TORONTO

STAFF REPORT
ACTION REQUIRED

Conveyance of Part of Zachary Court to Toronto Community Housing Corporation for Inclusion in the Lawrence-Allen Revitalization Project

Date:	July 24, 2014
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	**15 – Eglinton Lawrence**
Reference Number:	P:\2014\Internal\Services\RE\Gm14017re (AFS# 20013)

SUMMARY

The purpose of this report is to seek Council authority to enter into an Agreement to convey a portion of Zachary Court to Toronto Community Housing Corporation, conditional upon Council approving the permanent closure of the subject portion of Zachary Court, in conjunction with the Lawrence Allen Revitalization Project.

RECOMMENDATIONS

The Chief Corporate Officer recommends:

1. The City enter into an Agreement with Toronto Community Housing Corporation ("TCHC") for the nominal sum conveyance to TCHC of part of Zachary Court, designated as Part 1 on Plan 66R-27012 and shown as Part 1 on the attached Sketch PS2014-064 (the "Zachary Court Lands"), conditional upon City Council approving the permanent closure of the Zachary Court Lands, on terms satisfactory to the Chief Corporate Officer, and in a form satisfactory to the City Solicitor.

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

3. The City Solicitor be authorized to complete the 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.

Financial Impact

There are no financial implications resulting from this approval. As part of the Lawrence Allen Revitalization subdivision approval process, TCHC will be dedicating lands just south of Zachary Court, shown as Street 'A' on Schedule "B", as a new public highway.

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

DECISION HISTORY

At its meeting on November 29, 30 and December 1, 2011, City Council approved Official Plan Amendment 162, the Lawrence-Allen Secondary Plan. At this meeting, City Council also adopted the Lawrence-Allen Community Services and Facilities Strategy, Transportation Master Plan, Urban Design Guidelines and Financial Strategy and endorsed the Infrastructure Master Plan to support the implementation of the Secondary Plan. The decision of City Council can be found at the following link: http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY11.24

At its meeting on November 27, 28 and 29, 2012 City Council adopted Item NY20.34 titled "Final Report – Official Plan and Zoning By-Law Amendment, Rental Housing Demolition and Subdivision Applications – 1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 & 15-45 Zachary Court and 215-251 Ranee Avenue". By adopting the report, City Council, among other things, adopted a development control framework that ensures development does not outpace the provision of infrastructure required to service the proposed revitalization.
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY20.34

In accordance with the City's Real Estate Disposal By-Law No, 814-2007, the Zachary Court Lands were declared surplus on September 4, 2013 by approval of DAF No. 2013-168, conditional upon City Council approving the permanent closure of the Zachary Court Lands, with the intended manner of disposal to be by way of a nominal sum conveyance to TCHC in connection with the Lawrence Heights Revitalization project. All steps necessary to comply with the City's real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code have been complied with.

ISSUE BACKGROUND

The Lawrence Heights neighbourhood is part of the Lawrence Allen Revitalization Project. It encompasses 75 hectares of land and is bounded by Ranee Avenue, Lawrence Avenue, Highland Hill and Varner Drive. TCHC's planned revitalization of the Lawrence Heights area is expected to happen over a 20 year time-frame and is divided into four development phases. The development block that the Zachary Court Lands are part of is in Phase I, with TCHC scheduled to begin construction in the fall of 2015.

As part of this Phase, it is intended that the Zachary Court Lands, which now sit in the middle of the development block, will be closed and incorporated into the development. The conveyance will be subject to the City reserving an easement for Toronto Water's existing services in the Zachary Court Lands. A new road will be built on TCHC lands at the south end of the development block. As there are still townhouses occupying a portion of the land where the replacement road will be built, and the townhouses are not scheduled for redevelopment until Phase 3, TCHC will be constructing an interim road that will be dedicated as a public highway on the plan of subdivision to be registered for Phase Ia. The intent is that when the townhouses south of the new road are redeveloped as part of Phase 3, the final configuration of the new road will be dedicated on the plan of subdivision for Phase 3.

COMMENTS

In order to facilitate Phase I of the Lawrence Allen Revitalization project, it is necessary to convey the Zachary Court Lands to TCHC, conditional upon City Council approving the closure of the Zachary Court Lands. As part of the subdivision approval process, TCHC will be dedicating lands just south of Zachary Court, shown as Street 'A' on Schedule "B", as a new public highway.

CONTACT

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SIGNATURE

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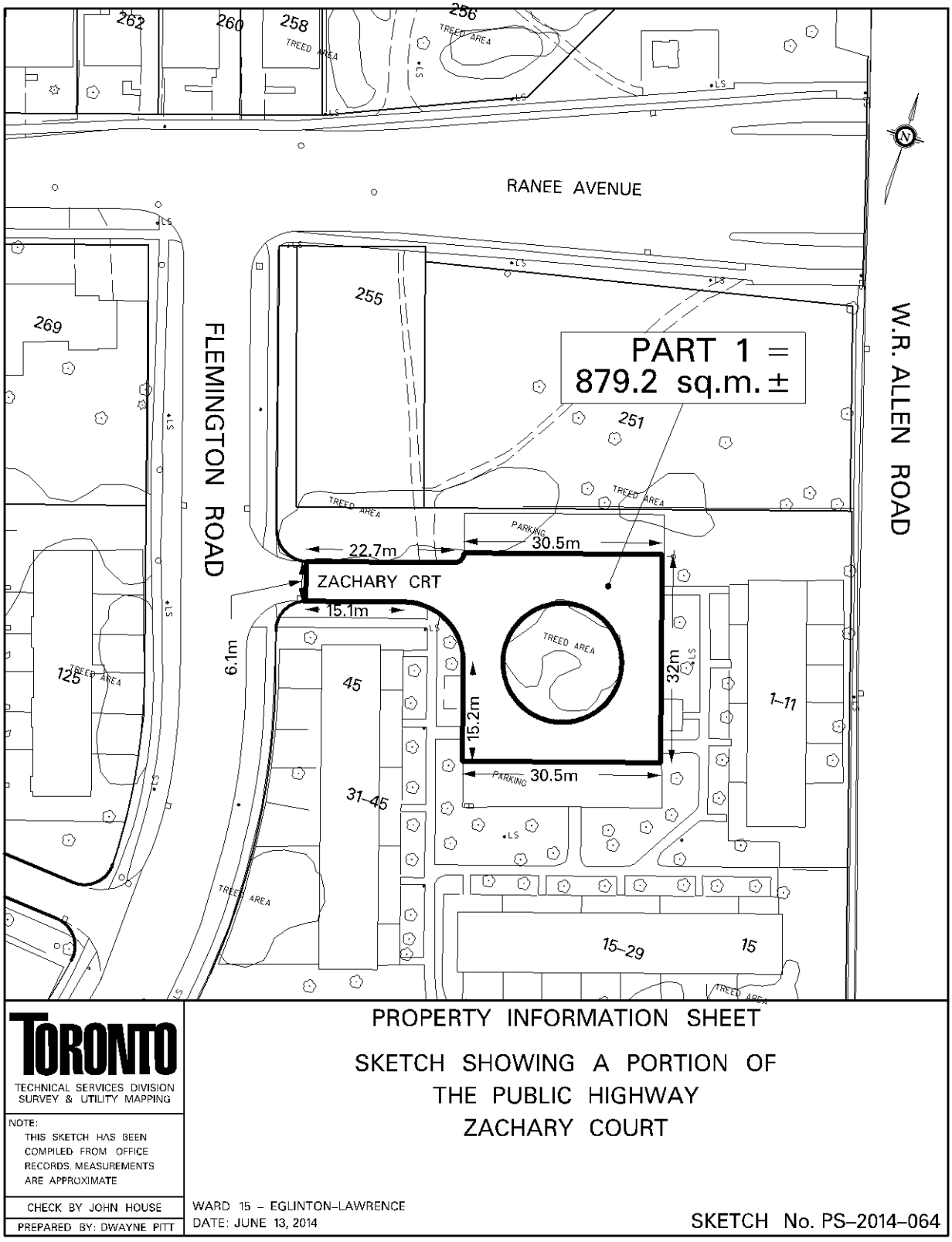
Josie Scioli
Chief Corporate Officer

ATTACHMENTS

Sketch PS2014-064 (the "Zachary Court Lands")
Schedule "B" – Location Map & proposed lands to be dedicated as a new public highway



TORONTO

TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

NOTE:
THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS. MEASUREMENTS ARE APPROXIMATE

CHECK BY JOHN HOUSE

PREPARED BY: DWAYNE PITT

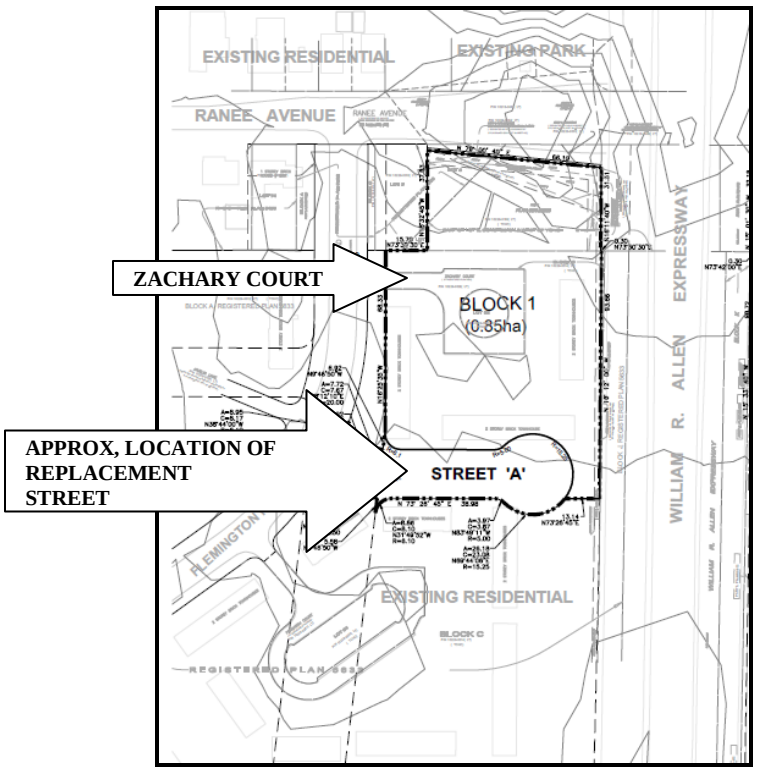
PROPERTY INFORMATION SHEET

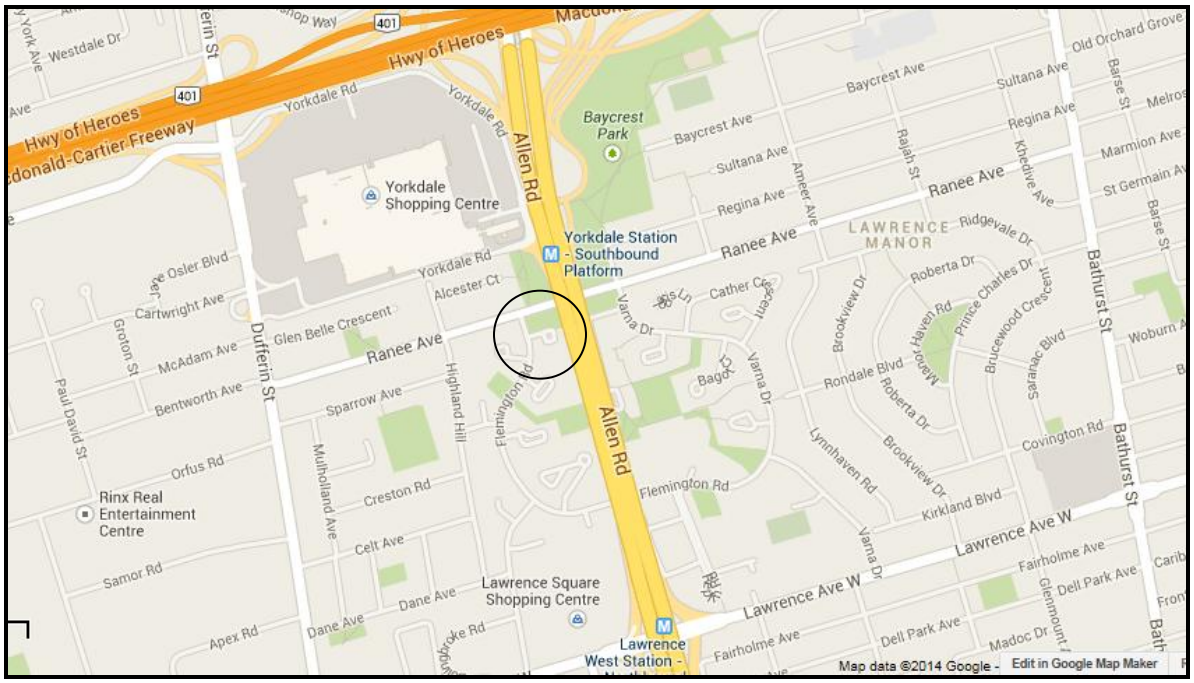
SKETCH SHOWING A PORTION OF THE PUBLIC HIGHWAY ZACHARY COURT

WARD 15 – EGLINTON–LAWRENCE
DATE: JUNE 13, 2014

SKETCH No. PS–2014–064

SCHEDULE "B"


EXISTING RESIDENTIAL
EXISTING PARK
RANEE AVENUE
ZACHARY COURT
BLOCK 1
(0.85ha)
APPROX, LOCATION OF
REPLACEMENT
STREET
STREET 'A'
WILLIAM R. ALLEN EXPRESSWAY
FLEMINGTON
EXISTING RESIDENTIAL
BLOCK C
REGISTERED PLAN 6633


Hwy of Heroes
Hwy of Heroes
Yorkdale Rd
Allen Rd
Baycrest Park
Yorkdale Shopping Centre
Yorkdale Station - Southbound Platform
Ranee Ave
LAWRENCE MANOR
Baycrest Ave
Sultana Ave
Regina Ave
Ranee Ave
Yorkdale Rd
Alcester Ct
Glen Belle Crescent
Ranee Ave
Dufferin St
Highland Hill
Flemington Rd
Allen Rd
Flemington Rd
Varna Dr
Rondale Blvd
Roberta Dr
Brookview Dr
Lynnhaven Rd
Kirkland Blvd
Lawrence Ave W
Lawrence Ave W
Fairholme Ave
Dell Park Ave
Covington Rd
Bathurst St
Bathurst St
Rinx Real Entertainment Centre
Lawrence Square Shopping Centre
Lawrence West Station -
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