

City Council**Motion without Notice**

MM25.53	ACTION			Ward:40
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Authorization to Allocate Acquisition Under-Expenditure to Support a City-Initiated Zoning Change for a Community Hub - by Councillor Norm Kelly, seconded by Councillor Mike Del Grande

- * This Motion has been deemed urgent by the Chair.*
- * This Motion is not subject to a vote to waive referral.*
- * This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Norm Kelly, seconded by Councillor Mike Del Grande, recommends that:

1. City Council direct the Acting Chief Planner and Executive Director, City Planning to review and consider a City initiated rezoning of the northerly portion of 1251 Bridletowne Circle to permit a multi-service community hub and if deemed supportable by City Planning staff that Public Notice be given and a Final Planning report be prepared on the City initiated rezoning.
2. City Council authorize the Executive Director, Social Development, Finance and Administration to use the under-expenditure of \$41,235 available in the Facilities and Real Estate 2012 approved Capital Budget for the acquisition of the northerly portion of 1251 Bridletowne Circle to prepare plans and studies required for the City initiated rezoning of the lands, including zoning amendment plan/drawings and a Traffic Impact Study.
3. City Council authorize the Acting Chief Planner and Executive Director, City Planning to require the submission of Archeological, Servicing and Storm Water Management studies at the Site Plan Control application stage for review and approval.

Summary

In September 2011, City Council authorized staff to acquire approximately 5.2 acres of the northerly portion of the property municipally known as 1251 Bridletowne Circle (the Property) from the Toronto Lands Corporation (TLC) for the development of a multi-service community hub in the underserved neighbourhood of Steeles-L'Amoreaux in northern Scarborough. The 2011 Approved Capital Budget for Real Estate Services (RES) was increased by \$5.942 million gross, \$0 net, funded from the Land Acquisition Reserve Fund (LARF) (XR-1012) for the acquisition of the Property.

On February 27, 2012, RES completed the acquisition of the Property for \$5,927,765, resulting in an under-expenditure of \$14,235 from the acquisition budget. RES was further able to

recover an additional \$27,000 by allowing the purchaser of the southerly portion of the school lands from the TLC to rely upon the City's original Phase I and Phase II Environmental Studies Assessments for the subject property. This results in a total of \$41,235 in under-expenditure. This motion seeks authority to allocate this under-expenditure towards the preparation and submission of plans and studies for a City initiated rezoning of the City-owned portion of 1251 Bridletowne Circle to allow for a multi-service community hub.

In August 2010, City Council adopted the Finch Warden Area Revitalization Study. This community led initiative was produced in consultation with City staff to create a vision for the renewal and enhancement of the area. The vision is intended to guide development and encourage private and public reinvestment for the neighbourhood. Through the study it was determined that the area was underserved in terms of community services and facilities, including health care services. The community working group identified the creation of a community hub, possibly at the Bridletowne Circle site, as one potential measure to address the lack of services in the neighbourhood. The creation of a hub would help to meet the demand for community facilities and services in this underserved area.

As the Property is currently zoned Institutional-Educational (IE) which only allows for school uses and day nurseries, it would be appropriate for the City to consider a City-initiated rezoning of the Property to permit a multi-service community hub in accordance with the Finch Warden Area Revitalization Study adopted by Council in August, 2010. The community hub proposed for this site would be a one-stop shop multi-service facility that is currently intended to house (1) the YMCA, (2) rental space for community-based agencies that provide social services (Agency Rental Space), and (3) rental space to The Scarborough Hospital for health services.

A City-initiated rezoning is a condition of transfer of the property to the YMCA to develop a community hub. This item is urgent and must be considered at the July meeting Council in order to complete the terms of the agreements to transfer of the property. Without timely consideration of the recommendations of this motion at this time, this initiative to create a community hub within the under-served neighbourhood of Steeles-L'Amoreaux will not be able to proceed.

(Submitted to City Council on July 11 and 12, 2012 as MM25.53)