

To: The Mayor and Members of the Executive Committee

From: Councillor John Filion

Re. Ex32.5: Principles of Real Estate Strategy and Declaration of Surplus for Sale/Transfer or Turnover to Build Toronto

In case I am unable to be present when this item comes up, I am writing to express my extreme concern with the complete lack of consultation prior to this report coming forward and, in particular, with the recommendations related to 5171 Yonge St., 10 Empress Avenue & South Side of Kingsdale Avenue.

Parks Issues:

Prior to amalgamation, North York Planning staff designated a portion of this property as Open Space, in part to make up for the ever-increasing parkland deficiency within the North York City Centre and in part to compensate for the loss of the Rose Garden, directly opposite this site on the other side of Yonge Street, which the City of North York had sold to Imperial Oil for a head office building. Unfortunately, only a small portion of the site was designated for green space, but it has always been my intention to push for a larger park in the context of a development proposal. If a deal is structured properly, this would not require the city to forego revenue, as the density from the parkland could be transferred.

I was astonished to read in the report to Executive Committee that it is recommended that the land be transferred “conditional on Build Toronto obtaining an amendment to the Official Plan permitting the disposal of land in the Parks and Open Space Area.”

Other Official Plan issues:

The site, located at a subway station, is the only remaining commercial site at a key intersection, with the former Imperial Oil site having been approved for 100% residential development by the Ontario Municipal Board, contrary to the Official Plan and the wishes of Planning Staff and Council. Any transfer of this property should be conditional on a development which conforms to the Official Plan.

In addition to the above, the complete lack of consultation with local councilors or any semblance of consultation with local residents shows an appalling disregard for councilors and the communities they represent.

Motion:

I suggest that this entire report be sent back so that this consultation can occur on any sites, such as 5171 Yonge and 10 Empress, where it should have. I suspect that many other councilors have sites which merit similar consideration. If not, then I would ask **that consideration of the site shown on Appendix 3(e) be deferred pending consultation with the local councilor, local Parks staff re. open space issues, local Planning staff regarding Official Plan issues, and local Ratepayer groups regarding any wish by the city or its agency to seek an Official Plan amendment related to open space or use.**

