

**SUMMISSION TO THE CITY OF LONDON PUBLIC PARTICIPATION MEETING ON FEBRUARY 13,2012**

**RE: FUNDING OF CAPITAL COSTS FOR FAMILY CENTRE**

By: The Old East Village Community Association.

February, 3, 2013.

For the past ten (10) years the **City of London** has been in **partnership** with **The Old East Village Community Association (OEVCA)** and the **Old East Village BIA (OEVIA)** on the implementation of a multifaceted revitalization plan for the Old East Village. By way of this communication and as per discussions at the IEPC as raised by Mayor Joe Fontana, we are asking Council to continue supporting this partnership by **endorsing the inclusion in the budget deliberations of a request for funding of the renovation costs of one million dollars** associated with the establishment of a **Family Centre at Lorne Avenue School**. This action was approved by the Investment and Economic Prosperity Committee subject to Council approval. Further, **we are asking the SPCC and Council to support the funding request and identify a source of funding to meet the costs.**

The location of a Family Centre at Lorne Avenue school is critical to the **ongoing revitalization** of the Old East Village and London's core because it would provide **enhanced support to families, contribute to the partnership development for shared use of the Lorne Avenue School building, support** the City of London's **current investment** and **attract further investment** in core revitalization, and **ensure that strategies** for urban intensification including the attraction of young families **will be successful.**

The Location Case:

- The City's plan through the established Child and Youth Network is to open a Family Centre in every planning district in the City of London. The location of these centres will be elementary schools. Lorne Ave School is the only non-specialized, elementary, public school in the East London Planning District with the available space for such a centre.
- The East London Planning District was identified in 2010 by the Child and Youth Network's Re-engineering Sub-committee as the city's 5<sup>th</sup> and next location for a Family Centre.
- Lorne Avenue School has recently been involved in an **Accommodation Review Process** or ARC. Over the last year the ARC has heard 80 presentations. In its **final report** it has **recommended that Lorne Avenue School remain open** and that **TVDSB pursue partnerships** with the City, the community and any other interested group to develop a Community Hub at the school. The cornerstone of these partnerships will be the Family Centre.
- Consultations with the community have identified the need for additional supports in the community consistent with those that could be offered through a Family Centre (i.e. Parent

Education, Public Health Services, Referral Services). Similarly, secondary services offered will be determined in consultation with the community.

- Development in this community offers strong community readiness with active organizations such as the **Old East Village BIA**, the **Old East Village Community Association** and the **Boyle Community Council**. These groups have a successful history of collaboration with the City of London on important revitalization initiatives such as: the ongoing revitalization of the Dundas Street commercial corridor, the Old East Village Heritage Conservation District, the re-configuring of Queens Avenue, the redevelopment of Queens Park and the upgrading and program enhancement at the Boyle Community Centre. **The Old East Village Community Association** and the **Boyle Activity Council** both have duly elected boards and a proven track record in the community.
- Lorne Ave. School has a **history of community partnerships** and was once officially designated a 'Community School' which encouraged and facilitated community engagement. Establishing a Family Centre is aligned to the past and current use of the School.
- Examples of current or previous partnerships and/or partnerships include the YMCA, London Learning Clinic, Forest City School, El Sistema Orchestra Aeolian, School Community Intervention Partnership (SCIP), Middlesex London Health Unit, London InterCommunity Health Centre and Adult ESL (English as a Second Language).

#### The Business Case:

- The school catchment area includes the sites of three City of London development initiatives: the Revitalization of the Old East Village, Downtown renewal and the redevelopment of the McCormick site.
- All of these initiatives include strategies for intensification that include the attraction of individuals and families to London's core. A vital and vibrant school in the core is a crucial asset in these plans.
- For example, the uncertainty about the school's future compelled the Medallion Corporation to submit a letter to the Accommodation Review Committee (ARC) about concerns for future development.
- The BIA's experience with implementing the City of London Financial Incentives Programs indicate that investment in the Family Centre will make it possible to leverage other partners and resources to assist with operational costs for the additional programming in the school. For

example, in the Old East Village Community Improvement Area, every \$1 of municipal investment in the Community Improvement Plan (CIP) has leveraged \$7.50 in private investment and \$20 from other levels of government or funding bodies.

- The resultant economic benefits are apparent. In the period of 2002 to 2012, assessment values of all properties in the CIP has increased by 41% and by 59% in those that accessed the incentive programs.
- In the Downtown, the rate of assessment growth for 2009-2011 has been 15.1% compared to 6.0% city-wide. Assessments on the Dundas and Richmond Streets Targeted Incentive Zone increased by 17.8%.
- The commercial corridor has become a regional attraction for food and culture activities. For example 4000 visitors are attracted to the farmers market every Saturday and we have seen it operate as an incubator for businesses onto the commercial corridor, the most recent being the Artisan Bakery. Vacancy rates have been reduced as a result.
- With the new residential developments and renovations that are underway, we project investment at \$170 million by 2014 and anticipate over 1,200 new residents.
- In the current phase of the redevelopment we are working to mobilize new private and public investment capital for impact ventures focused on high potential sectors: food, arts and culture, green energy and link the impact venture initiatives to affordable housing, employment training and education.
- The mechanism to accomplish this will be the establishment of a Neighbourhood Development Corporation. Work on this has already begun.

It is apparent that the City of London's investment in urban core renewal is providing outcomes consistent with the objectives of London's Economic Prosperity Plan. The location of a Family Centre at Lorne Avenue School will further the goals of urban regeneration and set the benchmark for creative use of shared space to ensure the retention of public assets.

Thank you for consideration of our request.