



STAFF REPORT ACTION REQUIRED

707 Dundas Street West and 327 Bathurst Street - Scadding Court Community Centre Revitalization – Final Report

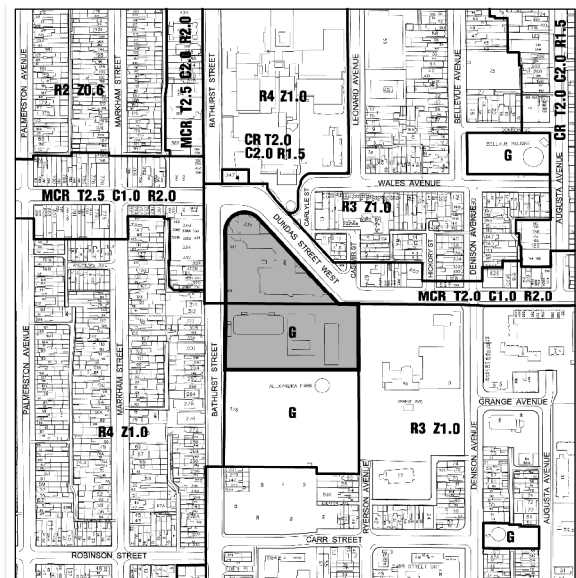
Date:	October 19, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina [or All]
Reference Number:	10 270489 STE 20 TM

SUMMARY

This report contains a set of guiding principles to direct any future redevelopment of the Scadding Court Community Centre lands located on the southeast corner of Dundas Street West and Bathurst Street.

In consultation with the local Councillors for Wards 19 and 20, community centre staff, and members of the local community, City staff developed proposed principles intended to guide any future redevelopment, while respecting the unique and diverse locational attributes of the area and residents around the Scadding Court Community Centre and Toronto Public Library - Sanderson Branch.

Planning Staff are recommending that City Council endorse the Redevelopment and Revitalization Principles described in this report to ensure any future redevelopment of the Scadding Court community centre is consistent with the vision developed in consultation with the community.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council endorse the Redevelopment and Revitalization Principles for the Scadding Court Community Centre and Toronto Public Library – Sanderson Branch lands, located at 707 Dundas Street West and 327 Bathurst Street, as contained in the report (October 14, 2012) from the Director, Community Planning, Toronto and East York District.
2. City Council direct City Planning staff to apply the Revitalization and Redevelopment Principles during the review of any future development applications submitted to the City for 707 Dundas Street West and 327 Bathurst Street.

Financial Impact

There are no financial implications.

DECISION HISTORY

On November 2, 2011, Toronto and East York Community Council directed staff to initiate a planning study to develop a set of principles to guide the revitalization and redevelopment of the Scadding Court Community Centre, including the Sanderson Branch of the Toronto Public Library. (Item No. TE11.78)

The motion can be found at the following link:

<http://www.toronto.ca/legdocs/mmis/2011/te/bgrd/backgroundfile-42122.pdf>

ISSUE BACKGROUND

Scadding Court Community Centre

The Scadding Court Community Centre (SCCC), located at the southeast corner of Dundas Street West and Bathurst Street and founded in 1978, is a multi-service community centre offering a range of programs, services and opportunities. It contains fitness facilities, including two pools, childcare and classroom facilities, general purpose community space, and the Toronto Public Library - Sanderson Branch. It is situated next to Alexandra Park and is close to TTC stops along Dundas Street West and Bathurst Street.

While the SCCC lands (Attachment 1) are owned by the City, the SCCC itself is part of the Association of Community Centres (AOCC), which is comprised of 10 volunteer board run multi-purpose facilities across the City, providing a broad range of community, recreation and social service programs. The AOCC model is a hybrid between a City agency and an independent, not-for-profit, community-based organization. The core administration activities are funded by the City and treated like a City agency, while the program component is funded through fees, donations and grants, and is treated as an independent not-for-profit community-based organization.

Community Context

The community around the SCCC has grown since its founding, and will continue to do so with the future planned and proposed redevelopments of the Ryerson Public School lands, Toronto Community Housing Corporation's Alexandra Park revitalization, and proposed condominium developments. While the facility currently provides many benefits and services to the diverse community, it is in need of revitalization to facilitate accessibility, address building inefficiencies with heating and air-conditioning, and most importantly, provide additional community space to continue to meet the needs of the growing community.

Future Redevelopment

As the community centre is run by an AOCC, the revitalization and redevelopment of the lands will not be financed by the City, but rather achieved through a partnership with a private developer. Any future redevelopment of the lands will likely include a mix of residential and non-residential uses, in addition to the replacement of the existing community centre and library facilities.

Community Consultation

On February 22, 2012, Community Planning staff and Councillors Mike Layton and Adam Vaughan, hosted a community information workshop at the Toronto Public Library - Sanderson Branch to inform and receive input from community members to define their vision for a possible redevelopment. City Planning staff made a presentation on the planning policies in place and the active development applications within the community. This was followed by a breakout session where attendees were given an opportunity to develop a vision for the revitalization of the SCCC, facilitated by City staff from Technical Services, Transportation Services, Parks and Recreation, SCCC, Toronto Public Library and City Planning.

Planning staff reviewed the input received at the initial community meeting and written correspondence from residents and developed a set of draft Redevelopment and Revitalization Principles.

On September 5, 2012, staff hosted a follow-up meeting to present the draft Redevelopment and Revitalization Principles to ensure that City staff accurately captured the input of the community regarding the redevelopment and revitalization of the SCCC. Approximately 50 residents were in attendance, as well as SCCC staff, City staff and Councillors Mike Layton and Adam Vaughan. A short presentation by staff was followed by an open discussion on the Principles.

City Staff reviewed the comments received on September 5, 2012 and further revised the Redevelopment and Revitalization Principles.

Redevelopment and Revitalization Principles

The following Redevelopment and Revitalization Principles are a product of consultation among interested residents of Wards 19 and 20, their respective Councillors, the Toronto Public Library and its patrons, SCCC users and staff, other City divisions and agencies.

1. Parks & Open Spaces

- a. Alexandra Park will be protected and enhanced through improved connections to the surrounding existing and planned developments.
- b. New development will respect all existing parks and open spaces. Opportunities to expand and provide a well connected, publicly-accessible green space system will be explored.
- c. All parks and open spaces will be well-designed, publicly accessible, and create opportunities for both active and passive recreation that encourages year round use.
- d. Opportunities to expand open spaces will be explored, and all open space areas will be publicly accessible, well-designed, and interconnected.
- e. The surrounding community will be actively supported by increasing opportunities for community gardening, gathering, recreation, and the sharing of information.
- f. The Urban Tree Canopy will be enhanced by preserving healthy and mature trees and maximizing opportunities for additional plantings across the site to meet the City's tree canopy coverage objectives.

2. A Safe, Accessible, and Connected Public Realm

- a. All new and existing publicly accessible spaces (sidewalks, indoor and outdoor walkways, etc.) will be designed to accommodate people of all abilities and ages.
- b. All new and existing publicly accessible spaces will be designed to ensure pedestrian safety and comfort are addressed through appropriate lighting, way-finding, landscaping and seating areas.
- c. Safe, well-lit, and efficiently located parking and drop-off facilities will provide vehicle access, and allow for easy pick-up and drop-off.
- d. Effective connectivity to existing transit lines will be a priority.
- e. Pedestrian and transit impacts will be minimized by sharing vehicular accesses for all site uses and services.

3. Built Form

- a. New development will consist of high quality, well-designed, and engaging mixed-use buildings with a majority of the ground floor devoted to uses which serve the community.

- b. New buildings will frame Dundas and Bathurst Streets and be strongly integrated with the pedestrian realm to form a vibrant and inviting streetscape.
 - c. Building heights will fit with other existing or planned buildings in the area context.
 - d. New buildings will be sited and organized so that Alexandra Park will be overlooked and supported by attractive building facades.
 - e. Residential units will vary in size to suit a broad range of occupants. Affordable units will be encouraged.
 - f. Design will promote a safe and secure pedestrian environment.
 - g. Sustainable building design and building elements and opportunities to harness renewable energy sources will be strongly encouraged.
 - h. New buildings will incorporate strong accessibility features and exceed minimum standards, to accommodate people of all levels of ability, within both the public and private spaces.
 - i. Wind and shadow impacts will be sensitive to the streets and adjacent properties.
 - j. All long-term parking should be located underground.
4. The "Centre" of the Community
- a. A new community centre on the site will contain more activity and learning space than what exists today while providing improved swimming facilities.
 - b. The new community centre will be a safe and welcoming gathering space for all community members, regardless of their personal situations.
 - c. The new community centre will include modern and well-designed multi-purpose learning spaces for community use and public gathering.
 - d. The main entrance to the community centre will serve as a welcoming, gateway element, be clearly visible, and strongly related to the public realm.
 - e. The new community centre should be designed with attention to public accessibility and visibility to Alexandra Park on the south.

5. Programming for an Active, Diverse Community

- a. The new community centre will build upon its current programs by introducing new services and programs that are responsive to the needs of the broader community and attractive to participants of all ages.
- b. The new community centre will continue to provide various forms of childcare services in an environment where children can learn, play and interact.
- c. Exercise, fitness, recreation and nutrition programs within the new community centre will help prioritize a healthy community.
- d. Programs will be provided that focus on the physical and mental well-being of all community members.
- e. The design and programming of the new community centre should conform to City Standards.

6. The Library: Connecting the Community for Success

- a. Any new development will integrate the Sanderson Branch into the ground level with a highly visible, welcoming street access either from Dundas Street West, Bathurst Street or both.
- b. The new library will be easily identifiable and have a distinct architectural presence. It will be a destination for the community.
- c. The new library will be well-designed, larger than it is today, and provide visitors of all ages with the opportunity to explore state-of-the-art learning tools.
- d. The new library will provide a mix of multi-purpose spaces for collaboration, learning, meeting, reading, and relaxation.

7. Programs and Services at the Library

- a. The Library will continue to provide programs and collections that foster the love of reading and support literacy for all ages, especially children.
- b. The new library will provide opportunities for innovation and creativity through flexible spaces and access to state of the art technology and resources.
- c. The library will be a place where community members connect to culture, life-long learning and skills training.

8. Fostering Economic Development

- a. Any new development will provide flexible indoor and outdoor space for the local business community to develop and thrive, including spaces for farmers' markets and night markets.
- b. Non-residential floor space will be flexible, and designed to accommodate a variety of tenants with a focus on space for public.
- c. The City, Toronto District School Board, Community Centre, Toronto Public Library, Toronto Western Hospital and other public agencies, such as OCAD University, should pursue partnerships with local businesses to promote the area as a unique destination.

9. Providing Social Infrastructure

- a. Community service providers will co-operate and co-ordinate with one another to ensure that they meet the local needs in order to achieve mutual benefits, including services for newcomers from all cultural backgrounds, including te homeless, unemployed and youth.
- b. Any new development should include various forms of affordable housing, including affordable homeownership, and units geared towards various family unit formats.
- c. Residential units should be designed to include a high degree of accessibility to accommodate residents at all levels of physical ability.

Next Steps

Should Council endorse the proposed Redevelopment and Revitalization Principles, Scadding Court Community Centre staff, in consultation with Facilities and Real Estate Division staff, will seek an appropriate development partner to initiate the redevelopment process.

As a public-private-partnership, the City and a future development partner will be able to prepare and submit the appropriate development applications to support the proposed redevelopment that are in keeping with the Redevelopment and Revitalization Principles discussed in this report. Any proposed redevelopment would be subject to the City's Planning application review and community consultation process, which would take into account all applicable Official Plan Policies and City Guidelines.

CONTACT

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SIGNATURE

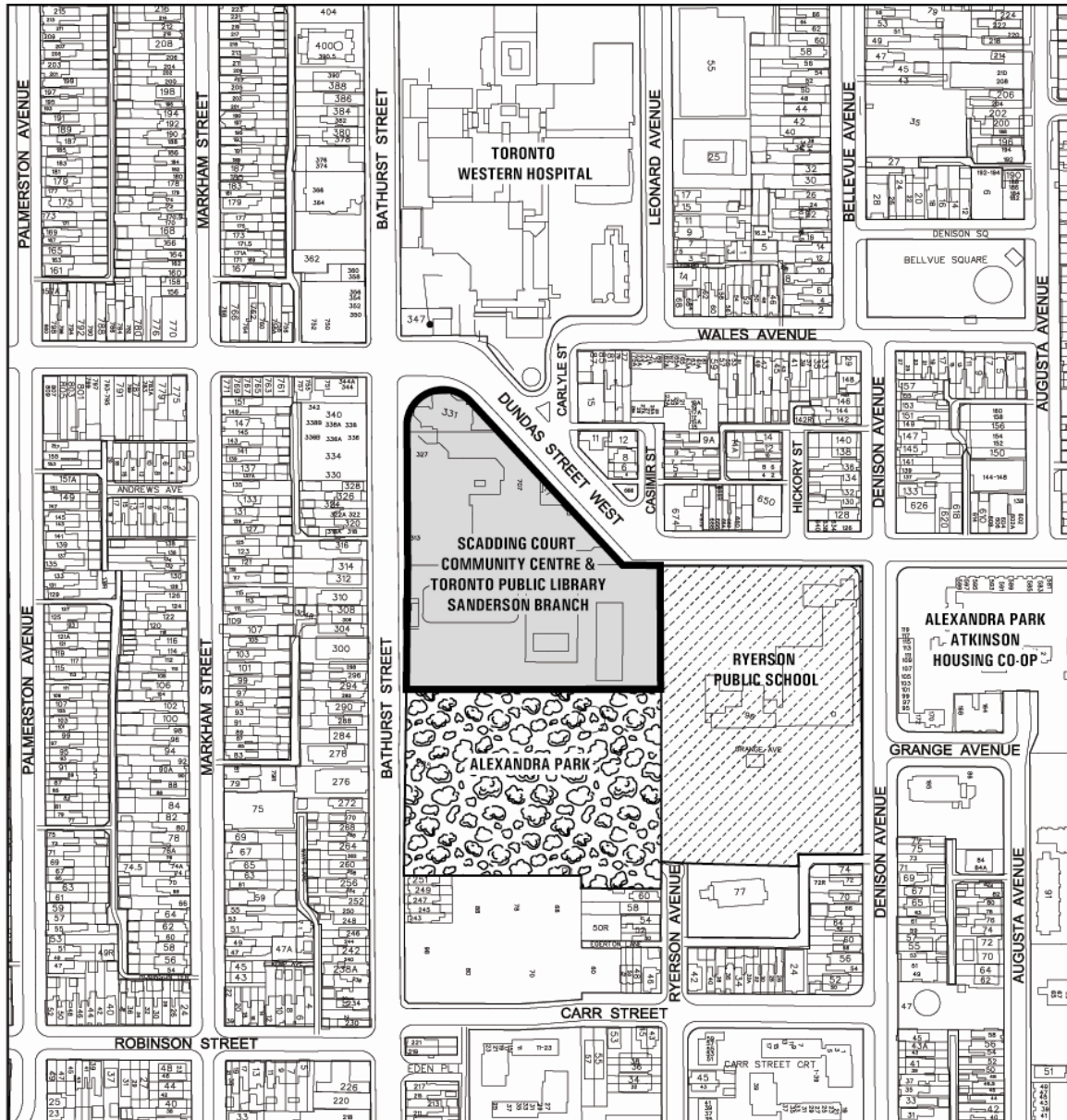
Gregg Lintern, MCIP, RPP,
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Context Map

Attachment 1: Site Plan



707 Dundas Street West and 327 Bathurst Street

File # 10 270489 TM



Not to Scale

10/15/2012