

LORNE ROSS PLANNING SERVICES INC.

36 Saratoga Drive, Scarborough, ON, M1P 4J1
Tel: 416-289-2789 e-mail lrps@sympatico.ca

November 11th 2013.

Mayor and Members
Executive Committee
City of Toronto

Re: Sale of City Properties –Scarborough Centre

Dear Mayor and Member:

I am writing to you on behalf of three Community Associations located along Ellesmere Avenue south of the Scarborough Centre.

We have been working at the invitation of the City Planning Department since June 2011 on ways to improve our Centre...to make it the vibrant, transit-oriented, pedestrian-friendly, attractive, dense urban ‘downtown’ area called for in your Official Plan.

Let me get right to the point: we were shocked to learn in January 2012 that the City had sold 5.3 acres of city land on the east side of McCowan Road:

- right in the centre of our ‘downtown’ , and
- right in the middle of a city-initiated planning study.

We were further amazed to learn in July 2012 that City Council has no control of the \$22.6 million received from the sale. By virtue of decisions made by the previous Council, the \$22.6 million must be retained by Build Toronto which would pay the City ‘dividends’ from the sale when and in amounts determined by Build Toronto.

Adding insult to injury, we then learned that ‘dividends’ from Build Toronto are pre-committed to fund TTC state-of-good-repair projects and in particular the purchase of replacement streetcars.

We do not understand how Council let this happen. Your Official Plan requires Council to utilize land and assets owned by the City in the Scarborough Centre to further the objectives of your Plan for the Scarborough Centre.

- This isn’t some ancient old long forgotten planning policy: Toronto Council passed this policy in 2005.
- It’s not a complex policy full of caveats. It is one of only 17 short simple “Principles for Success” in the Scarborough Centre Secondary Plan.
- Here’s the exact wording adopted by Council:
 - **Lands and assets owned by the City will be utilized in a strategic manner to further the objectives of this Secondary Plan.**

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However it happened, what's done is done. The land is sold. The \$22.6 million is with Build Toronto.

We believe however that Executive Committee has the opportunity to redress this mistake, restore the integrity of its Official Plan and make good on its promise to the people of Scarborough.

The City Clerk has advised that Executive Committee has the authority to change the 'shareholders directions' given to Build Toronto such that the proceeds from the sale of lands in Scarborough Centre may be used for 'other purposes'.

Source: Memo to City Council from City Clerk dated July 10, 2012

Re: SC17.22 - Scarborough Centre - Public Space and Streetscape Master Plan (Civic and Commercial Precincts) - Consultant's Report

We are asking that Executive Committee recommend to Council:

That the Build Toronto Shareholders Directions be amended such that 25% of all annual dividends received from Build Toronto be deposited in a Scarborough Centre Capital Reserve Account dedicated to implementing the objectives of the Scarborough Centre Secondary Plan until such time as a total of \$22.6 million from Build Toronto is so deposited.

If you are concerned that such a direction would lead to an avalanche of similar requests from every Ward where land has been sold, please note that the Official Plan policy occurs **ONLY** in the Scarborough Centre and Etobicoke Centre Secondary Plans.

We are asking you to implement your Official Plan.

Selling Our Civic Centre

We have learned that another portion of our Scarborough Civic Centre has also been declared 'surplus'. It is a 0.63 hectare parcel, flat, rectangular with good access to two public streets, bought and paid for by the people of Scarborough as part of their Civic Centre complex and serving today as employee and visitor parking to our Civic Centre.

None of the Community Associations was made aware of the proposal to sell off this public land.

We also understand that rather than being put on the open market for competitive bidding, negotiations are taking place with only one landowner, which happens to own the adjacent development site.

This property is not some obscure closed road allowance. It's not an unused public lane running behind a couple of homeowners' back yards. It's a prime piece of property, within Walking distance of a major transit hub, 1 ½ million square feet of shopping, the Scarborough YMCA and other services. It is totally developable in its own right/does not need to be combined with another property to make a development parcel.

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If after public consultation it must be sold it should be sold to the highest bidder, not some private deal with a single purchaser.

If after public consultation it must be sold the proceeds, as with the sale of the Grangeway property should be retained to implement your plan for Scarborough Centre as per your Official Plan

We are asking Executive Committee to recommend that Council:

- 1. Revoke the declaration of part of our Civic Centre as ‘surplus’;**
- 2. Conduct a legitimate public participation process into the question of whether this land is indeed “surplus”; and**
- 3. IF it must still be sold that it be an open market competitive bidding process to maximize the return to the City, and**
- 4. IF transferred to Build Toronto and sold, that all proceeds be directed to the Scarborough Centre Capital reserve Account in accordance with your Official Plan, as quoted above.**

We appreciate Committee’s attention to these two matters. We are citizens keenly interested in improving our emerging ‘downtown’ and need your support. We need you to do what your Official Plan says you are going to do.

We would be pleased to address Committee in support of this letter.

Yours truly,



Lorne Ross Planning Services Inc

On Behalf of:

Glen Andrew, Midland Park and North Bendale Community Associations.

CC via email:

Board of Directors, MTCC #1133 Omni Drive
Board of Directors, MTCC#1729 Brian Harrison Way
Board of Directors, The Altitude Condos/Grangeway Drive

CC via email, Councillors:

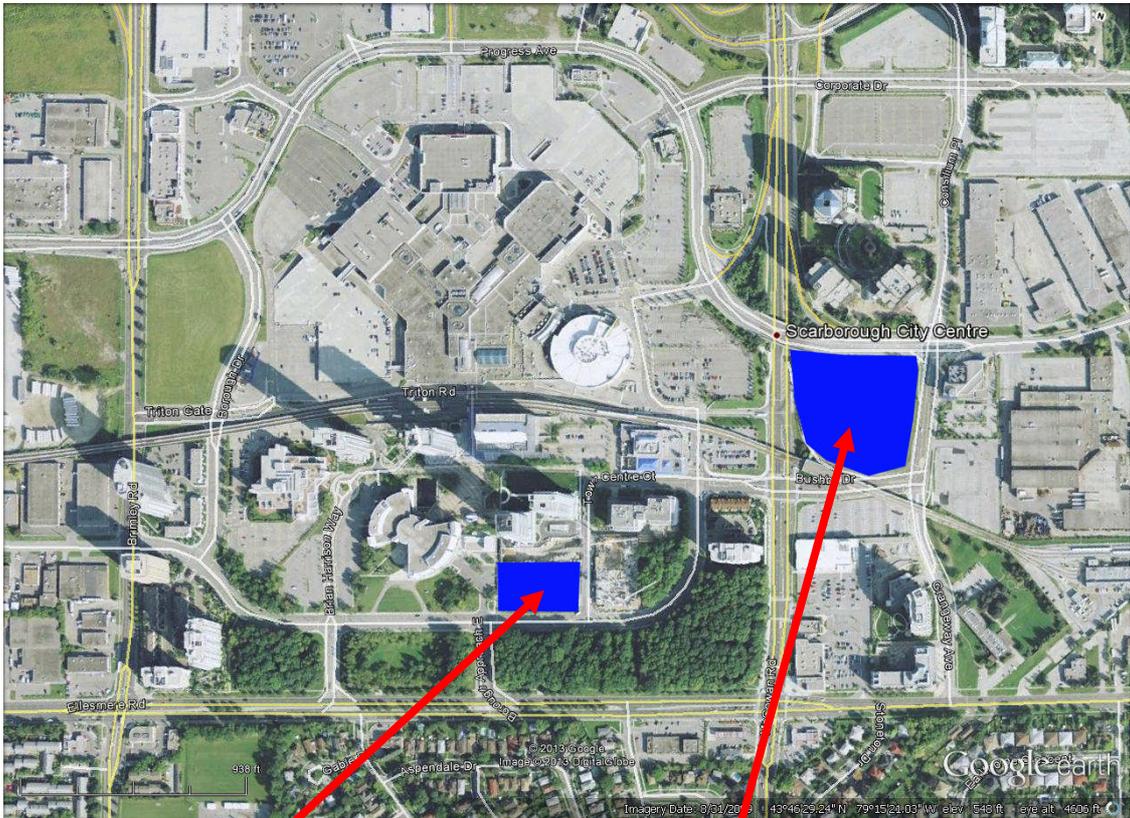
Michael Thompson	Glenn DeBaeremaeker.
Norm Kelly	Chin Lee
Michelle Berardinetti	Mike Del Grande
Paul Ainslie	Ron Moeser
Gary Crawford	Raymond Cho

CC via email: Mike Adler, Scarborough Mirror.

CC via email: Jennifer Keesmaat, Chief Planner, City of Toronto

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Declared "Surplus" Nov 11 2011
City negotiating private sale to
Goldman Group.

SOLD
January 2012
To the Goldman Group for
\$22.6 million

Toronto Official Plan Policy:
**"Lands and assets owned by the City will be utilized in a strategic manner to further
the objectives of this Secondary Plan."**