



## STAFF REPORT ACTION REQUIRED

### **Update on the development of a community service hub in the Crescent Town priority neighbourhood and negotiations with the Toronto Catholic District School Board for the reuse of a surplus school.**

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| <b>Date:</b>             | September 17, 2001   |
| <b>To:</b>               | Executive Committee  |
| <b>From:</b>             | Chief Corporate Officer and Executive Director, Social Development<br>Finance and Administration |
| <b>Wards:</b>            | Ward 31  |
| <b>Reference Number:</b> |  |

#### **SUMMARY**

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This report provides an update on the development of a community service hub in the Crescent Town priority neighbourhood. City staff are working with the United Way of Greater Toronto and community-based agencies to develop a satellite community health centre and service hub using a vacant Toronto Catholic District School Board (TCDSB) elementary school (St. Bernadette).

The priority actions at this time are to formalize the City's intent with respect to the use of St. Bernadette Catholic School and to fully develop a community management model to manage the satellite health centre and service hub.

## **RECOMMENDATIONS**

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The Chief Corporate Officer and Executive Director of the Social Development, Finance and Administration Division recommend that:

1. Staff be authorised to negotiate a lease agreement with the Toronto Catholic District School Board for St. Bernadette Catholic School provided there is no net cost to the City of Toronto and in a form acceptable to the Chief Corporate Officer and City Solicitor; and
2. The Executive Director of Social, Development, Finance and Administration be directed to report to the Community Development and Recreation Committee on the recommended community-based board of management governance model, in consultation with local residents and tenant agencies, pending successful lease negotiations.

### **Implementation Points**

City staff are beginning the process of formally advising the Toronto Catholic District School Board of its conditional interest in St. Bernadette Catholic School. A building condition assessment will be carried out prior to making a conditional offer for the lease of the school site.

The United Way of Greater Toronto and Access Alliance Multicultural Health Centre are attempting to secure an architect to determine the capital costs associated with the renovations required to make St. Bernadette Catholic School suitable for use as satellite health centre and service hub.

A project team made up of the relevant City staff (Parks, Forestry and Recreation, Facilities and Real Estate, Buildings, Social Development Finance and Administration, Strategic and Corporate Policy) and community agency representatives will continue to meet to develop the Board of Management model and refine the business case.

A report detailing the establishment of a Board of Management will be submitted to the Community Development and Recreation Committee upon successful conclusion of lease negotiations with TCDSB.

### **Financial Impact**

While the City is not identified as a contributor to covering operating costs (estimated at \$250,000 - \$300,000 per year), the risk to the City is that should one of the tenants default or leave, it would be required to cover the associated operating costs until a replacement tenant is secured. City divisions are aware of this risk and are working together to resolve or manage it.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

## **DECISION HISTORY**

As directed by the Toronto and East York Community Council on June 26, 2007, a staff report titled “Beginning Discussions with Toronto Catholic School Board on options to potentially reuse a surplus school as a new community service hub” was submitted directly to the July 16<sup>th</sup>, 2007 meeting of Toronto City Council. The July 16<sup>th</sup> report recommended that the Executive Director of Social Development and Administration and the Chief Corporate Officer submit a joint report to the Executive Committee outlining a business case for securing St. Bernadette Catholic School for use as a satellite community health centre and service hub.

## **ISSUE BACKGROUND**

The Toronto Strong Neighbourhoods Strategy identified Crescent Town as one of 13 neighbourhood areas of the City with a relative lack of community infrastructure. The Ministry of Health and Long Term Care (MHLTC) and the United Way of Greater Toronto have allocated capital and operating funds for the development of a satellite community health centre and service hub in the Crescent Town neighbourhood. The TCDSB has declared St. Bernadette Catholic School surplus for its purposes. An opportunity exists for the City to partner with other orders of government, the United Way of Greater Toronto, community agencies and local residents to create a multi-service facility managed by a City Board of Management.

## **COMMENTS**

The need for additional community service infrastructure in the Crescent Town neighbourhood has been identified by the City, United Way of Greater Toronto and the MHLTC. The City has established a project team composed of staff from Parks Forestry and Recreation, Facilities and Real Estate, Buildings, Social Development, Finance and Administration, and Strategic and Corporate Policy to work with local service providers and the United Way on the development of a proposal for the use of St. Bernadette Catholic School as a service hub.

The project team has been working with TCDSB to determine the operating costs and capital requirements associated with St. Bernadette, including a building condition assessment. The project team has also been working with United Way of Greater Toronto and community partners to develop a community driven management model featuring a community board of management.

## **TCDSB Property Disposal Process**

The process by which school boards dispose of surplus properties is regulated by the Province. The process includes a ninety (90) day notice period which will expire on October 16, 2007. The City will then have thirty (30) days to make an offer to lease. Therefore authority to make an offer to lease must be requested now in order to make the thirty (30) days window between October 16 and November 16, 2007. Council authority is requested in this report on the condition that there are no net impacts on the City budget.

## **Business Plan**

MHLTC, through its delivery agency Access Alliance Multicultural Health Centre has allocated Capital and operating funding for a satellite community health centre. The United Way of Greater Toronto has also allocated capital and operating funding for a community hub and is working through Access Alliance. The total capital funding available is \$2.2 million with potentially additional capital funding from the Ontario Trillium Foundation. Access Alliance and United Way will be securing the services of an architectural firm to assess the renovations required.

Both the United Way and the Ministry of Health and Long Term Care have also allocated approximately \$225,000 in operating costs associated with the satellite health centre and service hub. Additional community agency partners, including Neighbourhood Link, would potentially provide up to \$81,250 for operating costs. Based on initial information from the TCDSB, operating costs for the building are expected to be \$250,000 - \$300,000 per annum. The business plan allows for additional tenants which would result in lower operating costs for the initial tenant agencies. City staff are working with the local agencies to determine potential other co-locators, along with accompanying revenue.

The refinement of the business case will be dependant on the outcome of the assessment of renovation requirements and the building condition assessment. Should either process identify significant building deficiencies requiring funding beyond that identified the project will not proceed. While the City is not identified as a contributor to covering operating costs, the risk to the City is that should one of the tenants default or leave, it would be required to cover the associated operating costs until a replacement tenant is secured.

## **Community Governance Model**

Several community discussions have been held to engage local residents as well as service agencies in determining how a satellite health centre/service hub should be governed. Residents have indicated a clear desire to have the City retain the ultimate decision making authority with regard to the types of services and programs that are provided. Residents and service agencies have also identified that they would like an active role in the management of the satellite health centre/service hub.

An option available to the City which provides for both active resident/agency involvement in the management of a neighbourhood facility and Council oversight is to

create a local board of management. The Board of Management model has the additional advantages of not requiring additional land use approvals and being exempt from property tax as of right. Staff are working with the tenant agencies, the ward Councillor and residents to develop a board of management and will report to Council with a recommended structure should the lease negotiations with TCDSB be successful.

The Crescent Town satellite CHC and service hub development is a potential partnership opportunity between the Province, United Way of Greater Toronto, community agencies and the City to provide a much needed expansion of a broad range of community services. This report seeks authority to enter into a lease with TCDSB at no cost to the City, and to finalise the development of a board of management structure for Council consideration.

## **CONTACT**

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## **SIGNATURE**

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Executive Director,  
Social Development, Finance and Administration

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Chief Corporate Officer