



STAFF REPORT ACTION REQUIRED

Conveyance of 215 Raneer Avenue and a portion of Leila Lane to Toronto Community Housing Corporation for Inclusion in the Lawrence-Allen Revitalization Project

Date:	October 24, 2016
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	15 – Eglinton Lawrence
Reference Number:	P:\2016\Internal Services\RE\Gm16046re (AFS 23843)

SUMMARY

The purpose of this report is to seek Council authority to enter into an Agreement with Toronto Community Housing Corporation to convey 215 Raneer Avenue (also known as Varna Park) and a portion of Leila Lane to Toronto Community Housing Corporation, conditional upon Council approving the permanent closure of a portion of Leila Lane, in conjunction with the Lawrence Allen Revitalization Project.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. The City enter into an Agreement with Toronto Community Housing Corporation ("TCHC") for the nominal sum conveyance to TCHC of 215 Raneer Avenue, known as Varna Park, being part of Lots 72 and 73 on Plan 3455 North York, designated as Part 8 on Plan RS-973 and shown cross-hatched on Sketch No. PS-2016-101 attached as Schedule "A" (the "Varna Park Lands") and a portion of Leila Lane on Plan 5633 North York, shown as Part 1 on Sketch No. PS-2016-101 (the "Leila Lane Lands"), conditional upon City Council approving the permanent closure of the Leila Lane Lands and subject to the reservation of any easements required by Toronto Water and Engineering and Construction Services, and on such other terms as may be 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 Agreements on behalf of the City.
3. City Council authorize the City Solicitor 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 the City Solicitor considers reasonable.

Financial Impact

There are no financial implications resulting from the approval of this report. As part of the Lawrence Allen Revitalization subdivision approval process, lands for new streets, parks and infrastructure will eventually be conveyed or dedicated to the City for nominal consideration, by TCHC.

Any future investments for the development of a new park will be considered subject to Council direction and approval among competing priorities to allocate available resources through the annual budget process in future years, as appropriate.

The Deputy City Manager & 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 Rane 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 Varna Park Lands were declared surplus on February 23, 2016 by approval of DAF No. 2016-027. The Leila Lane Lands were declared surplus on September 19, 2016 by approval of DAF No. 2016-199, conditional upon City Council approving the permanent closure of the Leila Lane Lands. The intended manner of disposal for both properties is 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 Varna 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 Varna Park Lands and the Leila Lane Lands form part of Phase Ib, with TCHC scheduled to begin construction in the fall of 2016.

As part of this Phase, it is intended that the Varna Park Lands will be conveyed to TCHC as a development block, except for a strip along the east side which will be dedicated back to the City for the widening of Varna Drive and a strip along the west side which will be conveyed back to the City for the new linear park, all as part of the subdivision approval process. Toronto Water will require easements (6 m wide) for the protection of sewers. Engineering & Construction Services will also require an easement for the maintenance and rehabilitation of a noise barrier wall, retaining wall and sign support caisson.

It is intended that the Leila Lane Lands will be permanently closed and conveyed to TCHC, with the City reserving an easement for Toronto Water purposes, as required. A portion of the Leila Lane Lands will be conveyed back to the City for the new linear park, with the remaining portion being incorporated into a development block. As part of the subdivision approval process, a new road will be built and dedicated to the City on TCHC lands at the south end of the development block.

COMMENTS

In order to facilitate Phase Ib of the Lawrence Allen Revitalization project, it is necessary to convey the Varna Park Lands and the Leila Lane Lands to TCHC, conditional upon City Council approving the permanent closure of the Leila Lane Lands. As part of the subdivision approval process, new streets, parks and infrastructure will eventually be conveyed or dedicated to the City for nominal consideration, by TCHC. As part of Phase Ib, TCHC will be remediating and conveying a portion of the Varna Park Lands and a portion of the Leila Lane Lands back to the City for a new linear park and TCHC will be remediating and dedicating a portion of the Varna Park Lands to the City for the widening of Varna Drive. TCHC will also be building and dedicating a new public street

south of the development block. The conveyance of the Leila Lane Lands and the Varna Park Lands to TCHC will not take place until TCHC has satisfied all of the conditions of subdivision approval, so that the plan of subdivision for Phase Ib can be registered immediately after the conveyance by the City.

CONTACT

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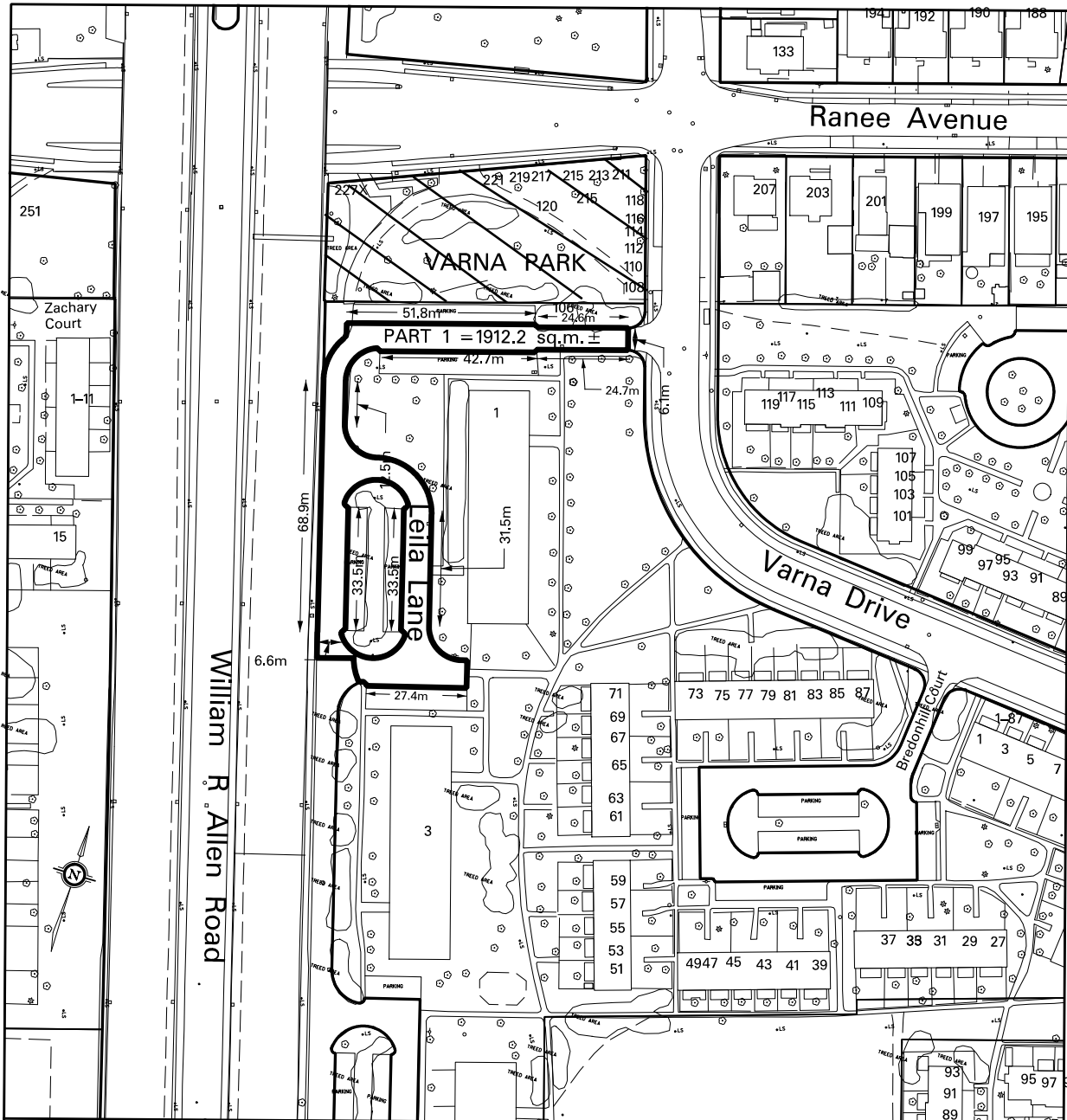
SIGNATURE


Josie Scioli
Chief Corporate Officer

ATTACHMENTS

Schedule "A" – Property Information Sheet

SCHEDULE "A"



 <p>ENGINEERING & CONSTRUCTION SERVICES ENGINEERING SUPPORT SERVICES LAND & PROPERTY SURVEYS</p>	<p>PROPERTY INFORMATION SHEET</p> <p>CITY OWNED LAND</p> <p>SKETCH SHOWING A PORTION OF LEILA LANE</p>	
	<p>NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS. MEASUREMENTS ARE APPROXIMATE</p>	<p>WARD 15 - EGLINTON-LAWRENCE DATE: AUGUST 25, 2016</p>
<p>CHECK BY JOHN HOUSE PREPARED BY: DWAYNE PITT</p>		