



Report to: General Committee

Date Report Authored: June 12, 2013

SUBJECT: 160 Dudley Avenue – Public Consultation Process for the
Potential Re-use of the Former St. Luke's Catholic School
Building
PREPARED BY: David Pearce (Ext. 5988)

RECOMMENDATION:

- 1) THAT the report entitled "160 Dudley Avenue – Public Consultation Process for the Potential Re-use of the Existing Building" be received for information purposes;
- 2) And that the two unsolicited proposals from Parya Trillium Foundation and Glenwood Learning Institute be referred to the Land, Buildings and Parks Construction Committee for public consultation purposes;
- 3) And that staff report back on the results of the public consultation process;
- 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

The purpose of this report is to recommend that the two unsolicited proposals for the re-purposing of the former St. Luke's Catholic School be referred to the Land, Building and Parks Committee for a public consultation process.

BACKGROUND:

On October 16, 2012 Council approved the acquisition of the former YCDSB property known as St. Luke Catholic School, located 1 block east of Yonge Street between Elgin Street and Clark Avenue. This 2.57 acre site is improved with a 20,000 square foot, single storey school constructed in 1955 and considered by staff to be ideally located for a future park or community use, given its proximity to urban intensification along the Yonge Street corridor where new high-rise developments on smaller sites are incapable of delivering on-site parkland. The transaction closed February 13, 2013.

The existing building has been vacant for over 1 year and, according to the Board's Building Condition Audit (dated 2002) the building requires significant upgrades to its electrical and mechanical systems in addition to extensive capital improvements. The building also contains numerous hazardous substances, primarily asbestos, all of which are common for a school building of this era.

Notwithstanding that the property was purchased for future parks purposes, the purchase price paid for the property (\$5,355,000) is reflective of its highest and best use as a future residential redevelopment site.

Unsolicited Proposals

Subsequent to taking title to 160 Dudley Avenue, the City has received two (2) proposals to lease the building and land for community-type uses, one from the Glenwood Learning Group and the other from Parya Trillium Foundation.

Both proponents requested the opportunity to present their respective proposals to General Committee at its meeting of June 10, 2013. The presentations/proposals were considered premature and referred to staff for a public consultation process over the summer of 2013.

OPTIONS/ DISCUSSION:

160 Dudley was purchased for parkland purposes. The purchase price paid for the property (\$5,355,000) is reflective of its appraised value under its highest and best use as a future residential redevelopment site with development timing deferred for 5-10 years due to the limited sewer capacity in the area.

Rather than developing the property for parkland purposes today, the City has the option of deferring parkland development and instead leasing 160 Dudley to a not-for-profit group for community-type purposes that would include community access provisions. The lease would have a minimum term of 10 years in order for the proponent to amortize the extensive capital improvements required to upgrade the building. A decision on the ultimate use of 160 Dudley by the City could be made at the time of the expiration of the lease when the property has reached its maximum market value.

As the City only recently took title to 160 Dudley Avenue, the Thornhill community may be largely unaware of the acquisition and its potential for parkland or other community uses. In this regard, the unsolicited proposals are considered premature until community consultation has occurred.

Staff recommend that the proponents be thanked for their interest in the property and that the matter be referred to the Land, Buildings and Parks Construction Committee for review and public consultation in early September, 2013. Representatives of the Parya Trillium Foundation and the Glenwood Learning Group will be invited to participate in the process at that time.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

There are no financial implications associated with the recommended action.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

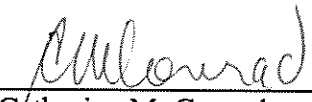
Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

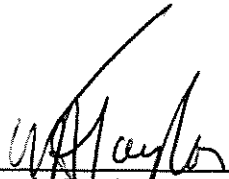
Asset Management, Urban Design, Planning

RECOMMENDED

BY:



Catherine M. Conrad
City Solicitor



W. Andy Taylor
Chief Administrative Officer

ATTACHMENTS:

None