



Staff Report for Committee of the Whole Meeting

Date of Meeting: November 15, 2023

Report Number: SRPBS.23.039

Department: Planning and Building Services

Division: Policy Planning

Subject: **SRPBS.23.039 - Request for Authorization to Enter into an Agreement - 95 and 105 Oneida Crescent**

Purpose:

To seek approval to enter into an Agreement with the owner of 95 Oneida Crescent and 105 Oneida Crescent. The Agreement will formalize the owner's maintenance obligations for the City-owned stratified parkland located directly to the south of 95 Oneida Crescent and 105 Oneida Crescent.

Recommendation(s):

- a) That the Mayor and Clerk be authorized to execute an Agreement with respect to the improvements to the City-owned parkland adjacent to 95 Oneida Crescent and 105 Oneida Crescent with all the requisite parties as described in SRPBS.23.039 upon the written recommendation of the Commissioner of Planning and Building Services.

Contact Person:

Michelle Dobbie, Manager, Park and Natural Heritage Planning, phone number 905-771-2467

Maria Flores, Director, Policy Planning, phone number 905-771-5438

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Business Services

Approved by: Darlene Joslin, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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Background:

As part of the Site Plan and Plan of Condominium approvals for the development of a high-density residential building at 95 and 105 Oneida Crescent, Yonge Bayview Holdings Inc./Tralee Development Inc. made improvements to the City-owned stratified parkland located directly to the south of 95 and 105 Oneida Crescent (see Map 1). The City-owned stratified parkland is 7 metres in width and is stratified over a portion of the high-density residential building's parking garage. The improvements include a concrete walkway, irrigation and landscaping. A stairwell exits the building onto a concrete sidewalk that continues over the City-owned stratified parkland and the sidewalk functions as a secondary exit from the building. The larger park block (see Map 1) to the south of the City-owned stratified parkland is scheduled for design in 2029 and construction in 2031 in the City's 10-Year Capital Plan.

The owner has agreed to enter into an Agreement with the City to formalize certain maintenance obligations associated with the improvements to the City-owned parkland (i.e. the concrete walkway, irrigation and landscaping) given the benefits this would provide to the residents of the high-density building in advance of the larger park development project.

The terms of the Agreement would provide permission to use and maintain the lands, maintenance and replacement requirements, terms and grounds for termination of the Agreement, and indemnity and release requirements.

Staff is supportive of this approach, as it will allow the City-owned stratified parkland to be maintained to a higher standard than the City currently has the resources to provide in advance of the larger park development project. The City entered into a similar Agreement for the City-owned stratified parkland along the southern edge of this park in 2019 (see SRPRS.19.048).

Financial/Staffing/Other Implications:

There are no financial/staffing/other implications associated with this report. Yonge Bayview Holdings Inc./Tralee Development Inc. will be required to pay the standard legal fees for the preparation and registration of the Agreement as identified in the City's Tariff of Fees By-law.

Relationship to Council's Strategic Priorities 2020-2022:

The recommendations in this report supports the City's Strategic Plan goal of wise management of City infrastructure and resources, by working collaboratively and in partnership with landowners.

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Climate Change Considerations:

The way we plan and design parks and park facilities impacts the City's larger greenhouse gas (GHG) emissions and the City's vulnerability to the impacts of climate change. The 2022 Parks Plan approved by Council on June 22, 2022 provides direction for a climate change lens to be applied to the development and redevelopment of parks. Entering into an Agreement like the one described in this staff report supports the City's ability to actively manage the City's parks system by ensuring the landscaping remains resilient through appropriate maintenance in advance of larger park development projects.

Conclusion:

The approval to enter into an Agreement with the owner of 95 Oneida Crescent and 105 Oneida Crescent will allow the City-owned stratified parkland to be maintained to a higher standard than the City currently has the resources to provide in advance of the larger park development project.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Map 1 – Map of Subject Property Showing Stratified Parkland at 95 and 105 Oneida Crescent

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Report Approval Details

Document Title:	SRPBS.23.039 – Request for Authorization to Enter into an Agreement – 95 and 105 Oneida Crescent.docx
Attachments:	- SRPBS_23_039_Map.pdf
Final Approval Date:	Oct 25, 2023

This report and all of its attachments were approved and signed as outlined below:

Maria Flores - Oct 24, 2023 - 4:11 PM

Antonio Dimilta - Oct 24, 2023 - 6:25 PM

Kelvin Kwan - Oct 24, 2023 - 6:37 PM

Darlene Joslin - Oct 25, 2023 - 8:42 AM