@toronto.ca](mailto:jcasali@toronto.ca)

Mike Schreiner, Director, Parks Development & Capital Projects, Parks, Forestry & Recreation; Tel.: (416) 392-8453; Fax (416) 392-3355; E-Mail: [mschrein@toronto.ca](mailto:mschrein@toronto.ca)

## **SIGNATURE**

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Josie Scioli  
Chief Corporate Officer

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Janie Romoff  
General Manager of Parks, Forestry  
& Recreation

## **ATTACHMENTS**

Appendix "A" – Terms and Conditions of the Agreement

Appendix "B" – Location Map

Attachment 1 – Confidential Information

## Appendix "A" – Terms and Conditions

<b>Address (Location):</b>	100 Ranleigh Avenue, Toronto, Ontario
<b>Owner/Vendor:</b>	100 Ranleigh Inc.
<b>Legal Description:</b>	Part Block A, Plan 1159 North Toronto as in E064981
<b>Due Diligence Period:</b>	Shall be the period of time ending at 11:59 pm on the business day next following 60 days after the Agreement is executed by both parties.
<b>Requisition Period:</b>	Shall be the period of time ending at 11:59 pm on the 15 <sup>th</sup> business day preceding the closing date.
<b>Closing Date:</b>	Shall be the business day following 30 days after delivery of a notice of waiver or notice of satisfaction in connection with the due diligence condition, which expires at the end of the due diligence period.

## Appendix "B" – Location Map

