TORONTO

Councillor Josh Colle

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Friday April 19, 2013

Dear Mayor Ford and Executive Committee Members,

RE: EX31.23 Acquisition of South-West Corner of 1100 Briar Hill Avenue for Parkland(Item BU39.7)

I wanted to highlight an important community item coming forward for your consideration.

On February 25, 2013, members of the Government Management Committee adopted recommendations granting authority to Real Estate Services and Parks, Forestry & Recreation to acquire a piece of parkland from the Toronto District School Board (TDSB) from the North District Local Parkland Reserve Fund

1100 Briar Hill Avenue is a former school site situated on the north-east corner of Dufferin St. and Briar Hill Ave. A portion of the site containing an existing playground area and mature City trees has been utilized by the community as their local park space for decades.

At its meeting of March 28, 2013, members of the Budget Committee inquired as to why this location had been chosen for acquisition; if the purchase price presented to the City represented a profitable/fair market rate; and if this land should be acquired by the City for non-parkland/ alternate purposes. While committee moved the item without recommendations, Budget Chair Di Giorgio expressed support for this acquisition recognizing its merit to the City and the community at large.

- TDSB declared the school site surplus in 2012 at which time City Parks staff declared an interest in acquiring the playground/ park area. This site is in an area of the City that has been deemed parkland deficient, having the lowest of five levels of parkland provision.

- At the time of circulation, my office personally spoke with Toronto Lands Corporation about an interest in maintaining this area of park / public space which was supported by local residents who were opposed to the school sale that would result in the loss of their only local green space.

- While the purchase price to the City was calculated at a fair market rate and also aligned with City Parks appraisal value, Toronto Lands Corporation anticipates the portion of land sold on the private market will most certainly bring a higher than market rate of return.

- There is an existing North District Local Parkland Reserve Fund specifically designated for parkland deficient areas such as this area of north Dufferin. The purchase of this parkland will not require any new funds.

- During circulation, no other City Agency, Division or body expressed interest in purchasing this site, or deemed it to be valuable as an asset other than as a City park.

- Further, great financial gains will be realized by the City from sale of the non-parkland portion of the property in the form of future development fees and potential community benefits.

With your support of the original recommendations from Item GM20.10, Executive Committee's approval to acquire this site will result in securing much needed parkland in a park deficient area; utilize existing parkland reserve funds in a fiscally responsible way; and bring future financial and community gains to City of Toronto residents.

Thank you for your consideration.

Sincerely,



Josh Colle
Councillor
Ward 15, Eglinton-Lawrence

EX31.23 Acquisition of South-West Corner of 1100 Briar Hill Avenue for Parkland (BU39.7)

Recommendations

The Executive Committee recommend adoption of the original recommendations from Government Management Committee (GM201.10) that:

1. City Council grant authority to negotiate acquisition of the Property with the Toronto District School Board ("TDSB") at a purchase price of $1,104,560.00, plus applicable taxes registration fees and environmental assessments, estimated at $57,500.00, substantially on the terms outlined in Appendix "A" to this report and on such other terms and conditions as may be acceptable to the Chief Corporate Officer and the Director of Real Estate Services and in a form satisfactory to the City Solicitor.

2. City Council amend the 2013 Capital Budget of Parks, Forestry and Recreation by the addition of a project "1100 Briar Hill Avenue Parkland Acquisition" for $1,162,060.00 with funding provided from the Parkland Acquisition – North District Local Parkland Reserve Fund (XR-2206).

3. City Council authorize severally each of the Chief Corporate Officer and the Director of Real Estate Services to execute the Offer to Sell on behalf of the City.

4. City Council authorize the City Solicitor to complete the transaction contemplated in the Offer to Sell 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 she considers reasonable.

5. City Council authorize the appropriate City officials be directed to take the necessary action to give effect thereto.

Origin

(February 4, 2013) Report from the Chief Corporate Officer and the General Manager, Parks, Forestry and Recreation

Summary

The purpose of this report is to obtain authority to acquire the south-west corner of 1100 Briar Hill Avenue, consisting approximately 0.37 acres, (the "Property") from the Toronto Lands Corporation ("TLC") for parkland purposes.

April 23, 2013

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