

# Position Paper

## Community Centre in the Lakeshore Community

Prepared by the Lakeshore Community Centre Workgroup  
July 2007

### RECOMMENDATION

Assess and compare the relative value to the Lakeshore for a community centre located as:

- (a) an addition to Father John Redmond Catholic School; and
- (b) a renovation of the Lakeshore Lions Arena site

with \$1,800,000 in dedicated funds. Following selection, to work with the community in partnership to design a centre, governance model and develop programs to best serve the community.

### 1. HISTORY

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#### (a) The Daniels Development

In 1991, Etobicoke Council passed a By-law which, among other things, specified the inclusion of a community centre with a gross floor area of not less than 2,024 m<sup>2</sup> (approx 22,000 sq ft) be construction on Parcel "C" of the then proposed Daniel's development (see Schedule "A").

In 1998, report to City Council from the Commissioner of Urban Development stated:

*"Development Agreement signed in June 1991 provided that the City holds in reserve cash in lieu funds from phase 1 to be applied to the cost of a community centre. If construction of phase 2 did not proceed within four years ( i.e. by 1995) then the City could apply such funds to the purchase of land to build a community centre to serve the Daniel's development and surrounding community, and for the purpose of construction and servicing of such a community centre."*<sup>1</sup>

These funds totaled \$1,800,000 (the "Daniels' Funds") and have been held by the City. Neither the By-law nor the Development Agreement provided specifics as to the new location of the centre, activity elements, or how it would be operated and/or by whom.

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<sup>1</sup> Get the proper name of this thing and quote it, who signed it, date signed, quick blurb of what it was for, etc.

**(b) Father John Redmond Catholic High School** (“Father Redmond”)

In the 1990s, the Toronto Catholic District School Board (“TCDSB”) entered into negotiations with the City of Toronto. An agreement was reached to build a new high school, Father Redmond, on the site of the former Lakeshore Psychiatric Hospital known as the Lakeshore Grounds (see Schedule “A”).<sup>2</sup>

In exchange, the City:

- (i) through its Parks and Recreation Department, would have exclusive access to Father Redmond’s gymnasium and the first floor facilities during evenings, weekends and summer holidays providing the space was not being used by the school; and
- (ii) was given the right to build a 930 m<sup>2</sup> (approx 10,000 sq ft) addition to Father Redmond, funding of which was to include the Daniels’ Funds.

The size of the negotiated centre is less than 50% of that originally envisioned in the 1991 By-law.

**(c) Lakeshore Lions Arena**

In 2006, ownership of the Lakeshore Lions Arena (see Schedule “A”) was transferred to the Toronto District School Board (“TDSB”) in exchange for property immediately north of Lakeshore Collegiate (see Schedule “A”) where the Lions Club will build four new hockey pads, construction to begin in 2008<sup>3</sup>.

This negotiation was not underway during the time the TCDSB was negotiating with the City for land for the construction of Father Redmond. The TDSB is slated to take ownership of Lakeshore Lions Arena in xxxx.

**(d) Ken Cox Community Centre**

In June 2007, the City’s Parks and Recreation Department held a public meeting informing the community of their plans to use the Daniel’s Funds to build the Ken Cox Community Centre at Father Redmond:

- (i) The 930 m<sup>2</sup> (approx 10,000 sq ft) centre would consist of a gymnasium and dressing rooms, specific design nor dimensions presented.
- (ii) Building permits would be available in September, 2007.
- (iii) Programming would be provided by Parks and Recreation on a fee basis.
- (iv) An advisory committee similar to those at Community Schools would be established.

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<sup>2</sup> Get the proper references for this document, who signed it, date signed, quick blurb of what is was for etc.

<sup>3</sup> Get the details of this agreement, date signed, parties etc.

## 2. CURRENT STATUS

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In June 2007, TDSB Trustee Bruce Davis held a public community meeting in the Lakeshore to discuss ideas for re-purposing the Lakeshore Lions Arena once the TDSB took ownership. Residents concluded the best and most needed use would be a social recreational facility or community centre. It was also recommended that the Daniel's Funds be used for renovations. This paper presents the results of that meeting.

## 3. THE LAKESHORE

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The South Etobicoke Community Services and Facilities Study 2004<sup>4</sup> called specifically for the building of a community centre which would house programs that are:

*“coordinated and multi faceted. Recreational services must be both affordable and accessible to a variety of population groups which specifically include youth, seniors and recent immigrants.”*

Compare Lakeshore stats (Long Branch, Mimico, New Toronto) against City of Toronto stats in chart in areas of: median income, % living in poverty, unemployment, youth percentages in various age groups etc. Keep Daniel's Project stats as a pistol snapshot only. DO NOT make it all about the Daniel's Project. Do not ghettoize it. It is a problem and we are trying to deal with it in conjunction with issues and in concert with solutions within the entire community.

The conclusion of the human services needs study was that the Lakeshore is in dire need of a community centre that will respond with a coordinated and multifaceted approach to service delivery.<sup>5</sup>

## 4. THE ISSUE

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The Ken Cox Community Centre model presented by the City is actually the “community school” model which is common across Etobicoke. This model falls short of the anticipated range of services implicit in a community centre.

Do a chart comparing the differences between a community school, community centre. End itthere Don't get into the cost of programs etc. etc. as there are options available for low income facilities to participate..

## 5. THE OPPORTUNITY

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Working with the Lakeshore community, the City can potentially leverage better value options with the available Daniels' Funding.

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<sup>4</sup> Provide the details of this report, who did it, what department, dates etc.

<sup>5</sup> What is this. Is it important? Give details of this report and refer to its proper name in the body of the paper.

## **6. THE PROCESS**

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The Lakeshore community has been a stellar example and long-term adopter of the strategies outlined in the Building the New City of Toronto: Reflections on Civic Engagement, 2004 in which the City adopted four key principles of civic participation:

- (i) Collaborative decision making
- (ii) Accessibility
- (iii) Continuous improvement in citizen participation
- (iv) Community capacity building

The Lakeshore has a strong, vibrant and successful history of working within the community in conjunction with all levels of government and private sector in the identification of community need and resolution of community issues. In the case of planning for a community centre, there is a willing and ready group of residents, representatives of volunteer groups, youth groups and local service organizations that are ready to contribute to the project moving forward.

## **7. NEXT STEPS**

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In order to create the best possible outcome for the Lakeshore community, the City must:

- (a) delay the current plans for construction at Father Redmond;
- (b) review the TDSB building audit of the Lakeshore Lions Arena currently underway
- (c) engage the Lakeshore community stakeholders in the following critical activities:
  - (i) Planning and design of the community centre.
  - (ii) Criteria for site selection.
  - (iii) Program and service planning

We look forward to working with the City and community stakeholders in analyzing the best location, programming and governance models to ensure the maximum value realized for this important \$1,800,000 investment in the future of the Lakeshore.

Sincerely,

Schedule "A"

Map of Lakeshore noting the following:

Daniels Project and, specifically, Parcel C  
Lakeshore Collegiate (including track)  
Gus Ryer  
Lakeshore Lions Arena  
New 4 pad hockey site  
Lakeshore Grounds  
Humber College  
Father Redmond existing  
Father Redmond proposed addition  
TTC Routes