

**REPORT FOR ACTION****Plans for the Historic Mimico Train Station - Update**

Date: April 5, 2019

To: Infrastructure and Environment Committee

From: General Manager, Parks, Forestry and Recreation

Wards: Ward 3

SUMMARY

This report provides an update on the status of the Historic Mimico Train Station (the "Station") project and the Parks, Forestry and Recreation (PFR) division's plans for the Station. This report is in response to City Council's recommendation at its meeting on July 23, 2018 upon adopting the Ombudsman's July 9, 2018 report which requested Parks, Forestry and Recreation report to the Parks and Environment Committee in the first quarter of 2019 with a detailed plan for the Station.

In early 2016 the Ombudsman commenced investigating the City's handling of a Section 37 Agreement between a developer, which has since gone into receivership in 2017, and a volunteer resident group called Mimico Station Community Organization ("MSCO") which officially dissolved in 2017. The investigation concluded with the Ombudsman's report in July 2018 which included recommendations to PFR and City Planning. PFR has indicated to the Ombudsman that it intends to seek an arts and culture operator for the Station after the rehabilitation work has concluded.

RECOMMENDATIONS

The General Manager of Parks, Forestry and Recreation recommends that:

1. Infrastructure and Environment Committee receive this report for information.

FINANCIAL IMPACT

This report has no financial implications.

Operating costs related to general maintenance of the site is part of the annual operating budget for Parks, Forestry and Recreation.

It is estimated that approximately \$1.5 million is required to address base building, accessibility and standard tenant fit-up improvements. The developer of the adjacent property or operator of the station will be responsible for all restoration costs.

The Chief Financial Officer and Treasurer has reviewed this report and agree with the financial impact information.

DECISION HISTORY

City Council at its meeting on July 23, 2018, adopted the recommendation of the Ombudsman's report entitled "Enquiry into the Section 37 Agreement for the Historic Mimico Train Station" and requested that Parks, Forestry and Recreation report to the Parks and Environment Committee in the first quarter of 2019 on a detailed plan for the Station.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC44.18>

COMMENTS

In 2004, Mimico Station Community Organization ("MSCO") began a fundraising project to fund the relocation and restoration of the historic Mimico Train Station. In late 2008, as part of a neighbouring development proposal, a Section 37 Agreement was reached which required the developer to provide the City with a Letter of Credit to cover the work and create a Rehabilitation Plan for restoration of the interior and exterior of the Station. The City issued site plan approval in July, 2016 without having received either the Letter of Credit or the Rehabilitation Plan.

In 2017, the developer went into receivership and MSCO dissolved shortly after. The development property was then sold to a new owner. The Station currently sits empty in Coronation Park, Etobicoke, and is not functional for community use. The Station has since been maintained under the PFR Operating Budget.

On July 23, 2018, Ombudsman Toronto presented the results of their inquiry on the City's handling of the Mimico Train Station to Toronto City Council. City Council adopted the report and recommendations which directed PFR, in consultation with City Planning and any other relevant divisions, to develop a detailed plan for the Station. This plan was directed to be presented to the Parks & Environment Committee in the first quarter of 2019. PFR is committed to seeking an arts and culture operator of the Station after the building is rehabilitated.

Parks, Forestry and Recreation has completed an assessment of the capital works to support community use of this building. It is estimated that approximately \$1.5 million is required to address base building, accessibility and standard tenant fit-up improvements. Funding to improve this facility for community use was always anticipated to be funded through Section 37 contributions and not through the PFR Capital Budget. There is a significant SOGR backlog in the 2019-2028 PFR Capital

Budget and as such the opportunity to address the improvements for this facility would extend beyond the current Capital Plan.

As of March 2019, there has been no development application submitted to City Planning by the new owner of 327 Royal York Road. If this new owner wishes to develop the property with the current zoning permissions, the City will enforce the original Section 37 Agreement as this commitment is registered on title. In the absence of a development application, PFR has not prepared detailed plans for the Station. PFR will report back in consultation with City Planning through any future development application reports when a development application is submitted and the prospect of Section 37 contributions is known.

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