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方卓怡 市議員 **Paula FLETCHER**

Councillor Toronto-Danforth Ward 30

June 7, 2017

Chair and Members
Community Development and Recreation Committee
City Hall
100 Queen St. W
Toronto, ON
M5H 2N2

Chair Pasternak and Members of the Committee,

Re: S. H. Armstrong Pool and City Services

I am formally submitting the attached letters from Streetcar, Daniels, Alterra Group/Graywood Developments who are currently building condominiums in Ward 30.

They each express concerns about the removal of community amenities and the need for the City to preserve and invest in social infrastructure to create vibrant communities.

Sincerely,

Paula Fletcher
City Councillor
Ward 30, Toronto-Danforth

May 24, 2017

His Worship John Tory
Mayor, City of Toronto
City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Sir:

Re: Closure of City Programing at SH Armstrong Pool

We are writing on behalf of Streetcar Developments Inc. (Streetcar) to urge the City of Toronto to reconsider eliminating the City programming at SH Armstrong Pool.

Streetcar has been active in developing successful mixed use projects in Ward 30 and Ward 32 for last 15 years, adding new housing stock and employment opportunities to one of the City's most vibrant, diverse and desirable areas to live. This neighbourhood is primarily made up of families who have made the choice to live in a community rich with local amenities to help support the development of their family members.

The growth within Ward 30 and 32 will continue as the area intensifies along Queen Street East. What makes these neighbourhoods so attractive is that they are connected to transit, in close proximity to employment opportunities and include existing social infrastructure in the form of community centres, schools, libraries, daycares, arts and cultural centres, and social service supports. Often these social infrastructure institutions are known as "the third place", which acts as an inclusive "home away from home", providing an essential space outside of home and work for people to connect with community members, learn new skills, and contribute to the greater fabric of their neighbourhoods and the City at large.

Removing existing social infrastructure seems counter-intuitive, as these places are critical to the prosperity of communities and serve the greater good. The cost of developing and constructing a new facility or reopening one that has closed is often far more expensive then re-evaluating how existing facilities can be improved.

It is our understanding that SH Armstrong Pool has been recommended for closure as it does not meet the criteria of a 70% utilization rate in 2016. SH Armstrong Pool had a utilization rate of 69.4% which is on the cusp City's criteria to keep a facility operating. Further, we understand from Councillor Fletcher's office, there has been an increase in user activity at SH Armstrong Pool in the spring of 2017 quantified by utilization rate of 89%. Given these statistics alone, the need for re-evaluation of the recommendation to close this facility seems clear. SH Armstrong Pool is an important piece of the infrastructure fabric of Wards 30 and 32, confirmed by the significant community support to keep SH Armstrong Pool open.

As a developer, we pride ourselves on being community minded and acting as a local steward for positive change. We see our role as building on the success of our neighbours and supporting their endeavours. Given the important role SH Armstrong Pool plays for our

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community and need to ensure that intensification is paired with investment in social infrastructure we are stating our support that the City of Toronto programming should continue.

Yours truly,

A handwritten signature in black ink, appearing to read 'Les Mallins', written over the 'Yours truly,' text.

Les Mallins
President

Cc: Councillor Fletcher
Councillor McMahon



Via Electronic Transmittal only: Mayor_Tory@toronto.ca

May 23, 2017

Honourable Mayor John Tory
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Your Worship:

Re: City Services in Intensifying Areas – SH Armstrong CRC Pool

We write on behalf of Graywood Developments (“Graywood”) and Alterra Group of Companies (“Alterra”), as an active developer in the Leslieville neighbourhood in support of retaining City programming at SH Armstrong pool. Graywood and Alterra, as joint venture partners, are currently undertaking a mixed-use redeveloping the former Weston bakery facility on Eastern Avenue in the Leslieville community.

The Province’s Growth Plan policies and in turn the City’s Official Plan direct the development industry to target residential and employment growth toward areas with existing infrastructure, such as the Queen Street East corridor. Essential amenities in these growth areas include transit, retail and community services. Removing community amenities from growth areas is counter intuitive to policy direction and good planning. In addition, the TTC Relief Line project represents significant long-term transit investment in the Riverdale and Leslieville areas, which will further encourage intensification, beyond what is seen today. Cutting existing social programming in these neighbourhoods does not support the achievement of complete communities.

We understand the issue of reinstating funding for the SH Armstrong Community Recreation Centre pool will be before the Community Development and Recreation Committee on June 7, 2017 and Toronto and East York Community Council on June 13, 2017, both of which will report back through to Toronto City Council on July 5, 2017. The City must act in a prudent financial manner to deliver balanced budgets; however, removing existing social infrastructure from growth areas does not represent a long-term, co-ordinated and integrated planning approach.

Cont...

The development industry is a partner with the City in creating vibrant communities and investment in public service facilities is essential to support the growth of the urban environment. We would like to place our support behind the City continuing its programming at SH Armstrong CRC Pool to preserve this much-needed public service facility as part of an integrated, co-ordinated and ever-expanding complete community.

Yours truly,



Stephen Price
President and CEO
Graywood Developments Ltd.



Robert Cooper
President and CEO
Alterra Group of Companies

Cc: Councillor Paula Fletcher, Ward 30 via e-mail only councillor_fletcher@toronto.ca
Gregg Lintern, Director of Planning, South District via e-mail only Gregg.lintern@toronto.ca

May 23, 2017.

Honourable Mayor John Tory
City of Toronto
City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Mayor Tory:

Re: Closure of City Programing at SH Armstrong Pool

We are writing on behalf of The Daniels Corporation (Daniels) to state our support for the City's consideration to keep the City programming at SH Armstrong Pool open.

Both Wards 30 and 32 continue to experience population growth as people seek to live within proximity to employment opportunities, access to good transit options and in neighbourhoods that have access to social infrastructure (i.e., schools, libraries, community centres, day cares, arts and culture centres, social service support etc.).

Recognizing these community attributes, the City has developed a vision through its' Official Plan and Urban Design Guidelines to intensify the Queen Street East corridor. We have also recently seen a growing trend for families to move back into neighbourhoods within proximity of the downtown core.

Many of these characteristics facilitated our decision to implement the City's vision, as outlined in the Leslieville Urban Design Guidelines, for Queen Street East and develop a 6 storey 57 unit mixed use building at 899 Queen Street East. Given the existing vibrancy and services available within this community we have accommodated a significant number of family friendly units with approximately 47% of the units being 2 and 3 bedroom units. Furthermore, approximately 17% of the units are 3 bedroom units.

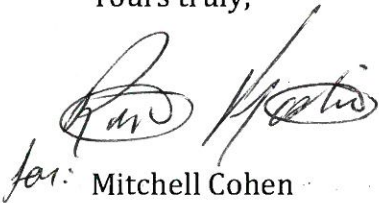
We believe that the development industry is a partner with the City in the City building process and recognize that the success in creating vibrant, sustainable and active neighbourhoods requires maintaining, improving and investing in both hard infrastructure (such as transit) and social infrastructure. The City must delicately balance the costs to construct and deliver services however, it is also important to recognize that once social infrastructure like daycares, schools, community centres or pools are closed, it becomes exponentially more difficult to bring them back to communities.

It is our understanding that SH Armstrong Pool has been recommended for closure as it did not meet the criteria of a 70% utilization rate in 2016. SH Armstrong Pool had a utilization rate of 69.4%. We also understand through discussions with Councillor Fletcher that the spring 2017 session at SH Armstrong Pool has a utilization rate of 89%.

We know that SH Armstrong Pool is an important piece of the social infrastructure to residents living in Wards 30 and 32 and that there has been significant community support to keep SH Armstrong Pool open. Given the importance of this pool to the community and the City's vision for intensification along Queen Street East, we would like to state our support behind keeping the City programming at SH Armstrong Pool open, to ensure that as we grow the services that define our communities continue.

Thank you in advance for this consideration.

Yours truly,

Handwritten signature of Mitchell Cohen in black ink.

for: Mitchell Cohen
President

Handwritten signature of Remo Agostino in black ink.

Remo Agostino, M.Sc.Pl., MCIP
Vice President, Development

cc: Local Councillor Paula Fletcher
Greg Lintern, Director, City Planning, Toronto and East York District