



STAFF REPORT ACTION REQUIRED

Alternative Uses for the Ingram Drive Site, In Particular a Child Care Centre and a Publicly-Owned and Operated Driving Range

Date:	June 13, 2007
To:	Public Works and Infrastructure Committee
From:	Deputy City Managers, Richard Butts and Sue Corke
Wards:	Ward 12 York South - Weston
Reference Number:	p:/2007/swms/June/018PW.doc

SUMMARY

The purpose of this report is to consider alternative uses for the Solid Waste Management transfer site at Ingram Drive. The Public Works and Infrastructure Committee deferred consideration of the report (April 18, 2007) from the Acting General Manager, Solid Waste Management Services until the next meeting of the Public Works and Infrastructure Committee to be held on June 27, 2007 with a request that Deputy City Managers Richard Butts and Sue Corke, and appropriate staff, report on all alternative uses for the Ingram site being proposed by the local Councillor, and in particular on: a proposed Child Care Centre; and a publicly-owned and operated driving range and/or other community recreation purpose under the management and direction of Parks, Forestry and Recreation.

RECOMMENDATIONS

The Deputy City Managers recommend that:

1. the recommendations contained in the April 18, 2007 report from Solid Waste Management Services entitled "Ingram Reuse Centre and Other Potential Reuse Properties" be supported.

Financial Impact

This report has no immediate financial impact.

DECISION HISTORY

City Council on July 25, 26 and 27, 2006 deferred consideration of the recommendation that the vacant lands abutting the Ingram Transfer Station be used by Solid Waste Management Services for a new reuse facility and for site modifications to improve operational efficiencies and customer services at the site, to allow the Deputy City Manager in consultation with the General Manager of Parks, Forestry and Recreation and the General Manager of Solid Waste Management Services, to examine options for the property, taking into account green space and the City's solid waste management needs.

The Council Decision Document can be found at the following link:

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060725/cofa.pdf>

COMMENTS

The site in question is under the jurisdiction of Solid Waste Management Services and is contiguous with the Ingram Transfer Station. Solid Waste Management Services has identified that the site be used for two purposes:

- To expand and optimize the function of the Ingram Transfer Station by moving the storage compounds for yard waste and household appliances and for truck trailer parking to the eastern portion of the currently vacant site.
- To build the first of six City Reuse Centres on the western portion of the property closest to Keele Street.

The site that is under consideration for the construction of a reuse facility and for expansion and optimization of the Ingram transfer station operations was previously operated as a driving range under a lease agreement with a private company. In order to establish a similar operation under the Parks, Forestry and Recreation program, some modifications to the site would have to be made. These would include inspection and repair to the netting system and teeing areas; a review of the entrance and parking areas; and potential renovation of the field surface. As well, equipment such as golf balls, dispensers and golf cart with ball picker would have to be purchased.

The building that was used as the clubhouse belongs to a private individual but there may be an opportunity to rent space or provide an interim rental facility to operate the sales area. Staff costs would be in the range of \$350,000 per year including sales staff and labour. The set up costs for a driving range would be approximately \$550,000 to \$1 million depending on the netting requirements. Currently, this funding is not in the Operating or Capital budgets for Parks, Forestry and Recreation.

The potential revenue is conservatively estimated at \$750,000 to \$1 million per year for a nine-month season, which covers operating expenses and a return on capital investment within three to five years.

It should also be noted that the entire site would be required for a driving range which would preclude Solid Waste Management Services from proceeding with either the optimization of the transfer station or construction of the reuse centre. If this option is to be considered further, a detailed technical review of the facility could take place in 2007 and a fully described plan would be made in the 2008 capital budget submission.

Children's Services had received a request for a Service Agreement from a child care centre, *Day Care 2 Belong*, at 2255 Keele Street. This building is adjacent to the Ingram land. Among the requirements for the agreement is City of Toronto City Planning Division and Ministry of Children and Youth Services approval. In order to provide the required parking and outdoor play space, the child care centre will need to secure part of the Ingram Transfer Station. The exact amount of Ingram space required to support playground and parking requirements for the proposed child care is dependent on the size of the centre.

The agency has requested a license for the child care centre from The Ministry of Children and Youth Services and confirmed zoning approval. Under the Day Nurseries Act, outdoor play space is required for all day nurseries. "Day Care 2 Belong" has indicated that it will operate at a capacity of either 44 or 78 spaces. If the child care has a capacity of 44 children, then a minimum of 246.4 square metres will be required for outdoor play space. If the centre has a capacity of 78 children, then the requirement for outdoor space is a minimum of 436.8 square metres.

The development proponent of the proposed child care centre at 2255 Keele Street has had preliminary discussions with Etobicoke York Community Planning. As of May 9, 2007, no planning application related to the proposed child care site has been submitted to the City for review and approval. Planning staff has provided the development proponent with information regarding submission requirements and has discussed issues with the proposal on a preliminary basis. It is important to note that until an application is received, it is not possible for the City Planning Division to officially respond to this proposal.

The following lists the key issues that were discussed with the development proponent of the proposed site:

- 1) confirmation of the number of children and staff for the child care centre for the purposes of determining parking requirements and playground area;
- 2) submission of a site plan application to the City of Toronto City Planning Division;
- 3) hiring of a consultant to complete a parking feasibility study – to substantiate parking demand, and arrangement of on-site staff, patron and drop-off spaces;

- 4) revision of vehicular and pedestrian access to the site and the building and provide a walkway connection to Keele Street;
- 5) assessment of the location for the playground, likely in conjunction with the parking issue – arrange the outdoor playground/amenity area in an appropriate alternate location other than adjacent to Keele Street;
- 6) incorporation of on-site garbage storage and pick-up facilities; and
- 7) incorporation fencing and landscaping provisions on a Landscape Plan.

Other issues may arise once an application is submitted and circulated for commentary to other City Divisions and agencies in the course of the application review.

If both the driving range development and the establishment of a day care centre are to be considered further, a site plan of required space for each component will be needed to determine compatibility and safety issues.

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SIGNATURE

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