

**City Council****Motion without Notice**

MM44.72	ACTION			Ward:20
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**Continuing Work on the Scadding Court Revitalization - by Councillor Joe Cressy, seconded by Councillor Mike Layton**

*\* This Motion has been deemed urgent by the Chair.*

*\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

**Recommendations**

Councillor Joe Cressy, seconded by Councillor Mike Layton, recommends that:

1. City Council request the Deputy City Manager, Internal Corporate Services, in consultation with the working group which includes:

- a. City Manager's Office;
- b. Office of the Chief Financial Officer;
- c. Social Development, Finance and Administration;
- d. Parks, Forestry, and Recreation;
- e. City Planning;
- f. Real Estate Services;
- g. Legal Services;
- h. Transportation Services;
- i. Engineering and Construction Services;
- j. Toronto Public Library;
- k. Affordable Housing Office;
- l. CreateTO;
- m. Scadding Court Community Centre Staff;

to complete the following with respect to lands and facilities located at 707 Dundas Street West, and report to Executive Committee in the second quarter of 2019:

- a. Capital Planning and Funding Priorities Assessment;
- b. Governance Review;
- c. Operating Model Review;
- d. Funding and Partnership Strategy; and
- e. Land-use review to permit residential uses.

2. City Council direct the Affordable Housing Office, in consultation with the working group,

in Recommendation 1 above, to bring forward a plan for affordable housing onsite in the second quarter of 2019.

## **Summary**

The lands located at the South-East corner of Dundas and Bathurst include three city owned facilities, each of which is over 40 years old: Sanderson Library, Scadding Court Community Centre, and City aquatic facilities. The lands also include sizeable land, currently used as surface level parking.

The Scadding Court Community Centre is one of ten Association of Community Centres in the City of Toronto. The Association of Community Centres model is a hybrid between a City agency and an independent, not-for-profit, community-based organization. The City owns the Scadding Court lands and funds the Centre's core administration costs including salaries and benefits, facility operations and maintenance costs.

The Sanderson Library is the 7th busiest library in the City of Toronto. Toronto Public Library currently has capital funds in hand to be used for significant upgrades of the facility.

In 2010, the involvement of Toronto Western Hospital and the Ontario College of Art and Design as project partners reactivated the concept of revitalizing the community centre and the Sanderson library branch. A study commissioned by Scadding Court and its partners envisioned a mix of institutional (Ontario College of Art and Design and hospital) and residential uses and a revitalized community centre and library branch. It was a self-funding model that relied on compatible development partners (Ontario College of Art and Design and the hospital) and the intensification of a key intersection at Dundas and Bathurst Streets for market residential uses. The model as proposed at that time did not require any City funding.

In response to the study, on November 2, 2011, Toronto and East York Community Council directed City Planning staff develop a set of redevelopment and revitalization principles to guide the redevelopment of the Scadding Court and Sanderson library branch. The principles were subsequently endorsed by City Council at its meeting of November 27, 28 and 29, 2012.

In 2014, the local Councillor requested City Council to convene a staff Working Group to continue the work begun years before, and as set out in the revitalization principles endorsed by City Council in 2012.

In 2017, Real Estate Services initiated a feasibility study that focused solely on community and library uses that conform to the Official Plan and support growth needs. A steering committee comprising members of Real Estate Services, Toronto Public Library, Social Development, Finance and Administration, City Planning, and the Affordable Housing Office was struck. Included in this work were two public consultations, heavily attended by members of the community. The consultations demonstrated strong support for revitalization principles and overall revitalization generally, including exploring the possibility of incorporating affordable housing as part of the overall conceptual work moving forward.

In 2019 Parks, Forestry and Recreation will be reporting to City Council on an Implementation Strategy to prioritize and provide timelines for the recommended projects in its Facilities Master Plan 2019-2038. In the fall of 2018 the Toronto Public Library will be completing a Facilities Master Plan which will guide future capital planning. Both of these documents will inform the prioritization, timing and future funding of the pool(s) and library branch,

respectively. In addition, CreateTO in consultation with the Interim Chief Financial Officer, will be reporting in Q1 of 2019 with a portfolio strategy relative to city-wide capital and funding priorities in order to co-ordinate, modernize and maximize the value of City assets.

This motion is urgent in order to meet the timelines laid out in divisional work plans.

**Background Information (City Council)**

Member Motion MM44.72