



## STAFF REPORT ACTION REQUIRED

### Future Use of Former Mimico Lawn Bowling Facility - 10 Judson Street

<b>Date:</b>	May 26, 2016
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	General Manager, Parks, Forestry and Recreation Division
<b>Wards:</b>	Ward 6 - Etobicoke-Lakeshore
<b>Reference Number:</b>	P:\2016\Cluster A\PFR\EY15-061416-AFS#23156

#### SUMMARY

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The purpose of this report is to review and report on the condition of the Parks, Forestry and Recreation (PFR) building at 10 Judson Street (formerly used by the Mimico Lawn Bowling Club) and to indicate PFR's intended use of the building, potential options for community access, and capital funding requirements.

Community Recreation is in support of facility upgrades in order to run recreation programs, as well as provide much needed community space for meetings and small functions.

#### RECOMMENDATIONS

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**The General Manager of Parks, Forestry and Recreation recommends that:**

1. Etobicoke York Community Council receive this report for information.

#### Financial Impact

The Council Approved 10-Year Capital Plan for Parks, Forestry and Recreation includes \$0.350 million under the Outdoor Recreation Centre Capital Asset Management Program (ORC CAMP) in 2017 for renovation of the building at 10 Judson Street.

The estimated annual operating impact for this facility is estimated at \$0.025 million per year, which will be partially offset by program and permitting fees of \$0.015 million, for an annual net impact of \$0.010 million. This estimated operating impact and

corresponding revenues will be submitted for Council's consideration in the future year's Operating Budget Submissions.

The Deputy City Manager & Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

At its meeting of April 5, 2016, Etobicoke York Community Council requested the General Manager, Parks, Forestry and Recreation to report back on the condition of the building at 10 Judson Street, the Division's intention for the building, and/or potential options for community access to the building, including any capital funding requirements.

Link to Decision Document – Item EY13.49:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY13.49>

## **ISSUE BACKGROUND**

The Mimico Lawn Bowling Club had been in operation in Coronation Park since the early 1980's, but due to declining enrollment, ceased operations after the completion of the 2014 season. The clubhouse and bowling greens have continued to be maintained by Parks Operations staff, but the City-owned facility has been closed to the general public. In past, Community Recreation has used the clubhouse for recreation services; and is supportive of re-establishing recreation programs and permitting opportunities for community access at this location.

## **COMMENTS**

A condition assessment was undertaken in May 2015. The building was determined to be in fair condition, but in need of repairs and renovations totalling approximately \$0.350 million for design and construction. This includes contingencies, and applicable taxes to make it compliant with current building and accessibility standards.

Repairs are required to the roof and skylights, soffits, fascia, heating, ductwork, insulation, lighting, windows, flooring, and surface treatments. Accessibility upgrades include door openers and accessible washrooms.

Costs for decommissioning of the lawn bowling green, gutters, fencing, lighting, and irrigation systems are not included in the estimate. Repurposing of the green to other park uses would require further discussion and consultation with the local community.

## **Facility Programming Opportunities and Considerations**

The existing building is approximately 2,100 square feet and consists of a 670 square foot main room, kitchen, men's and women's change rooms and washrooms, and a mechanical/janitorial space. The washrooms are currently undersized, but could be expanded into adjacent change rooms to ensure full compliance with current accessibility standards.

The walkways to the clubhouse are in good condition, but are too narrow to meet current accessibility standards; therefore, widening of the path to 2.1 metres is required. Brick paving at the front entrance to the building is in need of repairs, and costs are included in the reported cost estimate.

Community Recreation is in support of facility upgrades in order to run recreation programs, as well as provide much needed community space for meetings and small functions.

Operating impacts of capital would include costs to support program administration and delivery, partially offset by program and permit revenues as this would be a fee-based centre. Full-time staff support to oversee the facility would be provided from Ourland Community Centre.

### **CONTACT**

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### **SIGNATURE**

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