



REPORT FOR ACTION

Donation from Sunshine Centres for Seniors for Parsonage Building Renovations

Date: March 15, 2017

To: Parks and Environment Committee

From: General Manager, Parks, Forestry and Recreation

Wards: Ward 28 - Toronto Centre-Rosedale

SUMMARY

The purpose of this report is to seek approval from City Council to accept a donation and enter into a donor agreement with Sunshine Centres for Seniors, a Toronto registered charity, for renovations to the Parsonage building (also known as Sunshine Centre), a City-owned facility on Ward's Island in Toronto Island Park (Building 64). The report also recommends that City Council amend the 2017-2026 approved Parks, Forestry and Recreation (PFR) Capital Budget and Plan to add the donated amount in the CAMP (SGR) Outdoor Recreation Centres Facilities 2017 project for the Sunshine Centre site. The scope of work includes washroom upgrades and State of Good Repair (SGR) facility improvements.

RECOMMENDATIONS

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

1. City Council authorize the General Manager, Parks, Forestry and Recreation, to accept a donation of \$0.350 million from Sunshine Centres for Seniors for renovations to the Parsonage building, a City-owned facility in Toronto Island Park (Building 64), Ward 28, in compliance with the City's Policy on Donations for Community Benefits.
2. City Council authorize the General Manager, Parks, Forestry and Recreation to negotiate and sign a donor agreement for the \$0.350 million donation from Sunshine Centres for Seniors for renovations to the Parsonage building in Toronto Island Park, Ward 28, on terms and conditions satisfactory to the General Manager, Parks, Forestry and Recreation and in a form satisfactory to the City Solicitor.
3. City Council amend the 2017 Council-approved Parks, Forestry and Recreation Capital Budget to add a new sub-project, as part of Outdoor Recreation Centres, for additional improvements to the Parsonage Building in Toronto Island Park, fully funded

by the donation of \$0.350 million from the Sunshine Centres for Seniors, with 2017 cash flow of \$0.150 million and 2018 cash flow of \$0.200 million.

FINANCIAL IMPACT

The 2017-2026 Council-approved Parks, Forestry and Recreation (PFR) Capital Budget and Plan includes a capital state of good repair sub-project in the 2017 Outdoor Recreation Centres project with a cost of \$2.138 million in 2017 and cash flow of \$1.513 million in 2017 and \$0.625 in 2018. Funding for the capital sub-project is from debt. Other state of good repair work is also planned at the Sunshine Centre site for a total value of \$0.493 million in 2017.

This report recommends the addition of the donation of \$0.350 million to the overall project, increasing the overall cost from \$2.138 million to \$2.488 million, with cash flow in 2017 from \$1.513 million to \$1.663 million and cash flow in 2018 from \$0.625 million to \$0.825 million.

There are no additional annual operating costs associated with the planned improvements as the Parsonage building is an existing asset, and as such, is part of Parks Forestry and Recreation's base operating, maintenance and inspections budgets.

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

DECISION HISTORY

At its meeting on February 15, 2017, City Council approved the 2017-2026 PFR Capital Budget and Plan:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX22.2>

At its meeting on October 30, 31 and November 1, 2012, City Council amended its Donations to the City for Community Benefits policy:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EX23.17>

At its meeting on September 25, 26, 27 and 28, 2006, City Council adopted its Donations to the City for Community Benefits policy.

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/pof7rpt/cl003.pdf>

COMMENTS

Sunshine Centres for Seniors serves more than 2,300 Toronto seniors and persons with disabilities at seven locations across the city. Seniors from all walks of life are welcome, including seniors from newcomer communities, seniors with disabilities, and seniors from all ethnic communities, religions, cultures, racialized communities, gender identities, and sexual orientations.

The charitable organization was established in 1970, following an initiative of the interdenominational Urban Church Board, City of Toronto Parks and Recreation Department (pre-amalgamation), and the Social Planning Council to develop strategies to meet the needs of seniors with fewer family supports, low incomes, and greater levels of disability.

In 1974, the Parsonage building was built at Ward's Island by Metro Toronto specifically for Sunshine Centres for Seniors. A seasonal camp program, called Camp Sunshine, operates from this facility from May to September with over 1,800 seniors and people with disabilities participating annually. This is the only program in Toronto that operates in a country-like setting such as Ward's Island and provides a "summer holiday" environment for seniors.

The City owns the building. Over the years, the Sunshine Centres for Seniors has had agreements with the City of Toronto for the use of this building. The organization has sole seasonal usage of this facility. A new licence agreement for seasonal use of the building between the General Manager of PFR and Sunshine Centres is in the process of being finalized and should be finalized by spring 2017.

The Parsonage building is a non-winterized, single-storey, 209 sq. metre (2,250 sq. ft.) wood frame building on Lakeshore Avenue on Ward's Island, Toronto Island Park, listed as Building 64 on PFR's asset inventory.

With the growing number of seniors and people with disabilities participating in the Camp Sunshine program, the need for adequate washroom facilities is high. The average number of Camp Sunshine participants is about 40 to 60 each day and can increase to 100 participants on some days. The two existing washrooms require renovations to meet current needs and to comply with the new Accessibility for Ontarians with Disabilities Act (AODA).

In addition to the washroom renovations, the facility also requires repairs and maintenance to its existing structure which are showing signs of wear and deterioration. Water penetration and insect fenestration have contributed over the years to the progressive deterioration of the structural wood elements.

Sunshine Centres for Seniors has raised \$0.350 million to contribute to the renovations. Of this amount, \$0.250 million comes from a successful grant application to the Ontario 150 Community Capital Campaign program, administered by the Ontario Trillium Foundation. A further \$0.100 million comes from a 10-year capital fundraising program conducted by Sunshine Centres for Seniors, for the purposes of the renovation. Contributors include partners such as the United Way.

As a charity, Sunshine Centres for Seniors does not require a tax receipt for the donation.

Implementation

Upon Council approval of the recommendations in this report, PFR Capital Projects staff will proceed to issue a tender for construction through the regular City purchasing process. The grant received from the Ontario 150 Community Capital Campaign in relation to this project requires the work to be completed by March 2018.

CONTACT

Michael Schreiner, Director, Parks Development and Capital Projects, Parks, Forestry and Recreation, Tel: 416-392-8453, email: Michael.Schreiner@toronto.ca

Matthew Cutler, Manager, Office of the General Manager, Parks, Forestry and Recreation, Tel: 416-395-6065, email: Matthew.Cutler@toronto.ca

SIGNATURE

Janie Romoff
General Manager, Parks, Forestry and Recreation