

DATE: JUNE 19, 2015
TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COMMUNICATION – COUNCIL MEETING – JUNE 23, 2015

C	<u>11</u>
Item #	<u>13</u>
Report No.	<u>10 (FAA)</u>
Council -	<u>June 23/15</u>

**REPORT NO. 10, ITEM 13, FINANCE, ADMINISTRATION AND AUDIT
COMMITTEE, JUNE 15, 2015**

**NORTH MAPLE REGIONAL PARK DUE DILIGENCE
AND LONG-TERM STRATEGY
WARD 1**

Recommendation

The Finance, Administration and Audit Committee, at the June 15, 2015 meeting, provided the following recommendations:

1. That the information, recommended next steps and action plan provided in the report of the Commissioner of Planning and the Director of Parks Development, dated June 15, 2015, and summarized in Attachment 5 be approved as the go-forward plan for implementation of North Maple Regional Park, except that further alternative uses and financing arrangements, other than the sale, for the time being, of the lands fronting Keele Street, be explored with public, private-for-profit or not-for-profit entities;
2. That consideration of Recommendation 2. in the report of the Commissioner of Planning and the Director of Parks Development, dated June 15, 2015, be deferred to the June 23, 2015 Council meeting; and
3. That the presentation by the Director of Parks Development and the Director of Development Finance & Investments, and C5, presentation material titled: *"North Maple Regional Park Due Diligence and Long-Term Strategy"*, be received.

In addition to the above amended recommendations, and based on discussion and interest of Committee to determine potential market interest in Public-Private-Partnerships at North Maple Regional Park, the Commissioner of Planning and the Director of Parks Development, in consultation with the Commissioner of Finance & City Treasurer recommend:

4. That funding up to \$200,000 for the completion of a detailed Park Master Plan and for additional scope of work related to planning and transportation studies underway to properly position the property concurrent with development of the New Communities Secondary Plan be allocated within the approved Capital Project 5961-2-03; and
5. That staff conduct additional due diligence and report back for Council's consideration on options related to the future strategic use of PPP lands along the Keele Street frontage to assist with funding and advancement of future phases of park development and on the appropriate approach for undertaking a procurement process to provide information on potential market interest and the potential magnitude of financial benefit to the City.

Background

At the June 15, 2015 meeting of the Finance, Administration and Audit Committee, Committee approved staff Recommendation 1 with amendments that would not preclude the review of other alternative land uses and disposition approaches including long-term leases and financing arrangements for North Maple Regional Park (NMRP) so that all options could be considered in addition to the options identified in the report.

Amended Recommendation 1 represents the motion approved at Committee and includes a revised Attachment 5, which is appended as an attachment to this Communication.

Committee also deferred Recommendation 2 regarding the completion of a detailed Park Master Plan to the June 23, 2015 Council Meeting. Recommendation 2 is not impacted by the proposed changes and is provided in this Communication item as Recommendation 4.

Recommendation 5 is a new recommendation to provide the opportunity for staff to conduct additional due diligence and to present options to Council for consideration on a procurement process based on direction from Committee received during its June 15th meeting. This recommendation, if endorsed, will allow staff an opportunity to further develop and report back on options and potential procurement approaches regarding the future use and/or strategic positioning of the PPP lands along the Keele Street frontage for Committee and Council consideration. Staff is of the view that this approach may lead to a more tangible future offering which could be helpful in the development of options and approaches for determining interest in partnerships with the City. Such an approach would be more in keeping with best practices and approaches that have been utilized in other jurisdictions for municipal and public private partnerships.

Conclusion

Following Council approval, staff will report back with options on undertaking a new procurement process related to potential partnership opportunities for North Maple Regional Park taking into account principles of financial sustainability and timely delivery of this project.

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

Attachments

1. Revised Attachment 5

Copy to: Steve Kanellakos, City Manager
 Jeffrey A. Abrams, City Clerk
 John Henry, Commissioner of Finance & City Treasurer
 Jamie Bronsema, Director of Parks Development

NORTH MAPLE REGIONAL PARK RELATED INITIATIVES PROCESS CHART

