

Downtown West Services and Facilities Review - Workplan Progress

Date: June 15, 2021

To: Economic and Community Development Committee

From: Executive Director, Social Development, Finance and Administration and
Executive Director, Corporate Real Estate Management

Wards: Ward 10, Spadina-Fort York

SUMMARY

This report outlines the progress on the workplan for the coordinated Downtown West Service and Facility Review. The Review includes advancements in three areas: (1) use of St. Patrick's Market; (2) planning for the Grange Precinct; and (3) regularizing support for Alexandra Park Community Centre. The Downtown West area is bounded by Bay Street to the east, College Street to the north, Adelaide Street West to the south, and Bathurst Street to the west.

Through the Review, opportunities for service improvements and coordinated planning have been identified by the Downtown West Interdivisional Working Group. This work applies a property intelligence lens to decision-making and long-term asset planning, including accommodating planned service interruptions or changes to achieve service improvements. This work also incorporates and implements City Council directions such as the Downtown Plan - Official Plan Amendment 406 (in force as of June 5, 2019) and its associated infrastructure strategies and those in the Toronto Recovery and Rebuild report. This interdivisional project jointly aligns divisional interests and advances priority projects to enhance the delivery of community services in the Downtown West area.

This report contains a high-level summary of the workplan process approved by City Council in 2019, reviewing the first properties and divisional interests implicated in the response. The report also proposes advancing interim uses at St. Patrick's Market and includes the results of the completion of the Phase One analysis of the Grange Precinct and recommendations regarding regularizing supports to Alexandra Park Community Centre. Finally, in order to advance the work to further review properties and divisional interests within the Grange Precinct area, this report recommends the development of a Phase Two feasibility report for the Grange Precinct. This feasibility report would include extensive community engagement, due diligence and jurisdictional scan of existing properties, project vision, design principles, development of conceptual design and massing analysis, and analysis of costing and recommendations for implementation. Next steps for the workplan are also outlined.

RECOMMENDATIONS

The Executive Director, Social Development, Finance and Administration and the Executive Director, Corporate Real Estate Management recommend that:

1. City Council request the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Economic Development and Culture, the Executive Director, Social Development, Finance and Administration, the General Manager, Parks, Forestry and Recreation and the Chief Executive Officer, CreateTO, to enable the lease of St. Patrick's Market for up to five years for its interim activation, including community and cultural services, to engage local stakeholders for St. Patrick's Market and St. Patrick's Square, and to report to City Council for any necessary permissions and/or leases to activate those spaces.
2. City Council request the Executive Director, Corporate Real Estate Management and request the Board of Directors of CreateTO to direct the Chief Executive Officer, CreateTO, in collaboration with the Downtown West Interdivisional Working Group, composed of representation from Social Development, Finance and Administration, Children's Services, Parks, Forestry and Recreation, City Planning, Transportation Services, Shelter, Support and Housing Administration, the Housing Secretariat and Economic Development and Culture, to:
 - a. lead Phase Two of the Grange Precinct Plan;
 - b. retain a design and planning consultant to undertake Phase Two of the Grange Precinct Plan with an overall budget and cash flow of \$0.150 million in 2021, fully funded from the 2021 Council Approved Capital Budget for Corporate Real Estate Management under the Strategic Projects - Feasibility 2021 (CCA266-04) project; and
 - c. report to the Executive Committee in the second quarter of 2023 on the process and results for Phase Two of the Grange Precinct Plan, including:
 1. community visioning and stakeholder engagement on concepts;
 2. environmental and infrastructure assessment based on the preferred option;
 3. high-level cost estimates of options or the preferred option;
 4. a capital funding strategy; and
 5. recommendations for future implementation.

FINANCIAL IMPACT

Financial impacts are expected for three projects as a result of the recommendations in this report.

St. Patrick's Market

The state of good repair and program alterations necessary to St. Patrick's Market, which will be completed in 2021, are \$300,000 gross and \$0 debt and funded within the 2021 Council Approved Capital Budget for Corporate Real Estate Management (CCA252-03).

Grange Precinct

Recommendation 2 requires \$0.150 million, fully funded from the existing 2021 Council Approved Capital Budget for Corporate Real Estate Management under the Strategic Projects - Feasibility 2021 (CCA266-04) project, for a design and planning consultant from 2021 to 2023. The consultant will further planning and design analysis and a heritage review and lead community engagement as part of Phase Two of the Grange Precinct Plan.

Alexandra Park Community Centre

In 2022, estimated funding of \$0.220 million is required to support the sustainable operations, capacity building, and community safety services at Alexandra Park Community Centre. This funding will be requested by Social Development, Finance and Administration as new and enhanced funding as part of the 2022 budget process. The funding requirement was determined through a review by Social Development, Finance and Administration of operating funding required to sustain this important community asset and current community safety indicators that indicate that the Centre is having a positive impact on advancing community safety and wellbeing in the local neighbourhood.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

EQUITY IMPACT

The Downtown West Interdivisional Working Group's work has been analyzed at the planning, analysis, and implementation stages for potential impacts to equity-denied groups in Toronto. The access of residents with low incomes in the Downtown West area will be positively impacted by prioritizing civic and community services for: affordable childcare; affordable housing; City services and spaces; economic development opportunities; training and/or employment; civic engagement, community participation, sense of identity and belonging. The activation of St. Patrick's Market will provide opportunities for affordable food access and other community and cultural services as identified in the COVID recovery report.

The Grange Precinct Plan has been analyzed for potential impacts on equity-denied groups in Toronto. A preliminary intersectional analysis reveals that by defining and aligning existing community services and maintaining and improving service delivery, multiple communities could be served in a central co-location of services and facilities.

Providing Alexandra Park Community Centre with a stable funding path will build organizational capacity to continue to provide and improve low-barrier services to including low-income, Black, Asian and youth populations negatively affected by poverty, violence, and marginalization.

DECISION HISTORY

At its May 2018 meeting, City Council adopted the [Downtown Official Plan Amendment \(OPA 406\)](#), a 25-year vision that sets the direction for the city centre as the cultural, civic, retail and economic heart of Toronto and as a great place to live. The Downtown Plan provides a planning framework for linking growth and infrastructure to achieve complete communities, including policies related to investment in community facilities and expansion and improvements to parks, public realm and mobility. OPA 406 came into full force and effect on June 5, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

At the May 2018 meeting, City Council adopted the Downtown Community Services and Facilities Strategy, one of five infrastructure-related strategies supporting implementation of Official Plan Amendment 406. City Council also directed Social Development, Finance and Administration in collaboration with Corporate Real Estate Management, CreateTO and various City Divisions, in partnership with University Settlement House, to explore opportunities to develop a plan for City-owned assets in the Grange Precinct, such as the University Settlement House, Harrison Pool, St. Patrick's Market, and St. George the Martyr, to better meet the emerging needs of the community, in alignment with parks and public realm improvements.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.7>

At its May 2018 meeting, City Council adopted the Downtown Parks and Public Realm Plan, another infrastructure-related strategies supporting implementation of Official Plan Amendment 406. One of its transformative actions is to strengthen Downtown's distinct districts with parks at their hearts by expanding, improving and connecting neighbourhood parks, open spaces and streets to create a focus for everyday community life for the growing population of residents and workers. The Grange Precinct is within the Grange-John Street-Roundhouse Park, as identified on Map 41-8 of the Downtown Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.5>

On June 13, 2018, the Community Development and Recreation Committee directed the Executive Director, Social Development, Finance and Administration to identify options for the proposed operating structure and funding resources to support the new Alexandra Park Community Centre.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CD29.4>

At its meeting of July 16, 2019, City Council directed the Executive Director, Social Development, Finance and Administration, the General Manager, Shelter, Support and Housing Administration, the General Manager, Parks, Forestry and Recreation, and the Chief Planner and Executive Director, City Planning, in consultation with other divisions as needed, as an Interdivisional Working Group, to implement a workplan for a coordinated review of services and facilities in the Downtown West area. Council also directed the formation of a working group of executives from community agencies that serve the area as a part of implementing the Interdivisional workplan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EC6.17>

At its meeting of December 18 and 19, 2019, City Council requested that the Deputy City Manager, Community and Social Services, to convene a community working group, to consider the future community use of St. Patrick's Market, and to consider its original intention as a public market, plans to revitalize the adjacent public park, and other community and cultural uses.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM13.23>

At its meeting of June 29, 2020, City Council directed the General Manager, Economic Development and Culture to work with the Executive Director, Corporate Real Estate Management to develop a pilot program for Do-It-Yourself music organizations to use City-owned spaces at lower than market value.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EC12.12>

At its meeting of October 27, 2020, City Council adopted the recommendations of Attachment 1 to the report Towards Recovery and Building a Renewed Toronto, which included recommendations regarding Neighbourhood food hubs; Density above community infrastructure for affordable and supportive housing; space for groups to engage communities in recovery; support to arts, culture, festivals and events

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX17.1>

At its meeting of December 15, 2020, City Council requested that the City Manager ensure consideration of recommendations for the Towards Recovery and Building a Renewed Toronto that accelerate and leverage public realm improvements and its own procurement power to buy locally in target areas, such as main streets.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EC18.15>

COMMENTS

Background

The Downtown West area, bounded by Bay Street to the east, College Street to the north, Adelaide Street West to the south, and Bathurst Street to the west, includes a variety of City-owned and City-supported facilities and services. The Downtown West Interdivisional Working Group was convened to address multiple directions from City Council regarding City services and facilities in the defined area dating back to 2013 using a cross-divisional property intelligence lens. The property intelligence lens helps establish collaborative understanding of both the area's current and projected civic service needs, and is used to identify and propose strategic opportunities for responsive and sustainable community-building solutions for future program and service delivery.

The Interdivisional Working Group brings together representatives from City Planning, Corporate Real Estate Management, Social Development, Finance and Administration, Shelter, Support and Housing Administration, Parks, Forestry and Recreation, and more recently, Children's Services, Economic Development and Culture, Transportation Services, and CreateTO. Staff collaboratively review the holdings of the City in the area against current and future programming needs. The local service needs identified in the Downtown West Service Review in 2018, in consultation with community agencies and across several divisions, as summarized in the July 16, 2019 report, were:

- Predicted shortage of child care spaces;
- Over subscription of some community uses and spaces;
- Underutilization of some facilities;
- Inconsistent municipal funding for some necessary programs;
- Shortage of youth and mental health supports;
- Shortage of affordable housing, and housing with supports; and
- Predicted shortage of community programs in the future due to growth and extensive expected demographic change, mainly in the neighbourhoods of Kensington-Chinatown and part of King-Spadina.

In 2018, the TOcore Community Services and Facilities Strategy identified that the area of Kensington-Chinatown will see between 51 percent to 100 percent growth, while the area of King-Spadina will see over 151 percent growth. The resident population of Downtown West is currently, and projected to continue to be socially and economically diverse, meaning that community services and facilities need to be planned to support all income levels, ages, ethnicities and abilities. The Downtown West Services and Facilities Review will help to implement the Downtown Plan - Official Plan Amendment 406 and its associated infrastructure strategies, in particular the Downtown Community Services and Facilities Strategy and the Downtown Parks and Public Realm Plan. It can guide investment in community infrastructure to support growth and the achievement of complete communities within an intensifying core.

This report contains a summary of the staff review of the first divisional interests implicated in the following properties: St. Patrick's Market, St. Patrick's Square, Harrison Pool, University Settlement House, Grange Park, adjacent right-of-ways and, Alexandra Park Community Centre, and a series of next steps for those divisions on a site or area basis.

Phase One - Summary of Actions

Since August 2019, the Interdivisional Working Group met on a monthly basis but was interrupted by the COVID-emergency in March 2020. Several divisions were engaged to assess strategic business alignment opportunities for improved service delivery, including new divisions that have been added through this process.

As per Council's direction, an Executive Director Working Group of local community service agencies was established, composed of the executive directors of selected agencies in the catchment. The Executive Director Working Group was convened and offered important feedback to the Interdivisional Working Group on service needs and the opportunities presented for St. Patrick's Market when engaged on that site's potential civic use.

Sites analysed by the Interdivisional Working Group were most often those related to new opportunities identified by one of the member divisions, including a response to the City's COVID Recovery and Rebuild framework. The collaborative process undertaken by the Interdivisional Working Group has allowed for integration and coordination of resources pending Toronto City Council approval of the proposed initiatives, and enabled a fresh examination for a more extensive civic review and this report.

The Interdivisional Working Group and the Executive Director Working Groups for the Downtown West will continue to work collaboratively on service and facility alignment in the area and bring reports to Council for funding or direction, when needed.

OPPORTUNITIES IDENTIFIED:

SHORT TERM USE OF ST. PATRICK'S MARKET:

In December of 2019, the Superior Court of Justice in Ontario held that the operator of St. Patrick's Market was in breach of its lease and the City was entitled to regain possession of the building. Following that decision, City Council directed the Deputy City Manager, Community and Social Services to consult with identified members of the local community on St. Patrick's Market and St. Patrick's Square. The operator appealed the decision terminating the lease, but the Court of Appeal dismissed the appeal on April 26, 2021. This decision has enabled the City to consider the property for appropriate civic uses.

Site visits to St. Patrick's Market were conducted by staff, including Public Health Inspectors in 2019 and 2020, and preliminary opportunities for short-term uses were identified. In February 2020, City staff met with selected local community members to gather feedback on temporary uses of the space. Attendees identified that affordable/accessible food, cultural uses and social services were uses that would be desirable in this location. A further meeting with this group and the local Councillor in 2021 re-affirmed the desire for fresh affordable food options in the community. Feedback was also gathered in 2020 from the Executive Director Working Group, who also identified opportunities for social and cultural services as local priorities.

Opportunities that could be supported at the site, meeting multiple stakeholder and civic service interests in affordable food provision and complementary social and cultural service uses, have been identified as part of the Interdivisional Working Group process. In discussion with local stakeholders and the Downtown West Executive Director Working Group, staff are investigating site improvements for proper mitigation effects to neighbouring residential uses, which could support the location as an active part of supporting Toronto's recovery from the COVID-emergency. For example, the Economic Development and Culture division has identified that St. Patrick's Market could support part of a COVID-recovery strategy for some cultural uses by allocating City-owned space for interim lease at below market rates. In June 2020, City Council adopted a [Toronto Music Strategy](#), with direction for Economic Development and Culture to work with Corporate Real Estate Management on the use of City-owned spaces at below market rates for Do-It-Yourself music organizations.

With the return of the use of the property to the City, proposed leases, including terms and conditions for interim activation of the site, would need to be approved by Council in a further report. Long-term uses or major capital investments are not recommended until work on the Grange Precinct Plan is complete. All interim uses and users would have to comply with all applicable City by-laws, including Public Health.

PROPOSED GRANGE PRECINCT PLAN - PHASE 2

The return of St. Patrick's Market to civic uses has precipitated the ability of the City staff to comprehensively review this property as a part of a group of City-owned properties and their adjacencies. This collective and long-term asset planning civic process will be referred to as the Grange Precinct Plan.

The Grange Precinct (Map 1) is located between Dundas Street West and Queen Street West, from McCaul Street to Beverly Street. It includes several City-owned assets that may support service improvements, either jointly or separately, and could accommodate a major restructuring of the area in the future for further service improvements. As defined, this precinct will allow for the development of a parks and public realm concept that would improve connectivity and improve pedestrian infrastructure, including improving pedestrian amenity of Renfrew Place towards the TTC's Osgoode Subway Station. Current divisional interests for the area have been identified by property in Table 1.

This precinct planning process has the ability to align, coordinate and implement several key Council adopted policies and directions, summarized for this area in Appendix A to this report.

To date, the Interdivisional Working Group review has identified a significant opportunity to comprehensively plan this precinct for long term investment to enhance the downtown, build community, strengthen services, and provide excellent public facilities. Additional opportunities to meet long-term objectives may be realized through the exploration of potential partnerships with key adjacent land owners and/ or strategic land acquisitions.

This work would be advanced through a 'stage-gated' process, bringing options to Council for approval and direction for the further phases. This will require robust community input and interdivisional coordination. Through the deliberations of the Working Group, staff have determined that this could be a process similar in size and scale as that for the Parkdale Hub.

Map 1: Grange Precinct and City-Owned Properties and Right-of-Ways

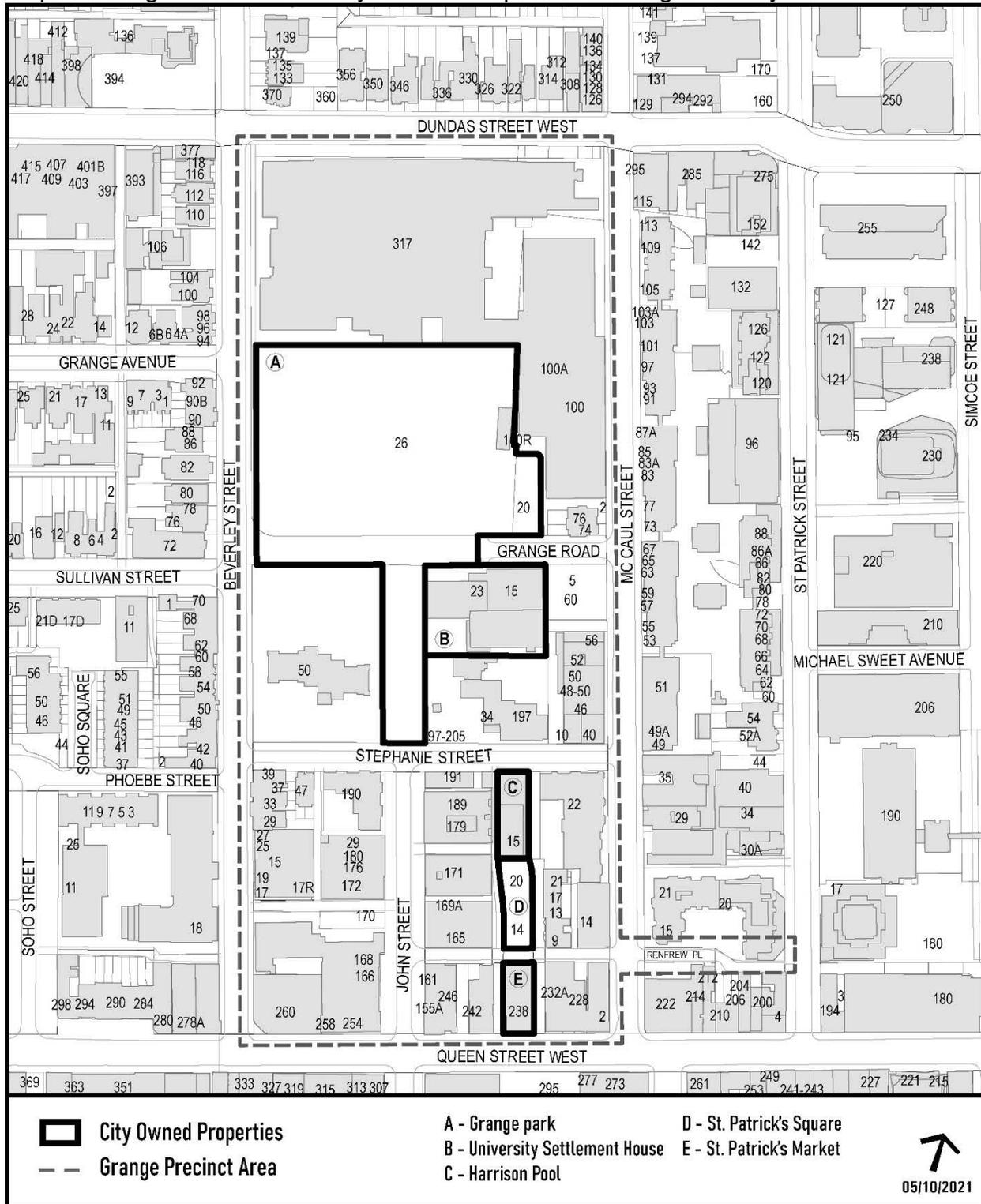


Table 1: Properties of Interest

Site & Address	Current Use	Owner	Preliminary Expressed Divisional Interests
St. Patrick's Market - 238 Queen Street West	Vacant	Corporate Real Estate Management - City of Toronto	<ul style="list-style-type: none"> • Economic Development and Culture • Social Support and Housing Administration • Social Development, Finance and Administration • CreateTO
St. Patrick's Square - 14-20 St. Patrick's Square	Parkette	Parks, Forestry & Recreation	<ul style="list-style-type: none"> • Transportation Services • Economic Development and Culture • City Planning
Harrison Pool - 15 Stephanie Street	Single tank pool, community shower facilities (hygiene location)	Parks, Forestry & Recreation	<ul style="list-style-type: none"> • Parks, Forestry & Recreation
St George the Martyr - 30 Stephanie Street	Church, currently being used as an informal arts performance venue	Anglican Diocese of Canada	<ul style="list-style-type: none"> • Economic Development and Culture • CreateTO
University Settlement House - 23 Grange Road	Community service facility operated by independent board	Corporate Real Estate Management	<ul style="list-style-type: none"> • Economic Development and Culture • CreateTO • Children's Services
Grange Park - 20-26 Grange Park Road	Large Park	Parks, Forestry & Recreation	<ul style="list-style-type: none"> • Transportation Services • City Planning
Connecting Roads and Right-of-Ways	Laneways, Streets, Pedestrian paths	Transportation Services	<ul style="list-style-type: none"> • City Planning • Parks, Forestry and Recreation • Economic Development and Culture

To advance the Grange Precinct Plan, the Downtown West Interdivisional Working Group proposes that CreateTO, working with Corporate Real Estate Management, and

in collaboration with the Interdivisional Working Group, lead a Phase Two process that builds on the Phase One preliminary feasibility assessment, already completed as per Appendix B to this report.

New community and cultural services to fulfil previously identified and emerging needs will be considered through the precinct planning process, as well as the implications for improvements to the public realm and mobility. The objectives of the Phase Two work program will be to:

- Identify specific service and space requirements for the provision of facilities and services that will address current and future demands (interim and long-term) to accommodate service growth projections for the Downtown West, and that build on previous service integration work undertaken by the City;
- Identify sustainable preliminary options for investing in a unique City-building opportunity to maximize community and civic uses through City-owned assets, that enable gathering, community, cultural uses, place-making and other opportunities that are unlikely to be achieved through private residential development, and possible retrofits, expansions, and improvements to assets;
- Identify strategic opportunities for potential partnerships, land acquisition/consolidation or redevelopment, including opportunities for affordable housing;
- Develop an integrated public space plan for the precinct that supports the investment in community facilities and advances the implementation of Official Plan Amendment 406 and the Downtown Parks and Public Realm Plan; and,
- Undertake a robust community consultation process and work collaboratively with local stakeholders, residents, Indigenous and equity-seeking groups, the local Councillor, community groups, arts and culture groups, and service agencies.

To achieve the stated objectives, the following work will be in the scope:

Phase 2 a): Identification of Needs and Visioning

- Further refinement of the identification of opportunities that are unlikely to be met in conventional private developments, such as public space, cultural space, affordable housing, indoor spaces for gathering and events
- Examine City-owned sites and facilities and their ability to address current and future needs, including food and food services
- Development of vision document, design principles based on the Mayor's commitment to design excellence in public works, and preliminary functional plan for the Precinct
- Engagement community and stakeholders on the development of a vision and design principles, for the Precinct

Phase 2 b): Conceptual Design and Massing Analysis

- Examine potential mix of uses to address current and future needs
- Identify heritage preservation and potential adaptive re-use opportunities
- Complete jurisdictional scan of international examples of successful adaptive re-use projects to be used for inspiration
- Identify opportunities for improved mobility in the precinct pedestrian and cyclist connections, accessible pick-up and drop-off space, traffic circulation, and safety for all users

- Identify opportunities for public realm improvements, gathering spaces, open space, including greening, place-making, cultural spaces, public art, and beautification.
- Identify opportunities for land acquisition/consolidation, redevelopment, public realm improvements and partnerships
- Develop conceptual massing scenarios
- Develop conceptual street and path network scenarios
- Engagement with the community and stakeholders on the conceptual designs and massing

Phase 2 c): Costing Analysis and Next Steps

- Develop high-level capital cost estimates of options or a preferred option of the Interdivisional Working Group
- Provide a capital funding strategy
- Identify recommendations for future implementation

Staff will report back to City Council with the outcomes of the work, next steps and recommendations for further phases in the second quarter of 2023.

ALEXANDRA PARK COMMUNITY CENTRE (105 GRANGE COURT)

Alexandra Park Community Centre is a 9,000 square foot building owned and capitally maintained by Toronto Community Housing. The centre is programed by a board comprised of residents in the Alexandra Park Residents' Association. Its core operating funding is from the Atkinson Housing Co-operative, supplemented with grants from a variety of donors and organizations. Currently, Toronto Community Housing does not charge rent to Alexandra Park Community Centre to operate as an agency in the building.

The current facility will remain in operation until it is replaced in 2026/2027 as a part of the Council-approved Alexandra Park Revitalization. Social Development, Finance and Administration has been requested by City Council to look at operational funding options for the agency operating the community centre. The agency that operates the Centre is currently supported by the City through a position from Scadding Court Community Centre and a variety of program-related funding commitments that support operations on a project-by-project basis. This support is provided on a temporary basis while staff undertake this review.

To provide support for administrative capacity-building and organizational stability, staff are recommending that a new and enhanced ask of approximately \$.110 million be requested through the 2022 budget process.

Recently, several immediate high risk factors have emerged, leading to trends of increased community violence impeding the safety, wellbeing, health and resiliency of the community, in particular amongst racialized youth. With limited resources in the past, Alexandra Park Community Centre has been innovative in youth support programs for youth most vulnerable to violence. To sustain these needed early intervention efforts, staff in Social Development, Finance and Administration are recommending an additional request through the 2022 budget process of \$.110 million. This amount would provide funding for the equivalent of 1.5 positions for the Community Centre for wrap-

around social worker positions as an early and sustained intervention.

The recommendation of a total 2022 investment of \$0.220 million to stabilize operations and continue impactful community service and safety approaches at Alexandra Park Community Centre is in line with the proposed Community Safety and Wellbeing Plan, SafeTO and its goal of investing in neighbourhoods by supporting more safe and culturally-accessible community spaces.

The future community centre will be accessible to the entire community, including new condominium residents and others in the surrounding area. The proposed replacement community centre will be more than double the current size, include social enterprise spaces, and will comply with Tier Four of the Toronto Green Standard. It is not proposed to be owned or operated by the City of Toronto at this time, and the funding noted above will build the capacity of the organization for the sustainable operation of the community centre into the future.

Through a community-centred process, Social Development, Finance and Administration is supporting the development of a sustainable operations and governance model for the future Alexandra Park Community Centre in collaboration with Toronto Community Housing, and will continue to support this important work.

Next Steps

As a part of the immediate activation of St. Patrick's Market, Corporate Real Estate Management and CreateTO are assessing the building condition and required upgrades for interim uses. CreateTO, in partnership with other relevant Interdivisional Working Group divisions, will be consulting with stakeholders on additional proposed interim uses and operational requirements. Once appropriate programming and operational requirements are determined for the conditions for the leasing of the space, that lease will be brought to City Council for approval.

The proposed Precinct Planning process for the Grange area in Map 1, will allow for a robust community engagement process starting in 2022 for an innovative, strategic, community-building civic opportunity to achieve multiple service delivery goals. These identified objectives support the Toronto Recovery and Rebuild Report and include; improving community services, opportunities for public space and gathering, arts, festivals and cultural uses, and the alignment of divisional interests. Among other City initiatives, the proposed interdivisional approach to planning the Grange Precinct could also provide opportunities to advance the Mayor's commitment to design excellence in the development of public facilities.

Social Development, Finance and Administration will continue to support the community in collaboration with Toronto Community Housing, and the local Councillor on the development of a sustainable governance model for the future Alexandra Park Community Centre.

The Downtown West Interdivisional Working Group and Executive Director Working Group will continue to convene regularly to collaboratively advance work in the Downtown West, reporting to Council for direction as required.

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SIGNATURE

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ATTACHMENTS

Appendix A - Summary of City Council Directions Related to the Grange Precinct Area or Properties

Appendix B - Phase One Staff Assessment for Grange Precinct: Summary by Divisional Due Diligence