



**STAFF REPORT
ACTION REQUIRED**
with Confidential Attachment

**Direction to Staff to Evaluate Glebe Manor Lawn
Bowling Club (196 Manor Road East) for Parkland
Acquisition**

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| Date: | August 5, 2014 |
| To: | Executive Committee |
| From: | Chief Corporate Officer Acting General Manager, Parks, Forestry and Recreation |
| Wards: | Ward 22 – St. Paul's |
| Reason for Confidential Information: | This report is about a proposed or pending land acquisition by the City or one of its agencies, boards, and commissions. |
| Reference Number: | P:\2014\Internal Services\RE\Ec14032re (AFS # 20196) |

SUMMARY

The purpose of this report is to evaluate the City's options and to seek authority to have the ability to negotiate the purchase of a 1,514 m² / 16,297 ft² parcel of land known as 196 Manor Road East (the "Property") as shown on Appendix "A" attached hereto. If acquired from the owner, these lands would be for used for parkland purposes.

RECOMMENDATIONS

The Chief Corporate Officer and the Acting General Manager, Parks Forestry and Recreation recommend that:

1. City Council authorize the Chief Corporate Officer to negotiate, and the City to enter into an Agreement of Purchase and Sale for the Property, with the owner of 196 Manor Road East on such other terms and conditions as may be acceptable to the Chief Corporate Officer. in consultation with the Acting General Manager of Parks, Forestry & Recreation, and in a form satisfactory to the City Solicitor;

2. The 2014 Capital Budget of Parks, Forestry and Recreation be amended by the addition of a project "196 Manor Road East Parkland Acquisition" in an amount set out in Confidential Attachment No. 1 with funding provided from the Parkland Acquisition – South District Local Parkland Reserve Fund (XR-2208) upon receipt of an executed Offer to Sell from the owner.
3. City Council authorize either of the Chief Corporate Officer or the Director of Real Estate Services to execute documents related to this transaction on behalf of the City.
4. City Council authorize the Chief Corporate Officer to administer and manage the transaction, including the provision of any consents, approvals, waivers and notices, provided that she may, at any time, refer consideration of any such matters (including their content) to City Council for its consideration and direction.
5. City Council authorize the City Solicitor to complete the contemplated transaction 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.
6. City Council authorize that the appropriate City officials be directed to take the necessary action to give effect thereto.
7. That the confidential recommendations and information contained in Confidential Attachment 1 remain confidential until such time as the proposed transaction has been completed.

DECISION HISTORY

City Council at its meeting held on June 10, 11 and 12, 2014 adopted a motion requesting the General Manger, Parks Forestry and Recreation and the Director, Real Estate Services to evaluate the acquisition of 196 Manor Road East and report to the August 21, 2014 meeting of the Executive Committee if there are recommendations to acquire 196 Manor Road East and to amend the approved 2014 Capital Budget for Parks, Forestry and Recreation to fund the acquisition.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.MM52.37>

ISSUE BACKGROUND

The property at 196 Manor Road East has been used for recreation purposes by the Glebe Manor Lawn Bowling Club since 1923. The Glebe Manor Lawn Bowling Club Limited (the "Club") is in the process of dissolving as a corporation and selling the Property. A third party currently has submitted an Offer to the Club which is under consideration.

In 1998, the former City of Toronto Council approved the acceptance of a donation of 196 Manor Road East Property from the Glebe Manor Lawn Bowling Club Limited on the basis that the City would designate the site as a City Green Space and the Club would continue to operate and maintain the premises during the existence of the Club on a permit basis from the City. Council approved the acquisition of the Property for nominal consideration but the Club and the City were not able to agree to the terms of the donation and the operating agreement.

The Lawn Bowling Club has recently been dissolved and the Board of Directors have reportedly accepted an offer from a third party to purchase the property. No further details regarding this offer or its status are known at the time of writing this report.

The area surrounding the Property is in the lowest quintile for Local Parkland Assessment Cells and is identified as one of the City's Priority Area for Parkland Acquisition in the Municipal Code. Parks, Forestry & Recreation is actively seeking to acquire land for new parks along the Eglinton Avenue corridor and the subject Property has high value and utility as a green space.

On June 18, 2014, Councillor Josh Matlow hosted a public meeting to discuss the future of the Glebe Manor Lawn Bowling Club as a green space. There was strong community support for the City acquiring the property for parkland purposes.

COMMENTS

The City of Toronto's Official Plan policies recognize the importance of parks and open space as necessary elements of city-building. The policies promote enhancing and expanding the parks and open space system through adding new parks and amenities, particularly in growth areas. The Local Parkland Provision Level for this area is 0.36 ha / 1,000 People which places it in the lowest Local Parkland Assessment Cells (L.P.A.C.) quintile (Map 8 A of the Official Plan). The area is identified as a Priority Area for Parkland Acquisition in the Municipal Code.

The Eglinton Avenue corridor is anticipated to experience growth in residential development as a result of the new Eglinton Crosstown LRT. It is important for the City to secure new park and amenities for current and future residential population.

The Parkland Acquisition Reserve Funds are funded from cash-in-lieu of parkland dedication levies which are paid when developers are unable to provide their required parkland to satisfy their on-site Section 42 parkland dedication requirements.

The Property is designated as "Neighbourhood" in the Official Plan and zoned for "Residential". The site has been used for recreation purposes for over 90 years and is compatible with surrounding urban form. If acquired by the City for parkland, Parks, Forestry & Recreation will remove the lawn bowling greens. Parks, Forestry & Recreation, in consultation with the local community and Ward Councillor, will develop a design concept for the new public park that incorporates active and passive park uses.

The lawn bowling club house will be assessed, and may be demolished if not suitable or required for park and recreation purposes.

Future funding for park development will be from the Alternative Parkland Dedication Reserve for Ward 22 which is available for the acquisition or park improvements in the vicinity of new development. The funding for future park development projects will be included as part of the 2016 Parks, Forestry and Recreation Capital Budget request.

If the transaction between the Lawn Bowling Club and the third party closes, then the City will approach the new owner to determine if they would be willing to sell the property to the City at fair market value. Alternatively, if the transaction between the owner and third party does not close, the City will approach the Lawn Bowling Club directly regarding the purchase of its property at fair market value.

Financial Impact

This report seeks Council approval to amend the 2014 Parks, Forestry and Recreation Capital Budget to create a new capital project called "196 Manor Road East Parkland Acquisition" for a total estimated cost as set out in Confidential Attachment No. 1. Funding for the acquisition of this land is available in the Parkland Acquisition – South District Local Parkland Reserve Fund (XR2208).

The Phase I and II Environmental Assessment Study will be carried out to determine if the property requires remediation to meet residential/parkland standards. The subject property is already fenced and previously functioned as a private lawn bowling club. In order to prepare the site, the existing lawn bowling greens and possibly the club house may be removed to develop the land to base park condition as part of this capital project. Additional funding for park improvements above base park condition will be requested in Parks, Forestry and Recreation's future year capital budget. Funding for park improvements is available from the Alternative Parkland Dedication Reserve for Ward 22.

If this property is approved for acquisition, the transaction is expected to close by late 2014 or 2015. The operating maintenance cost of the park is estimated at \$0.5 million for the full year. The partial year maintenance cost can be accommodated within the 2015 Parks, Forestry and Recreation Base Operating Budget. The operating impact for programming of the open space and maintenance of this newly acquired park property will be added to the 2016 Base Operating Budget when full maintenance services would start.

The Deputy City Manager and the Chief Financial Officer has reviewed this report and agrees with the financial impact information set out in this report.

CONTACT

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SIGNATURE

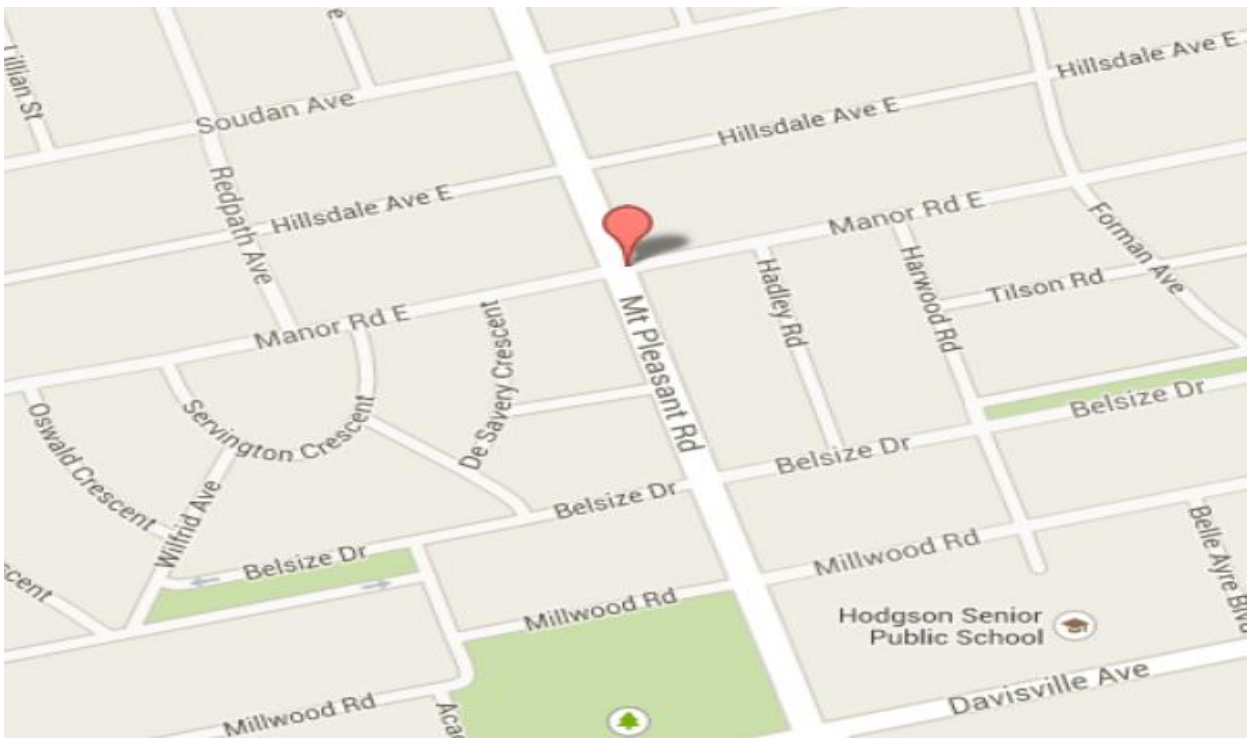
Josie Scioli,
Chief Corporate Officer

Janie Romoff,
Acting General Manager,
Parks, Forestry & Recreation

ATTACHMENTS

Appendix "A" – Aerial Photo and Location Map
Confidential Attachment 1

**Appendix "A" - Subject Lands
Glebe Manor Lawn Bowling Club (196 Manor Road East)**



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