

## City Council

### Motion without Notice

MM23.25	ACTION			Ward: 6
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### **Downsview Community Recreation Centre: Intent to Enter into Lease Agreement - by Councillor James Pasternak, seconded by Councillor Anthony Perruzza**

*\* This Motion has been deemed urgent by the Chair.*

*\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

### **Recommendations**

Councillor James Pasternak, seconded by Councillor Anthony Perruzza, recommends that:

1. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Parks, Forestry and Recreation, to negotiate a nominal land lease between the City of Toronto, Parc Downsview Park, and Northcrest Developments for a new community centre on a portion of 1377 Sheppard Avenue West, substantially based on the terms set out in Attachment 1, and on such other or amended terms and conditions acceptable to the Executive Director, Corporate Real Estate Management, or their designate, in consultation with the General Manager, Parks, Forestry and Recreation, and in a form satisfactory to the City Solicitor.
2. City Council authorize each of the Executive Director, Corporate Real Estate Management, and the Director, Transaction Services, Corporate Real Estate Management severally to execute the lease and any related documents on behalf of the City.
3. City Council authorize the City Solicitor to complete the lease transaction on behalf of the City, including amending the commencement date of the lease and other dates, and amending terms and conditions, on such terms as the City Solicitor deems advisable.

### **Summary**

Downsview Community Recreation Centre (CRC) is a growth-related facility identified in the Parks and Recreation Facilities Master Plan and Council-adopted Downsview Secondary Plan to support planned and approved development in the Downsview Secondary Plan area. A Memorandum of Understanding executed June 30, 2021, between the City of Toronto, Parc Downsview Park (PDP), and Northcrest Developments recognized the opportunity to locate a new CRC within Downsview Park on lands owned by PDP, which would be leased to the City. The parties are committed to working together collaboratively and in good faith to facilitate the effective, efficient delivery of the Downsview CRC.

Staff are advancing the new Community Recreation Centre as a candidate for the current stream of funding from the Provincial Government under the Community Sport and Recreation

Infrastructure Fund Stream 2: New Builds/Signature New Builds. The application will require the City to enter into a lease with PDP, at nominal cost, to advance the opportunity.

The Downsview CRC has been on Council's agenda via various motions for over 11 years. This fall, Council adopted the [Downsview Secondary Plan](#) and the [Community Development Plan](#) both of which refer to the new CRC. Specifically, recommendation 23 of the Final Report that brought forward the Downsview Secondary Plan in May 2024 reads:

23. City Council direct the General Manager, Parks, Forestry and Recreation, in consultation with the Chief Financial Officer and Treasurer, to develop a financial strategy and work plan to accelerate the design and construction of the Downsview Community Recreation Centre as district planning progresses which may include Community Benefits Charge contributions, Development Charges, Section 42 funding, funding from other orders of government, and financial agreements with the property owners, within the context of other City-wide recreational priorities; and confirm through this process the Memorandum of Understanding between the City of Toronto and Canada Lands corporation the securing of lands for the recreation centre.

The reason for urgency is due to the fact that the funding is allocated on a first come, first serve basis and the application needs to be in soon as possible.

### **Background Information (City Council)**

Member Motion MM23.25

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-250503.pdf>)

Attachment 1

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-250524.pdf>)