July 10, 2014

Toronto and East York Community Council
100 Queen Street West
Toronto, ON
M4L 2H2

Dear Members:

Re: Outstanding Matters at 1 Hanson

Background
The Monarch Dome, at 1 Hanson, is a large state of the art commercial facility operating on the Monarch Park CI playing field. This commercial use was approved at the Committee of Adjustment.

Recently, the TDSB took the City of Toronto to court over the requirements of Committee of Adjustment approval for a similar dome at Central Tech.

On June 13, 2014 Superior Court Judge Corbett rendered his decision stating "intensive commercial use of recreational facilities could present significant traffic, parking, noise and even policing concerns”. These are precisely the ongoing concerns of Monarch Park area residents about the Monarch Dome: traffic volumes and speed; parking; and the impact of all-night sports tournaments.

Licence Agreement Now Public
The License Agreement between TDSB and Razor Management Inc. (RMI) for Monarch became a public document as a part of the ongoing court proceedings. The licence requires the TDSB and RMI to establish a Facilities Management Review Team with representation from each of the Licensor, the Licensee and the local community. The TDSB is responsible for selection of Community members.

The existence and purpose of this body has not been communicated widely to the local community and there is no transparent point of access. Neither the Monarch Park Stadium nor the Monarch Park CI websites mentions it, the recruitment process, the agenda, the meeting schedule or the minutes.

The license agreement also requires the Licensee make the Stadium available without charge for community use for the equivalent hours of 5% of the time when the Dome is not operational. Again, there is no statement of this requirement on either website of the actual existence of free hours, how they are accessed and how they are distributed.

Amended Site Plan Outstanding
An Amended Site Plan Agreement for the Dome is still required by the City. The revised Transportation Strategy remains outstanding as the original Monarch Park Stadium Transportation Strategy has not been professionally updated in consultation with the community. The statement on the Monarch Dome website that an October 12, 2012 Traffic Management Plan was developed with my input and the community’s input is incorrect.
As well, an easement for the large city sewer that runs under the playing field itself remains unsigned due to the outstanding Amended Site Plan Agreement.

City Legal and the Deputy City Manager Cluster B have been involved in this ongoing issue.

I have forwarded a letter to TDSB Director Donna Quan drawing these matters to her attention.

I am requesting TEYCC to adopt the following recommendations:

1) Request the TDSB to:
   a) Prepare a revised Traffic Management Strategy prepared by a professional transportation planner, in consultation with the broader neighbourhood, for submission to and acceptance by the Director of Transportation Services;
   b) Utilize the Facilities Management Review Team or create a separate Community Liaison Committee to develop the revised Traffic Management Strategy;
   c) Include in the revised Transportation Management Strategy the process by which ongoing traffic and other operational issues related to the Monarch Dome can be discussed and resolved as well as a posted protocol for complaint and dispute resolution;
   d) Include in the revised Traffic Management Strategy formal provision for an annual review of the Traffic Management Strategy in consultation with the local community; and
   e) Report to Toronto and East York Community Council on the use of the free community hours as outlined in the Licence Agreement;

2) Request the Director of Transportation Services, in consultation with the Director of Community Planning, Toronto and East York District, to report back to Toronto and East York Community Council in the first quarter of 2015 with respect to the Toronto District School Board’s proposed revisions to the 2012 Monarch Park Stadium Transportation Strategy, including confirmation that the matters requested by TEYCC in Recommendations 1(a) to (d) have been included in the revised Traffic Management Strategy;

3) Request the Director of Municipal Licensing and Standards to report to Toronto and East York Community Council in the first quarter of 2015 on any City requirements for events that are outside the hours of operation in the Licence Agreement.

Sincerely,

Councillor Paula Fletcher
Ward 30, Toronto-Danforth