



**STAFF REPORT
ACTION REQUIRED
With Confidential
Attachment**

Acquisition of park land at 50 St. Joseph St.

Date:	July 30, 2010
To:	Government Management Committee
From:	General Manager, Parks, Forestry and Recreation
Wards:	Ward 27 – Toronto Centre-Rosedale
Reason for Confidential Information:	This report is about a proposed land acquisition.
Reference:	P:\2010\Cluster A\PFR\GM33-081210-AFS#12611

SUMMARY

To provide a report on the acquisition of a portion of the property at 50 St. Joseph Street for park land purposes.

RECOMMENDATIONS

The General Manager, Parks, Forestry and Recreation recommends that:

1. City Council adopt the confidential instructions to staff in Attachment 1 of this report, and;
2. City Council authorize the public release of the Confidential Information contained in Attachment 1 upon the adoption of the recommendations contained in this report.

Financial Impact

Funding for the property acquisition in the amount of \$600,000 is available in Parkland Acquisition account CPR 115-38-04. Once the acquisition is completed the City will maintain these lands. The additional annual maintenance costs of approximately \$17,600 will be submitted for consideration as part of the 2011 Operating Budget submission for Parks Forestry and Recreation.

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 March 3, 4 and 5, 2008, City Council approved an Official Plan Amendment and rezoning application for 50 St. Joseph Street, through the report entitled, “Final Report – Official Plan Amendment and Rezoning Application – Part of 50 St. Joseph Street,” which proposed to develop part of 50 St. Joseph Street with two high-rise residential condominium buildings of 45 and 55 storeys, and three 3-storey buildings, all located north of St. Basil's Church, and to expand the existing park area at St. Joseph and Bay Streets and convey the park land to the City.

City Council Decision Document – Item TE13.10:

<http://www.toronto.ca/legdocs/mmis/2008/cc/decisions/2008-03-03-cc17-dd.pdf>

The proposed park land to be conveyed is to extend from St. Joseph Street north to Cloverhill Wing and includes the existing parkette, which was owned by University of Toronto's St. Michael's College, at the corner of St. Joseph and Bay Streets, and is shown as University Open Space (UOS) on the attached Schedule "A".

At its meeting of April 28 and 29, 2008, City Council adopted the report entitled, “Funding the Parkland Acquisition at 50 St. Joseph Street,” which allowed the Parks, Forestry and Recreation's Capital Budget to be amended to complete the acquisition of park land for the site.

City Council Decision Document (Item #: EX19.14):

<http://www.toronto.ca/legdocs/mmis/2008/cc/decisions/2008-04-28-cc20-dd.pdf>

ISSUE BACKGROUND

The park plan incorporates the existing parkette ("Parkette") at the corner of St. Joseph and Bay Streets with lands to the north of the Parkette (where a parking lot is presently located). The north portion of the proposed park lands is to be conveyed to the City as a developed park site subsequent to a future development phase.

A Section 37 Agreement dated August 29, 2008, between the University of Toronto's St. Michael's College, Rattling Chain Investment Inc. and the City of Toronto contains the terms and conditions relating to the conveyance of the proposed park land for the development. The Parkette is referred to in the Section 37 Agreement as “Park Land Part 1.”

COMMENTS

The Parkette has been used by the University of Toronto and the public as a park for many decades. The site has several mature trees as well as a public art installation. During the community consultation for the proposed development, it was noted that retention of the Parkette as a public park was a key issue. Conveyance to the City of the Parkette and the lands to the north will ensure that this park land is preserved for the public.

CONTACT

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SIGNATURE

Brenda Patterson,
General Manager, Parks, Forestry and Recreation

ATTACHMENTS

Attachment 1 – Confidential Information
Attachment 2 – Schedule “A”