



STAFF REPORT INFORMATION ONLY

Securing the Public Use of the Northern Portion of 1618 Danforth Avenue

Date:	October 1, 2012
To:	City Council
From:	Chief Corporate Officer
Wards:	31 – Beaches – East York
Reference Number:	P:\2012\Internal Services\Re\Cc12031re (AFS – 13612)

SUMMARY

This report responds to the request from the Government Management Committee meeting on September 18, 2012 (Item GM16.7) to report directly to City Council on October 2, 2012 regarding options for securing the continued public use of the northern portion of the property municipally known as 1618 Danforth Avenue (the "Property"), adjacent to Coxwell Subway Station, and for maintaining this area as green space.

The Toronto Parking Authority (TPA), Parks, Forestry & Recreation (PF&R) and the TTC were canvassed as to whether they have any interest in acquiring or leasing the Property or any portion thereof. No interest was expressed. Also, the owner of the Property is not interested in selling or leasing any portion of the Property.

Financial Impact

There is no financial impact.

DECISION HISTORY

At its meeting on September 18, 2012, Government Management Committee adopted Item GM16.7 entitled "Real Estate Acquisitions – Toronto Transit Commission Coxwell Subway Station Easier Access Project" with amendments, including requesting the Chief Corporate Officer, in consultation with the TTC, to report directly to City Council on October 2, 2012, with options for securing continued public use of the northern portion of

1618 Danforth Avenue, adjacent to Coxwell Subway Station, and for maintaining this area as a green space with replacement trees and landscaping, and to undertake any necessary discussions with the property owner to achieve it.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.GM16.7>

ISSUE BACKGROUND

The Property is owned by Robertson Motors (1972) Limited and leased to Shoppers Drug Mart ("Shoppers") for parking purposes. The Property, located immediately east of the Coxwell Subway Station, extends northward having another frontage on Strathmore Boulevard. The northern portion of the Property fronting onto Strathmore Boulevard is comprised of a grassy area with trees. It has an area of approximately 6.2 metres (20 feet) in depth and 15.26 m (50 feet) in width (the "Green Space"), and is fenced off from the parking lot.

In conjunction with the TTC Coxwell Easier Access Project (the "Project"), the City is acquiring a small below-grade portion of the Property, part of which is located below the Green Space, for the construction, operation and maintenance of an elevator. Also being acquired is a support easement above the below grade portion for the support and safety of the elevator component below, and a temporary easement on the northern half of the Property for staging purposes during the construction. The Owner has no objection with providing the property interests required by the City for the Project.

The local Councillor has indicated the importance of securing the Green Space for public use.

COMMENTS

In considering options for securing continued public use of the subject lands, a municipal purpose is required. As such, Toronto Parking Authority (TPA), Parks, Forestry & Recreation (PF&R) and the TTC were canvassed as to whether they have any interest in acquiring or leasing the Green Space or the Property.

Located west of the Property and south of the Coxwell Subway Station is municipal surface parking lot (Carpark 110). The TPA advises that it has already expressed their interest with Shoppers Drug Mart for the management of two parking lots located east and west of the Shoppers Drug Mart store (located at 1630 Danforth Avenue). If a management agreement is reached between TPA and Shoppers Drug Mart, then the maintenance of the Green Space would likely fall under TPA as part of that agreement, otherwise, the TPA is not interested in the Property. It is not known at this time if TPA will be successful in these negotiations.

PF&R advises that although the area is in the lowest quintile for parkland provision, the Green Space is very small in size and would have very limited green space utility and no space to provide facilities or amenities. The site also does not connect or spatially relate to any existing parks. Staff of PF&R advises that they have no interest in the Green Space.

TTC advises that although they require a section of the below-grade portion of the Green Space, it has no interest in acquiring or maintaining the surface level.

Given the foregoing, there is no interest by the TPA, TTC or PFR in obtaining the Green Space or the Property by way of a sale or a lease. However, there may be an opportunity for the Green Space to be maintained as open public space if the TPA is successful in obtaining an agreement with Shoppers Drug Mart for the management of the parking lot at 1618 Danforth Avenue.

In the event, the TPA's proposal to manage the Property fails or if any portion of the Property is not available for purchase or lease, then the TTC will continue working with the Owner to convert the Green Space into low to no maintenance area. Subject to the owner concurring, a fence on the northern property line with a sign indicating the lands are privately-owned will be installed.

The Owner has been contacted and advises that neither the Green Space nor the Property is available for lease or sale.

This report has been prepared in consultation with staff from TTC, TPA and PF&R.

CONTACT

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

SIGNATURE

Josie Scioli
Chief Corporate Officer

ATTACHMENTS

Appendix "A" – Site Map