

TORONTO STAFF REPORT

September 14, 2006

To: City Council

From : Director, Community Planning, South District

Subject: Status Report
South District Application 06 174323 STE 22 TM
Applicant: The Roehampton Corporation
Architect: Page & Steele Architects
150 Roehampton Ave
Ward 22 - St. Paul's

Purpose:

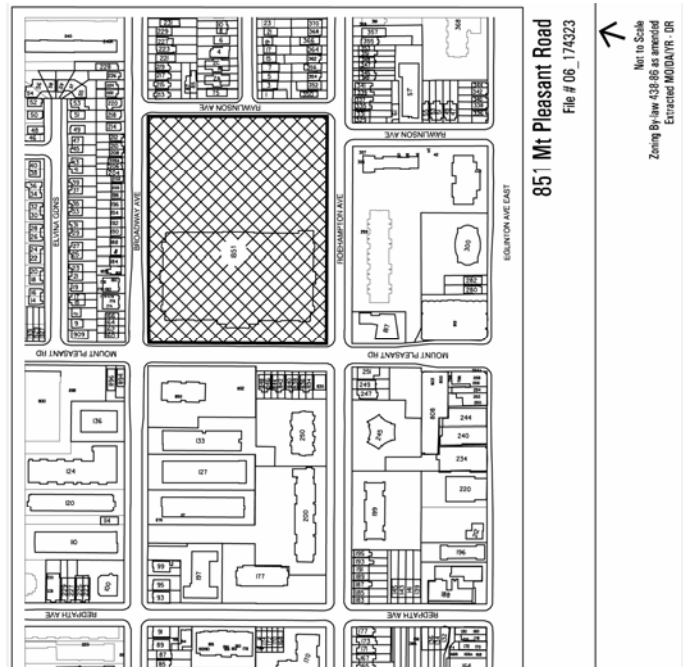
Staff are requesting direction from Council to enter into a third party agreement to allow the transfer of \$130,000 in funds from a Section 37 Agreement (between the City and 150 Roehampton Inc.) deferred revenue account #220096 to the registered charity known as the Northern Secondary School Foundation (registered charity no. 87094 7264 RR0001). The terms and conditions for the use of the money are set out in Appendix A of this report.

Financial Implications and Impact Statement:

The City has received a payment of a \$287,000 benefit secured through a Section 37 Agreement between the City and the developer of a new condominium currently under construction at 150 Roehampton Avenue.

This report is requesting that \$130,000 of those funds, all of which are currently held in a deferred revenue account, be used to assist in the funding of the "Field of Dreams" project at Northern Secondary School.

This report is also requesting that staff be authorized to draft and enter the City into a



third party agreement which will allow the transfer of the said funds from account #220096 to the Northern Secondary School Foundation to be used entirely for the capital funding of the refurbishment and the upgrading of the sports field at Northern Secondary School for school and the greater community use. No portion of the transferred funds shall be used to cover on-going maintenance or operating costs of the facility.

Recommendations:

It is recommended that:

- (1) the 2006 City Planning Operating Budget Account South District Community Planning – UR0001 be amended by increasing it by \$130,000 (gross) \$0 (net);
- (2) funds in the amount of \$130,000 be transferred to above noted account from Deferred Revenue Account #220096;
- (3) the City enter into a third party grant agreement with the Northern Secondary School Foundation for \$130,000 for use towards the ‘Field of Dreams’ project in accordance with the terms and conditions set out in Appendix A of this report; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Section 37 Funding

On June 16, 2005 the Ontario Municipal Board issued its final order allowing the appeals of The Roehampton Corporation with respect to City Council’s refusal to amend the Official Plan and Zoning By-law to permit the construction of a 16-storey residential condominium building at 150 Roehampton Avenue. The Board’s approval was subject to the receipt of certain documents and including the owner’s agreement with the City to provide for community benefits under Section 37 of the Planning Act.

The Section 37 Agreement, among other things, required the owner to pay \$287,000 to the City to be used for, “improving community services and facilities within the neighbourhood as deemed appropriate by the Commissioner of Urban Development Services (now the Chief Planner and Executive Director) in consultation with the Ward Councillor.”

Field of Dreams Project

The “Field of Dreams” project is to refurbish and upgrade the playing field at Northern Secondary School located at 851 Mt Pleasant Road. Specifically, the natural turf on the sports field will be replaced by artificial turf, the fencing that currently surrounds the field will be removed so that it is accessible to neighbourhood residents and the use of the field will be

extended by being partially covered for the winter months with a plastic bubble similar to tennis court covers.

The total cost of the project is approximately 1.75 million dollars. The project depends on funds raised by the Northern Secondary School Foundation from corporate sponsors, individual donors and other grants, and funds from the projected North Toronto Soccer Club leasing fees for a minimum 10 year lease and a contribution by the Toronto District School Board.

On-going operating and maintenance costs will not be drawn from the City's portion of the capital funding. Neither will the City share in the responsibility for same under the recommended third party grant agreement. The purpose of that agreement is to ensure that the funds are used in the manner set out in this report.

Comments:

Given that the location of the sports field is approximately 2 blocks from the 150 Roehampton Avenue construction site and given the purpose for which the Section 37 funds from that development have been provided to the City (improving community facilities and services within the neighbourhood), it is appropriate for \$130,000 of the money that has been received from this development be committed to the "Field of Dreams" project.

The refurbished and upgraded playing field will be used by the local community as follows:

- weekday school-hours use by Northern Secondary School programs for a school population of approximately 1,900 students,
- the North Toronto Soccer Club with its over 3,900 players and approximately 600 adult volunteers and others will have year round access to the field for specific days and hours under long-term lease arrangements with the Toronto District School Board,
- broader community use of the track and playing field when not in use for school programs or by the soccer club, and
- rental of the "bubble" facility by others in the community when not under lease or being used for school programs.

Conclusions:

The location of this project within proximity to 150 Roehampton (the Section 37 donor site) and the project's intended user group of Northern Secondary School students, the North Toronto Soccer Club, neighbourhood residents and broader community residents, defines the "Field of Dreams" project as a "community facility improvement" that merits the allocation of Section 37 funds which were acquired through the Section 37 agreement with 150 Roehampton Inc. Staff are seeking authority to transfer \$130,000 in funds, obtained through Section 37 agreement, to the Northern Secondary School Foundation for the purposes set out in this report and specifically in Appendix A via a third party grant agreement.

Contact:

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Ted Tyndorf
Chief Planner and Executive Director

List of Attachments:

Appendix 1 – Third Party Agreement, Terms and Conditions
Appendix 2 – Context Map

Appendix 1:

Terms and Conditions of the recommended third party agreement between the City of Toronto and the Northern Secondary School Foundation

(a) Statement of Purpose

To provide the Northern Secondary School Foundation with a grant of \$130,000 to be used to support the 'Field of Dreams' project.

(b) Transfer Policy

(i) Funds are to be used entirely as follows:

- in the refurbishment and upgrading of the sports field located at Northern Secondary School, 851 Mt Pleasant Road, and
- such refurbishment and upgrades include the replacement of natural turf with artificial turf, the removal of fencing which currently encloses the field and erecting a seasonal bubble enclosure over part of the field. No part of the funds are to be used for on-going maintenance or operating costs.

(ii) Funds will be conditional on:

- the existing fence being removed,
- the field being available for general neighbourhood use during non-school hours and when it is not under contract to other groups, and
- the field enclosure is to be available for rent to local residents or community groups

(c) Timing

(i) Funds will be transferred to the Northern Secondary School Foundation:

- upon the establishment of a construction start date for the project and written proof is provided to the satisfaction of the City Solicitor that a contract for the 'bubble' structure has been let.

- (ii) Funds will be transferred within 3 years from the execution of the third party agreement, in accordance with the preceding paragraph (i) or will be used by the City for another purpose consistent with the Section 37 agreement.

