

**REPORT FOR ACTION****Conveyance of Bredonhill Court, Bagot Court, Polaris Lane, part of Varna Drive, part of Flemington Park and a 1 foot reserve at the rear of 161 & 167 Rane Avenue to Toronto Community Housing Corporation for Inclusion in the Lawrence-Allen Revitalization Project**

Date: May 7, 2018

To: Government Management Committee

From: Director, Real Estate Services

Wards: 15 - Eglinton Lawrence

SUMMARY

The purpose of this report is to seek Council authority to enter into an Agreement with Toronto Community Housing Corporation to convey Bredonhill Court, Bagot Court, Polaris Lane, part of Varna Drive, part of Flemington Park and a 1 foot reserve at the rear of 161 & 167 Rane Avenue, for nominal consideration, conditional upon Council approving the permanent closure of Bredonhill Court, Bagot Court, Polaris Lane and part of Varna Drive, in conjunction with the Lawrence Allen Revitalization Project.

RECOMMENDATIONS

The Director, Real Estate Services recommends that:

1. City Council authorize the City to enter into an agreement with Toronto Community Housing Corporation ("TCHC") for the nominal sum conveyance to TCHC of:
 - a. Bredonhill Court, shown as Part 1 on Appendix "A" and legally described as Bredonhill Court, Plan 5633 North York, City of Toronto, designated as Part 6 on Plan 66R-28485;
 - b. Bagot Court, shown as Part 3 on Appendix "A" and legally described as Bagot Court, Plan 5633 North York, City of Toronto, designated as Part 7 on Plan 66R-28485;
 - c. Part of Varna Drive, shown as Part 4 on Appendix "A" and legally described as part of Varna Drive, Plan 5633 North York, City of Toronto, designated as Part 1 on Plan 66R-30021; and

d. Polaris Lane, shown as Part 5 on Appendix "A" and legally described as Lane, Plan 5633 North York, City of Toronto, designated as Part 3 on Plan 66R-28485

(collectively referred to as "the Highways"), conditional upon City Council approving the permanent closure of the Highways, and:

e. a 1 foot reserve at the rear of 161 and 167 Ranee Avenue, shown as Part 6 on Appendix "A" and legally described as 1 Ft Reserve, Plan 5633 North York, City of Toronto, designated as Part 13 on Plan 66R 28485; and

f. Part of Flemington Park, shown as Part 2 on Appendix "A" and legally described as Part of Block O, Plan 5633 North York, City of Toronto, designated as Part 2 on Plan 66R-30021

(collectively referred to as "the Properties");

all subject to the reservation by the City of easements for sewer and watermain purposes, and on such other terms as may be satisfactory to the Deputy City Manager, Internal Corporate Services, and in a form satisfactory to the City Solicitor.

2. City Council authorize the Director of Real Estate Services to execute the Agreement on behalf of the City.

3. City Council authorize the City Solicitor to complete the 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 the City Solicitor considers reasonable.

FINANCIAL IMPACT

There are no financial implications resulting from the approval of this report. As part of the Lawrence Allen Revitalization subdivision approval process, lands for new streets, parks and infrastructure will eventually be conveyed or dedicated to the City for nominal consideration, by TCHC.

Any future investments for the development of a new park will be subject to Council direction and approval, and considered among other competing priorities in allocation of available resources through the Budget Process, as appropriate.

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

DECISION HISTORY

At its meeting on November 29, 30 and December 1, 2011, City Council approved Official Plan Amendment 162, the Lawrence-Allen Secondary Plan. At this meeting, City Council also adopted the Lawrence-Allen Community Services and Facilities Strategy, Transportation Master Plan, Urban Design Guidelines and Financial Strategy and endorsed the Infrastructure Master Plan to support the implementation of the Secondary Plan. The decision of City Council can be found at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY11.24>

At its meeting on November 27, 28 and 29, 2012 City Council adopted Item NY20.34 titled "Final Report – Official Plan and Zoning By-Law Amendment, Rental Housing Demolition and Subdivision Applications – 1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 & 15-45 Zachary Court and 215-251 Ranee Avenue". By adopting the report, City Council, among other things, adopted a development control framework that ensures development does not outpace the provision of infrastructure required to service the proposed revitalization. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY20.34>

In accordance with the City's Real Estate Disposal By-Law No. 814-2007, the Highways were declared surplus on April 5, 2018 by approval of DAF No. 2018-115, conditional upon City Council approving the permanent closure of the Highways. The Properties were declared surplus on April 5, 2018 by approval of DAF No. 2018-116. The intended manner of disposal for both the Highways and the Properties is to be by way of a nominal sum conveyance to TCHC in connection with the Lawrence Heights Revitalization project. All steps necessary to comply with the City's real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code have been complied with.

COMMENTS

The Lawrence Heights neighbourhood is part of the Lawrence Allen Revitalization Project. It encompasses 75 hectares of land and is bounded by Ranee Avenue, Lawrence Avenue, Highland Hill and Varna Drive. TCHC's planned revitalization of the Lawrence Heights area is expected to happen over a 20 year time-frame and is divided into four development phases. The Highways and the Properties form part of Phase I (e), with TCHC scheduled to begin demolition/construction in the fall of 2018.

As part of this Phase, it is intended that portions of both the Highways and Properties will become part of development blocks with the remaining portions of both being dedicated back to the City as future public highways, all as part of the subdivision approval process. Toronto Water will require easements for the protection of active watermains and sewers within Bredonhill Court, Bagot Court, and part of Varna Drive. As such, the City will reserve easements for the protection of these sewers and watermains.

In order to facilitate this Phase of the Lawrence Allen Revitalization project, it is necessary to convey the Highways and Properties to TCHC, conditional upon City Council approving the permanent closure of the Highways. As part of the subdivision approval process, new streets, parks and infrastructure will eventually be conveyed or dedicated to the City for nominal consideration, by TCHC. The conveyance of Part of Varna Drive to TCHC will not take place until TCHC has satisfied all of the conditions of subdivision approval, including the construction of a replacement road, so that the plan of subdivision for Phase 1 (e) can be registered immediately after the conveyance by the City.

CONTACT

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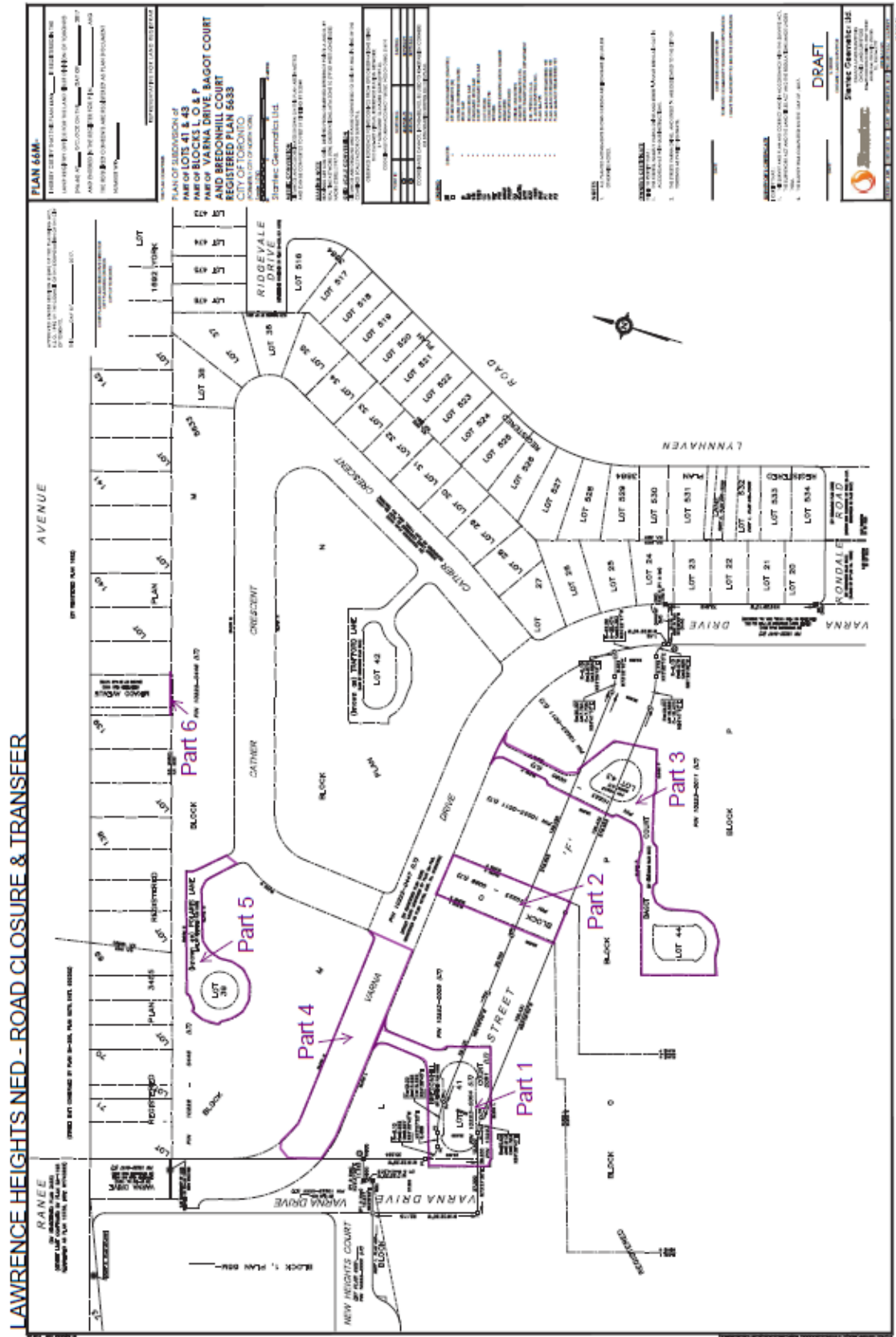
SIGNATURE

David Jollimore
Director, Real Estate Services

ATTACHMENTS

Appendix A

APPENDIX "A"



Conveyance of Bredonhill Court, Bagot Court, Polaris Lane, part of Varna Drive, part of Flemington Park and a 1 foot reserve at the rear of 161 & 167 Rancee Avenue Page 5 of 5