

Adjustments to the 2008 Parks, Forestry and Recreation Division's Capital Budget

Date:	May 2, 2008
To:	Budget Committee
From:	Brenda Librecz, General Manager, Parks, Forestry and Recreation
Wards:	Various – Ward 6, 10, 22, 23, 26, 27, 38 and 42
Reference Number:	

SUMMARY

The purpose of this report is to provide adjustments to the Council adopted 2008 Parks, Forestry and Recreation Capital Budget to include additional financial resources and the creation of new sub-projects.

By approving this report, staff will have the authority to proceed with projects arising from various agreements that Council has approved through the planning process.

RECOMMENDATIONS

The General Manager of Parks, Forestry and Recreation recommends that the following be approved:

1. the 2008 Parks Forestry and Recreation Capital Budget be amended to change the scope of the project known as South Etobicoke Community Centre Construction (Ward 6) approved December 12, 2005, to increase the project cost by \$900,000 from \$1,900,000 to \$2,800,000 with funding from Parkland Acquisition reserve funds – Etobicoke Local Development for \$35,000 (XR2038), Etobicoke City Wide Development for \$157,000 (XR2036), West District Local Development for 420,000 (XR2203), and City Wide Development for \$288,000 (XR2211) and that the additional cash flow be scheduled for 2009;
2. the 2008 Parks Forestry and Recreation Capital Budget be amended to add a new Ourland Park Improvements (Ward 6) project with revenues and expenses of \$125,000 with cash flow over two years – \$30,000 in 2008 and \$95,000 in 2009, funded from a Section 37 Agreement from the development at 829 Oxford Street/156 Evans Avenue;

3. the 2008 Parks Forestry and Recreation Capital Budget be amended to add a new Ward 10 Park Improvements project with revenues and expenses of \$130,000 with cash flow over two years – \$30,000 in 2008 and \$100,000 in 2009, funded from a Section 37 Agreement from the development at 500 Sheppard Avenue West;
4. the Parks Forestry and Recreation 2008 Capital Budget be amended to add a new project known as Oriole Park (Ward 22) with revenues and expenses of \$150,000 with cash flow for planning over two years – \$50,000 in 2008 and \$100,000 in 2009, funded from a donation, and that construction of the park improvements be subject to the receipt of additional donated funds;
5. the 2008 Parks Forestry and Recreation Capital Budget be amended to change the scope of the project known as Edithvale Community Centre Construction (Ward 23) (CC #223), approved December 11, 2007 to increase the project cost by \$4,200,000 from \$10,800,000 to \$15,000,000 with the additional cash flow allocated over two years –\$1,200,000 in 2009 and \$3,000,000 in 2010, funded by \$1,200,000 from a local development agreement (Deferred Revenue Account #220096) and \$3,000,000 from the Development Charges Reserve Fund for Parks and Recreation (XR2028);
6. the Parks Forestry and Recreation 2008 Capital Budget be amended to add a new Trail Improvements in Wynford Park (Ward 26) project with revenues and expenses of \$500,000 with cash flow over two years – \$60,000 in 2008 and \$440,000 in 2009, funded from a Section 37 Agreement from the development at 1250 Eglinton Avenue East with cash flow of \$60,000 in 2008 for design and cash flow of \$440,000 in 2009 for construction;
7. the Parks Forestry and Recreation 2008 Capital Budget be amended to add a new Ward 27 Park Improvements 2008 project with revenues and expenses of \$200,000 with cash flow over two years – \$30,000 in 2008 and \$170,000 in 2009, funded from a Section 45 Agreement from the development at 33 Charles Street East;
8. the Parks Forestry and Recreation 2008 Capital Budget be amended to change the scope of the project known as Lee Centre Park Improvements (Ward 38), approved in the Parks Forestry and Recreation 2006 Capital Budget to increase 2008 cash flow by \$200,000 from \$625,000 to \$825,000 funded from a Section 37 Agreement (Subdividers Deposit Reserve Fund XR2014); and
9. the Parks Forestry and Recreation 2008 Capital Budget be amended to add a new McAsphalt Park (Ward 42) project with revenue and expenses of \$50,000, funded a part of a Subdivision Agreement between the City of Toronto and Mattamy Homes.

Financial Impact

Approval of this report will amend the Parks Forestry and Recreation 2008 Council approved Capital Budget and future year commitments as follows (in \$000s):

	2008	2009	2010	Total Approved Capital budget and commitments
2008 Council Approved Cash Flow	100,418	23,968	1,712	126,098
In year adjustments to date	9,527			9527
Amendments recommended in this report	450	3,005	3,000	6,455
Adjusted Cash Flow	110,395	26,973	4,712	142,080

There are no increases in debt funding arising from these amendments, as funding is entirely from development related funds held by the City or third party sources.

There is no change to the Capital Plan for 2009 through 2012.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact statement.

ISSUE BACKGROUND

Funding from various Community Planning applications and associated agreements has been received by the City since Council approved the 2008 Parks, Forestry and Recreation Capital Budget and 5-year Capital Plan on December 12, 2007. As per Council's financial control policies, the Parks, Forestry and Recreation Division FY2008 Capital Budget must be amended in order to create the appropriate sub-projects in order to apply these funds to capital projects. All projects designated for 2008 will be completed by year end.

COMMENTS

South Etobicoke Community Centre (a.k.a Ken Cox Community Centre) – Ward 6

The South Etobicoke Community Centre construction project is an approved capital project (Community Centre #237) which is part of a joint shared-use development with the Toronto Catholic District School Board's Father Redmond Secondary School. The City is constructing a gymnasium and support spaces including change rooms, and reception are, as part of the joint project.

There is currently \$1,900,000 approved funding for this construction project in the capital budget, (in two accounts) which is part of a local condominium developer's fulfillment of the Parkland Dedication requirements from a 1991 development agreement, although the last \$1,200,000 of this funding was only received by the City in 2007.

The original funding was intended for an interior fit-up of community space provided by the developer in a local condominium project. When the developer changed their plans and provided townhouses instead, the City exercised the option of taking the funding and using it to change the scope of the original project and build a new community facility in cooperation with the Toronto District Catholic School Board's new high school in the immediate area.

When the final instalment of funds were received in 2007, Parks, Forestry and Recreation proceeded with plans to design a gym and support spaces, and due to the limited funding, proposed the most efficient and compact plan, while still ensuring that the design could accommodate a future expansion later on the site.

A cost consultant's analysis indicates that the current funding level for the proposed design is insufficient to build the gym and support space. Design alternatives were investigated and costing of the options has been reviewed. In order to meet the program requirements, additional change of scope funding is required so that the original intent can be achieved.

Additional funding of \$900,000 is available in four Parkland Development Reserve Funds to support the increased scope of this project with a total budget of \$2,800,000.

Ourland Park Improvements (Ward 6)

A new development at 829 Oxford Street/156 Evans Avenue has generated \$125,000 from a Section 37 Agreement for playground improvements at Ourland Park. The funds are to be cash flowed over two years – \$30,000 in 2008 and \$95,000 in 2009 to support design in 2008 and construction in 2009.

Ward 10 Park Improvements – 500 Sheppard Avenue West

A new development at 500 Sheppard Avenue West has generated \$130,000 from a Section 37 Agreement for the improvement of existing recreational capital facilities in Ward 10; locations as determined by the Ward Councillor, City Planning, Parks Forestry and Recreation, as required. The funds are to be cash flowed over two years – \$30,000 in 2008 and \$100,000 in 2009 to support design in 2008 and construction in 2009.

Oriole Park (Ward 22)

Donors for the Oriole Park project require that a signed Letter of Understanding between the City and the donors be completed prior to donating \$150,000 towards the park's playground design. In the letter, the City has requested that funds be received by May 1, 2008. The project will not proceed until it is confirmed funds have been received. The design funding is to be cash flowed over two years – \$50,000 in 2008 and \$100,000 in 2009. The construction portion of this project will be part of the Parks, Forestry and

Recreation 2009 Capital Budget submission. The community is expected to donate \$1,000,000 to the playground development and it is understood that construction will proceed once these funds are received by the City.

Edithvale Community Centre – Ward 23

Based on a feasibility study recently completed regarding the Edithvale Community Centre building program development and schematic design, an additional \$4,200,000 is required to fulfil the needs identified for the change of scope on this project.

A total of \$15,000,000 is required for construction of the 50,000 square foot community centre as recommended in the feasibility study and confirmed through the extensive public consultations held. The original budget for this project had been based on a 27,000 square foot community centre, based on replacing the 27,000 square feet of space leased from the Toronto District School Board for community centre purposes. A larger 50,000 square foot community centre will provide the program desired by the community and recreation staff, namely a double gymnasium (with mezzanine running track), weight room, aerobic/dance studio, pre-school rooms, art/craft rooms, meeting rooms, multipurpose lounge and youth lounge, as well as administration/office space.

This change of scope and increased budget is also required in order to incorporate into the building the positive environmental features required by the City of Toronto's Green Development Standard (mandatory items) which had not been included in the original budget. These features include designing the building to take advantage of passive solar heating and shading for cooling and for day lighting of internal space, designing for a 25% improvement over the Model National Energy Code for Buildings, and providing with a green roof and shade cover to hard landscaping.

Funds from local development agreement for 24 Finch Avenue West are currently being held by the City. The project will require cash flow of \$1,200,000 from these agreements in 2009 and \$3,000,000 from the Development Charge Reserve Fund in 2010.

Trail Improvements in Wynford Park (Ward 26)

A new development at 1250 Eglinton Avenue East has generated \$500,000 from a Section 37 Agreement for trail improvements in the Wynford community. The funds are to be cash flowed over two years – \$60,000 in 2008 and \$440,000 in 2009 to support design in 2008 and construction in 2009.

Ward 27 Park Improvements 2008

A new development at 33 Charles Street East has generated \$200,000 from a Section 45 Agreement for park improvements in the area. The funds were deposited in a City Planning Division deferred revenue account on December 21, 2007. The funds are to be cash flowed over two years – \$30,000 in 2008 and \$170,000 in 2009 to support design in 2008 and construction in 2009.

Lee Centre Park Improvements – Ward 38

Development at 36-38 Lee Centre Drive has generated \$728,100 from a Section 37 Agreement. The agreement states "the funds will be allocated to a fund specifically for the Scarborough City Centre". The Lee Centre Park is in the Scarborough Centre and the use of the funds for this park would be appropriate and in accordance with the terms of the agreement. Funds amounting to \$200,000 are being used to create the water play portion of the new park construction at Lee Centre Drive. The project tender for construction is closing on May 2, 2008. Work is expected to be completed in 2008. Currently, the Section 37 funds for Lee Centre Park are available in the Subdividers Deposit Reserve Fund.

McAsphalt Park – Ward 42

Funds in the amount of \$50,000 were deposited with the City October 19, 2005. Due to a new Mattamy Homes subdivision, there is no longer access from the previous entrance into McAsphalt Park. A clause within the Subdivision Agreement between the City of Toronto and the developer makes available \$50,000 from Mattamy Homes to construct a new vehicle and pedestrian access to the park on the north side of the Conlins Road and Sheppard Avenue East intersection. This is the only access point for the park for vehicles and pedestrians. Transportation Services will be relocating the traffic lights in 2008 and Parks, Forestry and Recreation would like to install the driveway to coincide with this work.

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SIGNATURE

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