



Downtown West Services and Facilities Review Update

Date: June 11, 2019

To: Economic and Community Development Committee

From: Executive Director Social Development, Finance & Administration

Wards: Wards 10 & 11

SUMMARY

This report is in response to direction from the Community Development and Recreation Committee to conduct a review of the City of Toronto community facilities, and identified needs in the Downtown West area. Downtown West is an area that is bounded by Bay Street to the east, College Street to the north, Adelaide Ave West to the south, and Bathurst Street to the west. This area has experienced significant growth and demographic change in recent years which is expected to continue through 2041.

This report outlines a workplan for a coordinated interdivisional response to several directions from Committees and Council for the area. The intent of this work is to address current and future service needs of the area and optimize the utility of existing community facilities and City-owned assets. This interdivisional workplan establishes a framework to jointly align divisional interests and advance priority projects to enhance the utilization and delivery of community services in the Downtown West

RECOMMENDATIONS

The Executive Director, Social Development, Finance and Administration recommends that:

1. City Council direct the Executive Director, Social Development, Finance and Administration, the General Manager, Shelter, Support and Housing Administration, the General Manager, Parks, Forestry and Recreation, and the Chief Planner and Executive Director, City Planning, and in consultation with other divisions as needed, as an interdivisional working group, to implement the workplan referenced in Attachment 1 for the coordinated review of current City of Toronto community uses and facilities in the Downtown West area against the current and projected needs and report to the Economic and Community Development Committee with a comprehensive strategy in the second quarter of 2020.

2. City Council authorize the interdivisional working group to undertake an expedited review of Alexandra Park Community Centre, Cecil Community Centre, Harrison Pool, University Settlement House, and Scadding Court Community Centre, that are identified in this report as the "priority sites" and report back as needed on sites that require capital work, and/or service changes to optimize services.

3. City Council authorize the Executive Director, Social Development, Finance and Administration to create and administer a migration plan for programs and resources for the programs at Cecil Community Centre to other locations in the catchment in consultation with the local Councillors, stakeholders and the community to accommodate the temporary closure of the facility for required facility upgrades.

FINANCIAL IMPACT

There are no financial impacts resulting from this report. Recommendations 1, 2, and 3 will be covered within existing resources. Any resulting service or facility funding requirements will be reported back to Council in future reports.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its July 11, 2012 meeting, City Council, as a shareholder of Toronto Community Housing approved the plan for the demolition and redevelopment proposal for the entirety of the area of Alexandra Park.

(<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.CD14.9>)

At its December 2015 meeting, City Council adopted the TOcore: Planning Toronto's Downtown – Phase 1 – Summary Report and Phase 2 Directions ([TE12.43](#)). Recommendation 6 requested that identified City Divisions, including Social Development, Finance and Administration (SDFa), develop a community services and facilities strategy for the Downtown to be responsive to the needs of population growth for recreation, child care, libraries, schools, human services and public health.

At the then Community Development and Recreation Committee meeting on June 23, 2016, the Committee approved a motion to direct to the Executive Director SDFa to lead a multi-stakeholder review of the Downtown West community service system and prepare a local community service strategy that identified current and planned assets, service overlaps and/or gaps and opportunities for service improvement ([CD13.13](#)).

At its May 22, 2018 meeting City Council adopted the Downtown Community Services and Facility Strategy ([PG29.7](#)) as a part of the TOcore Planning Study. Recommendation 5 directs the Executive Director SDFa and other City Divisions to establish an Inter-Divisional Working Group to review and consult on the future renewal, retrofit and/or expansion needs and opportunities for Association of Community Centres

(AOCCs), Toronto Neighbourhood Centres, and other City-owned community facilities serving the Downtown (except for those operated by Parks, Forestry and Recreation) and to explore opportunities to develop a plan for City-owned assets such as the University Settlement House, Harrison Pool, St. Patrick's Market, and other non-City sites, including St. George the Martyr Anglican Church.

On June 13, 2018, the Community Development and Recreation Committee approved motions to direct the Executive Director, Social Development, Finance and Administration, the General Manager, Shelter, Support and Housing Administration, and the General Manager, Parks, Forestry and Recreation to conduct a review of current City of Toronto infrastructure uses against the needs identified through the Downtown West Service System Review and report back in the first quarter of 2019 on these findings and to identify options for the proposed operating structure and funding resources to support the new Alexandra Park Community Centre, and; in conjunction with the General Manager, Shelter, Support and Housing Administration to explore funding options available to support potential supportive housing opportunities for this area and to notify community agencies operating in the Downtown West of new funding opportunities as they become available to address local needs..

(<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CD29.4>)

At its meeting July 23, 2018 City Council adopted an amended zoning by-law that increased the size and relocated the proposed community facilities and park in the revitalization of Alexandra Park's phase 2 redevelopment.

(<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.10>)

COMMENTS

Background

Downtown is currently home to approximately 240,000 residents and its population is projected to nearly double to a potential population of 475,000 by 2041. Downtown West is contained within Toronto's fast-growing Downtown and is bounded by University to Bathurst and College to Adelaide which includes neighbourhoods of Chinatown, Kensington Market, Alexandra Park and other vibrant communities.

Downtown West comprises the neighbourhood of Kensington-Chinatown and part of King-Spadina in TOcore. Based on the City Planning's development pipeline analysis, the TOcore Community Services and Facilities Strategy identified that the area of Kensington-Chinatown will see between 51% to 100% growth, while the area of King-Spadina will see over 151% growth.

The resident population of Downtown West is socially and economically diverse, meaning that community services and facilities need to be planned to support all income levels, ages, ethnicities and abilities. Growth in the Downtown is placing significant pressures on existing community services and facilities. Traditionally, the Downtown West contains a wide variety of community services and programs, delivered by community centres, human service agencies, and the City. The significant population growth resulting from approved and projected development is expected to increase the demand for future services. Further, projections predict that changes to service delivery

and citizen needs will also change. The relocation of the Yonge Street Mission Evergreen Centre for Street Youth to a new space on Spadina Avenue near Cecil Street, and the revitalization of Alexandra Park and its proposed new community centre are among a number of recent and expected service system changes in the Downtown West. In addition, the Real Estate Services Division recently led a feasibility study that explored design options for the redevelopment of Scadding Court Community Centre campus including the pool and Sanderson Public Library.

Identified areas of service need

The workplan presented in this report provides a framework to look at City services and assets in the context of changing needs of a growing population in this fast-growing part of the Downtown. Working collaboratively across divisions, this workplan will align divisional investments, optimize the civic value of City-owned assets, and identify strategic opportunities for renewal and enhancement of facilities by using a property intelligence lens.

The coordinated Inter-Divisional Workplan will take into account key areas of current and projected service need identified through Downtown West Service System Review, the TOcore Community Services and Facilities Strategy, the Parks and Recreation Facilities Master Plan and other service and facility management plans.

Gaps in the provision of services for some communities were previously identified through the Downtown West Service System Review. These gaps included: multi-sectoral harm reduction and mental health support, career development services, training and recreation for youth, civic literacy and programming, and child care facilities. Current and future community needs, space and programming concerns have also been identified through the Social Development Plan development for Alexandra Park which SDFA is currently co-leading with Toronto Community Housing.

City Council previously identified a few priority sites in Downtown West: Alexandra Park Community Centre, Cecil Community Centre, Harrison Pool, University Settlement House, and Scadding Court Community Centre. Cecil CC and Scadding Court are two of the identified priority sites for review and are members of the Association of Community Centres (AOCCs). These centres have a hybrid service model where the City provides base operating funding that is leveraged by a board of management for community-oriented programming. Both centres currently run out of City-owned facilities.

Cecil Community Centre is currently scheduled for state of good repair maintenance and programming currently provided there that will need to be temporarily shifted within the catchment. A strategy for Cecil Community Centre will be developed in consultation with stakeholders and included in this workplan.

In July 2018, Council adopted the Downtown Plan Official Plan Amendment (OPA 406) and five infrastructure strategies. The Downtown Community Services and Facilities (CS&F) Strategy set out the needs for schools, child care, libraries, community and recreation centres and human services agencies, associated with growth and outlined a series of strategic directions and actions for the Plan's implementation. The Downtown CS&F Strategy called for reinvesting in and maximizing use of public assets through

retrofits, expansions and improvements. In collaboration with City operating Divisions, the Strategy explicitly identified the establishment of an Inter-Divisional Working Group to develop a long-term capital strategy for the AOCCs and City-owned community facilities serving the Downtown, and the development of a comprehensive vision and plan for the University Settlement House, Harrison Pool and St. Patrick's Square and Market sites to better meet the emerging needs of the community, and ensure alignment with other City plans, initiatives and public realm improvements.

The Parks and Recreation Facilities Master Plan (FMP) is a 20-year facilities plan projecting to 2038. The FMP is informed by Toronto's growing and changing population and the ongoing high demand for parks and recreation programs and services. It commits to building new facilities and renewing PFR's current assets to meet demand, and making the most of existing facilities while finding new and creative ways to provide services including partnerships with other divisions, institutions and developers.

The FMP identifies the following facility priorities in Downtown West.

1. Scadding Court Community Centre – the replacement of the indoor pool.
2. Harrison Pool – explore options for converting to other uses with programming shifted to nearby facilities.

The 20-year FMP will be reviewed and updated every five years, based on progress, updated service planning priorities, demographic data, and emerging needs. It will be updated every five years based on progress, updated service planning priorities, census updates, current facility data, emerging needs and opportunities, and City of Toronto priorities.

An implementation strategy for the FMP will be submitted for Council approval in 2019 to prioritize and provide timelines for recommended facility projects across the City including investments to be made to accommodate service growth projections in the Downtown West area.

The Workplan

The following workplan has been developed to align interdivisional priority projects and using a property intelligence lens, advance a coordinated approach to service and facility enhancements to better deliver community services and programs to current and future residents of the Downtown West. Tasks that are relevant to the interdivisional discussion about the coordination of services and facilities that are offered in the Downtown West are noted below.

1. Assess Alignments to Establish a Common/Coordinated Approach

Timing: Q1 2019

Status: Complete

- Establish an Interdivisional Working Group
- Assess alignments in relevant Council directions
- Identify and review Division-specific work as it relates to DTW – facilities, services, needs, future demand

2. Interdivisional Evaluation of Civic Potential

Timing: **Q2 2019**

Status: **In Progress**

- Compile an inventory:
 - current uses/utilization, building assessments, financial obligations/constraints
- Evaluate opportunities to maximize public use based on current and future divisional/program need projections, shared-use potential, disposition, acquisition
- Conduct necessary outreach to existing and/or future service partners

3. Prioritization based on Opportunities, Need and Status

Timing: **Q4 2019**

Status: **In Progress**

- Prioritize sites based on outcomes of Interdivisional Evaluation of civic potential
- Reconcile site opportunities with sector needs and requirements
- Identify and scope individual projects/interventions
- Assess financial impacts/capital requirements
- Conduct interdivisional and stakeholder consultations on prioritization
- Return to Council with interim/urgent recommendations, if needed

4. Create an Interdivisional Framework/Action Plan for the Downtown West

Timing: **Q2 2020**

Status: **Not Started**

- Establish a shared vision for existing and future service facilities/sites in the DTW
- Inform capital budget requests for 2021
- Set out timing/funding for priority projects
- Create an interdivisional protocol for reviewing opportunity sites and programming as they go through regular evaluations.

Next Steps

Divisions have finished a high-level assessment of the sites in Downtown West and have started the work of a more in depth analysis to be finished by Q2 2020.

The priority sites (Alexandra Park Community Centre, Cecil Street Community Centre, Harrison Pool, University Settlement House, and Scadding Court Community Centre) are being analyzed collaboratively across divisions. Consultation may be required later in 2019 with a variety of stakeholders, such as and not limited to, the public, agencies, permit holders, the local Councillors, and service providers.

CONTACT

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SIGNATURE

Chris Brillinger, Executive Director
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ATTACHMENTS

Attachment 1: Downtown West Service Review Workplan

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The InterDivisional Workplan

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