

June 16, 2010

Government Management Standing Committee  
Councillor Bill Saundercook, Chair  
Councillor Michael Del Grande  
Councillor Adrian Heaps  
Councillor Doug Holyday  
Councillor Pam McConnell

Patsy Morris, Committee Secretary

**RE: GM 32.14 - Acquisition of Toronto District School Board's  
80 Lothian Avenue Site, Ward 5**

### **Recommendation**

Approve the Staff Recommendations 1), 2), 3a), 4)-8) to acquire both the Parking Lot and Open Space portions of the TDSB lands. Delete Staff Recommendation 3)b).

### **Background**

The TDSB declared this approximately 4.0 acre site surplus to their needs in June 2009. The site is the location of the former Fairfield Elementary Public School. The former Etobicoke Board of Education closed this school due to declining enrollment in the early 1980's.

The former City of Etobicoke offered to purchase the site in the mid 1980's for the establishment of a Seniors' Recreation Centre and to add the open space to the existing Fairfield Park at the south end of the site. The Etobicoke Board of Education agreed to only sell the former school building and the land it sits on to Etobicoke, and chose to not sell the balance of the site to the former municipality.

The Etobicoke Board of Education (now TDSB) retained ownership of the parking lot, driveways, which are integral to the operation of the Seniors' Centre, as well as the open space around the building. The Seniors' Centre has approximately 1,000 active participants on annual basis. The Centre's clients come from all over the west-end of the City of Toronto and the parking lot is essential to the Centre's viability.

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Additionally, the site hosts the Norseman YMCA Child Daycare Facility. The Daycare's outdoor play space is situated within the TDSB surplus lands (see photo #5 attached).

Further to this, the City invested \$850,000.00 in 2008/2009 Capital Budget to upgrade the building, mechanical systems and accessibility upgrades at Fairfield Seniors Community Centre.

The Open Space is a large rectangular flat field that is well used, on an informal basis, for children and youth soccer. Under the management of the Parks & Recreation Division this site could be utilized for soccer programmes on a formal basis, and assist the City in addressing the shortage of available soccer fields.

There are a number of redevelopment proposals being pursued in the area which will generate significant Section 37 and Alternate Rate Cash-in-lieu of Park funds that can be applied to offset the cost of this Park acquisition. Three blocks to the south on Islington Avenue a 13 acre site is in the process of being rezoned for primarily residential uses, another site nearby on Islington Avenue is being rezoned for townhouses, and several other sites in the area will be going through the Zoning and development process in the near future including several City-owned sites being sold/redeveloped by BUILD Toronto.

Respectfully, I ask for your support of my recommendations.

Peter Milczyn, City Councillor Ward 5

Encls. 5 photographs of site

**Photographs of site:**

1. Fairfield Seniors Centre, 80 Lothian Avenue



2. Existing parking lot and open greenspace (behind Fairfield Seniors Centre)



3. View from south end of open greenspace looking north towards parking lot and rear of Seniors



4. Northerly entrance to parking lot off of Lothian. TDSB currently owns this driveway to the parking lot at the rear of the City-owned Community Centre.



5. Southerly entrance/driveway to parking lot off Lothian Avenue, which is also currently owned by the TDSB and encompasses the playground for the YMCA Day Care Facility

