

TORONTO STAFF REPORT

April 24, 2006

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Subject: Status Report
Danforth Avenue Study
File Number 04 187581 EPS 35 TM
Ward 35 - Scarborough Southwest

Purpose:

To present the Final Report prepared by the City's consultants, Urban Strategies Inc. in consultation with BA Group, for the Danforth 'Avenue' Study for the section of Danforth Avenue between Victoria Park Avenue and Warden Avenue. This report also sets out a framework for the Implementation Phase of the Danforth 'Avenue' Study to be completed by City staff.

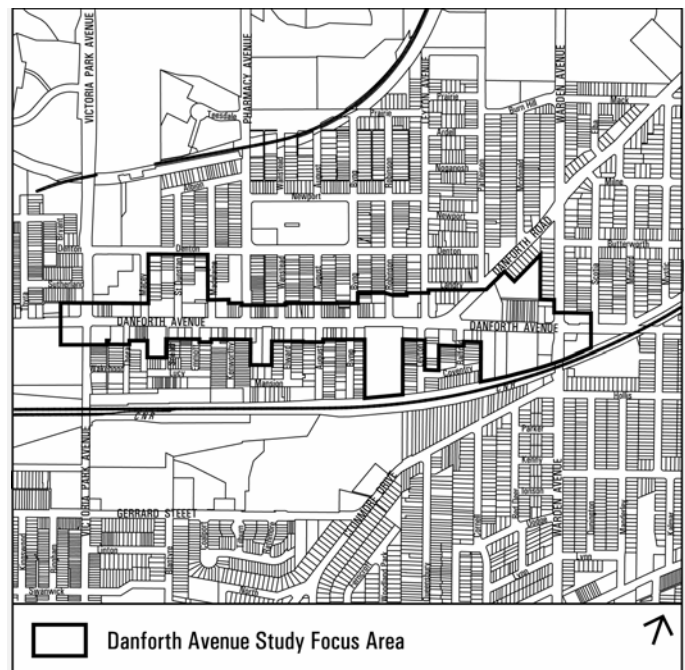
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) receive the Danforth Avenue Study prepared by Urban Strategies Inc.;
- (2) direct appropriate City staff to complete the implementation phase of the Danforth Avenue Study addressing the issues as generally set out in Attachment 8;



- (3) authorize Planning staff to conduct community consultation as set out in Attachment 8 and with notification to be determined in consultation with the Ward Councillor and abutting Ward Councillors;
- (4) authorize City staff to schedule a Public Meeting under the Planning Act, and give notice of the Public Meeting in accordance with the requirements of the Planning Act.

Background:

The City's new Official Plan identifies selected corridors along major streets as "Avenues" where transit-supportive reurbanization can create new jobs and housing while improving local streetscapes, infrastructure and amenities. The plan also sets out, in Section 2.2.3, parameters and considerations for Avenue studies, which are intended to contain a vision and implementation plan to show how the streetscape and pedestrian environment can be improved; where public open space can be created and existing parks improved; where trees should be planted; and, how the use of the road allowance can be optimized and transit service enhanced.

The framework for redevelopment of the Avenues will be established by a new zoning by-law and design guidelines created in consultation with the local community. The studies seek to create opportunities for growth and redevelopment supported by high quality transit services, along with urban design and traffic engineering practices that promote a street that is safe, comfortable and attractive for pedestrians and cyclists.

Avenue studies have been taking place at a rate of approximately two per year throughout the City. This Avenue study was initiated by City Council in 2004. It was selected on the basis that it is a predominantly commercial strip with many sites which are underutilized or in need of reinvestment and revitalization. It identified that there are opportunities for redevelopment and intensification and that the zoning regulations need to be updated. The area has access to the Bloor Danforth subway line via nearby Victoria Park subway station.

A Community Improvement Plan (CIP) was created for this area in 2003. The objective of this plan was the enhancement and revitalization of the commercial frontages on Danforth Avenue and Danforth Road from Victoria Park Avenue to Warden Avenue. This enabled the implementation of a Commercial Façade Improvement Programme, administered by the City's Economic Development Culture and Tourism Division, which was in place for a two year period. The City's Façade Improvement Program provides grants to commercial building owners whose properties are located in designated areas covered by commercial improvement plans in order to improve the front of the commercial buildings through restoration, renovation and redesign.

The City also recently completed streetscape improvements and street reconstruction along Danforth Avenue. The streetscape improvements included the installation of decorative unit pavers, tree plantings within the public boulevard and replacing asphalt boulevards with trees in grass.

In February 2003, the area of Danforth Avenue and Danforth Road from Victoria Park to Warden Avenue was designated as an Economic Revitalization Area.

Recent initiatives have not come from the City alone, as business owners within the area established the Danforth Victoria Park Business Association (DVBA) in December 2002. Their mission is “to see this area of Danforth transform into a vibrant community of small and medium sized businesses that will elevate our image to one we can be proud of.” The DVBA is comprised of businesses between Victoria Park Avenue and Warden Avenue along Danforth Avenue including the triangle created by Danforth Road, Danforth Avenue and Warden Avenue.

Other Planning Studies in the Vicinity

There are a number of planning studies being undertaken by Planning staff in the general area. A summary of these recent studies are set out below. Attachment 2 identifies the location of these studies.

1. Birchcliff Quarry Lands Study

The Quarry Lands include about 20 hectares (49 acres) of land situated on the north side of Gerrard Street, south of the CN rail line, extending from Victoria Park Avenue east to Clonmore Drive. The Birchcliff Quarry Lands Study will examine the future use of the Quarry Lands in the context of the policies and directions of the City's new Official Plan.

This study is currently in progress.

2. Kingston Road Revitalization Study

This study affects lands along Kingston Road through the Birchcliff Community. It extends approximately three kilometres from Victoria Park Avenue to east of Birchmount Road. The purpose of the study is to develop a revitalization strategy that promotes reurbanization and reinvestment along Kingston Road in the context of the policies and directions of the new Official Plan and that builds upon and supports local community improvement initiatives.

This study is currently in process, and its anticipated time of completion is early 2007.

3. Victoria Park Station Land Use Study

This purpose of this study is to determine optimal land uses and development parameters for the Victoria Park TTC site and provide Council with a policy framework for considering development applications.

This study has begun, and is anticipated to be completed later this year.

4. Warden Woods Secondary Plan

This study, now completed, has established a new Secondary Plan to guide the development of a new Warden Woods Community within the area east of Warden Avenue extending from Fairfax Crescent to Danforth Road, on lands which were previously used for primarily employment

purposes. The study identified a substantial portion of the Warden Subway Station lands which can be made available for redevelopment for residential or mixed uses.

5. Kingston Road Surface Rapid Transit Environmental Assessment (EA) Study

The purpose of this Environmental Assessment is to look at transit improvements along the Kingston Road corridor which would include the investigation of connections of such a service to the Bloor-Danforth subway.

This study will commence this year.

Community Profile

The study area stretches along either side of Danforth Avenue from just west of Victoria Park Avenue to just east of Warden Avenue. The study area is approximately 1.3 kilometres in length. The study focuses on the properties fronting onto Danforth Avenue east of Victoria Park Avenue.

Policy and Research staff of the City Planning Division undertook a community services and facilities review as input to this Avenue study. Their study area includes a larger secondary catchment area in order to identify community services and facilities farther afield that may also serve this population, as service areas vary. Their full report is attached as Attachment 9 to this report, and its findings are outlined here briefly.

A demographic profile, prepared by Planning staff, is based on census data from 1996 and 2001 for an area bounded by Dawes Road to the west, Warden Avenue and Milne Avenue to the east, Massey Creek to the north, and the CNR tracks to the south.

According to census data, residents in the area are similar to the City as a whole with respect to age and sex distribution of the population, household size and composition. However, compared to the City, there are more families here with very young children, and more seniors living alone. This area is a strong immigrant reception area with many recent international immigrants locating in the area's many older high-rise apartment units. Renters outnumber homeowners. The unemployment rate is higher and residents earn on average less than city-wide.

The review of community services and facilities inventoried key community resources that are currently serving the population in this area, and emerging priorities were identified. School facilities are adequate for current elementary school enrolment, and the School Boards have advised that alternate arrangements are available to accommodate a moderate increase in students in the future. Library services in the area currently meet the Toronto Public Library Board's service area guidelines. As well, the Library Board is investigating bookmobile service to help overcome accessibility impediments.

Based on information obtained from Children's Services staff, it appears that child care should be a top priority to service any future growth in the area. There are also indications that additional community space should be considered if the opportunity presents itself in the future.

Multi-purpose space could be used to provide additional recreational facilities, for example for after-school programming for youth and school-age children. Multi-purpose space could also be made available to seniors groups and human service agencies. In order to determine how much space should be provided and who the key users could/should be, further follow-up through meetings with community groups and human service agencies is recommended.

The Danforth Avenue Core Study area contains a portion of the community of Oakridge which was identified as a socio-economic priority area in the Social Indicators and Priority Areas report at the time of the 1996 Census. Analysis of the 2001 Census data by the Strong Neighbourhoods Task Force report, *Why Strong Neighbourhoods Matter: Implications for Policy and Practice*, 2004, defined the communities of Crescent Town as a 'priority area' and Oakridge as an 'at risk' neighbourhood.

Comments:

Overview of the Study

The consultant's report has developed recommendations and guidelines that were developed in consultation with the Local Advisory Group, and the public through public consultation and through a design charrette. The vision presented in the Consultant's report has been focussed and presented by the Consultant, but reflects or has been strongly influenced by the views and aspirations of the stakeholders who participated in the study.

The need for positive change which can build on the areas core assets, was expressed by participants throughout the study. The existing attributes of this Avenue, along with its location amidst a growing residential community provide potential for its growth as a mixed use main street with a distinct character and role within the area. With other nearby and area changes including the potential for additional residential development at the Victoria Park and Warden subway stations, recent streetscape improvements, and a high proportion of sites within the area suitable for redevelopment, the area is poised for significant, and potentially some more rapid change. On the basis of the types of improvements that participants identified as important and desirable for the area, the consultants established a vision for the future of this area. The consultant's vision is intended to guide redevelopment in the area and seeks to create the following:

- (i) a vibrant mixed use main street
- (ii) a predominance of commercial/retail uses situated along Danforth Avenue
- (iii) transit supportive mid-rise intensification
- (iv) building height and massing transitions to ensure compatible fit with existing neighbourhood fabric
- (v) preservation and enhancement of the traditional pre-war main street fabric
- (vi) an attractive, high quality, pedestrian friendly transit supportive streetscape
- (vii) improved public parks, pocket parks and places for meeting and gathering
- (viii) enhancement of the total open space resource with new connections and linkages
- (ix) improved street connections south of Danforth Avenue
- (x) organized access and parking at the rear of the commercial properties

- (xi) high quality, beautiful, inspiring and memorable places exemplifying design excellence

The vision is estimated to be established over a fifteen to twenty year period. Several areas along the Avenue have been identified as “precinct areas”. These are areas upon which much of the new development will be centred, and are nodes that will include more intensive building development, including heights that can range from seven to nine and eight to ten storeys depending on the location. Each precinct has its own specific existing or potential character. Precinct areas identified in the report include:

- (i) Danforth Avenue and Warden Avenue
- (ii) Danforth Avenue and Danforth Road
- (iii) Village Centre (pre-war buildings between August Avenue and Robinson Avenue) and Oakridge Park
- (iv) Danforth Avenue and Pharmacy Avenue
- (v) Danforth Avenue and Victoria Park Avenue (east side of Victoria Park Avenue only)

Consultation

A Local Advisory Committee was established at the start of the study. This group was made up of local residents and business representatives with whom the consultant team and City staff met at various stages throughout the study. A group of City staff representatives from various departments was also assembled and have participated in a consultative manner at specific times during the study. Overall, five meetings were held with the Local Advisory Committee. The meetings were led by Mark Reid from Urban Strategies. At the meetings the consultants sought extensive input from the participants in identifying options for the study area and determining the participants’ priorities and aspirations for the future. An Open House Public Meeting was also held, for which approximately 8,000 notices were sent out to residents within the study area and its surroundings. This meeting generated further input from those in attendance, and introduced the design charrette.

The design charrette was a full-day event that was attended by approximately 50 participants. At the charrette a presentation was given of a successful brownfield redevelopment, located outside of the City to give charrette participants a better understanding of real world possibilities and constraints. Participants were divided into three groups each working on a specific section of the study area. The design charrette culminated in the development of a three-dimensional physical (foam) model which illustrated potential building locations, heights and development patterns along the Avenue. A further meeting was held for Local Advisory Committee members, staff and design charrette participants to give an overview of the Consultant’s findings and recommendations, and to receive feedback.

Figure 1: Photo of Charrette



The public consultation component of the study has been well received and welcomed. All meetings have been very positive, with almost all participants being supportive of the consultant's recommendations.

A web page has been established on the City's web site to provide information on the study. This page is found at www.toronto.ca/planning/danforth.htm. At the time of writing this report, arrangements were being made to post the Consultant's Final Report on the web page to allow broad public access to the consultant's analysis, findings and recommendations.

Establishing the Vision

The consultants have created four primary components to guide the vision, namely:

- (i) Land Use Plan
- (ii) Urban Design Plan and Built-Form Guidelines
- (iii) Streetscape and Public Realm Guidelines
- (iv) Transportation and Movement Plan

The Land Use Plan identifies various land use designations that are intended to establish the general heights, densities and appropriate land uses for properties along Danforth Avenue and for municipally-owned properties within the study area, and are intended to guide changes to the Official Plan and Zoning By-law.

The Urban Design Plan and Built-Form Guidelines are intended to establish criteria to guide development on the Avenue by providing broad recommendations for primary components of the built environment, including building locations, development heights and envelopes, and the configuration and location of parking and access. The Built-Form Guidelines along with the Public Realm Guidelines are intended to provide specific recommendations on building details, architectural features and massing. While very detailed, these guidelines are intended to be interpreted with a measure of flexibility to achieve a healthy range of design expression and variation, to achieve a diverse, unique, and attractive urban environment.

The Streetscape and Public Realm Guidelines focus on the public realm. These include the total open space resource and improvements that are recommended to occur along Danforth Avenue and the other streets within the study area. The objectives of this component of the vision are: creating a renewed setting for the main street, improving connections to neighbourhoods, encouraging better pedestrian-oriented activities and shopping, creating and improved quality of civic amenity within the area and establishing a more attractive physical environment.

The Transportation and Movement Plan attempts to provide improved mobility for vehicular, bicycle, pedestrian and transit movements. It seeks to improve access to and circulation on private development parcels as well as to create a vehicular parking strategy for the study area.

While these four components contain many specific recommendations, some of which will require direction from City Council as they involve public realm initiatives, others will need acceptance from developers if the results envisioned in the consultant's report are to be achieved. Some of the key elements of the recommendations contained in the consultant's report include:

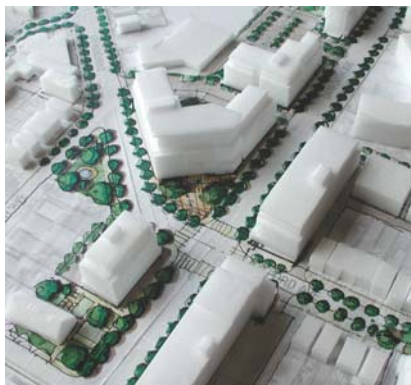
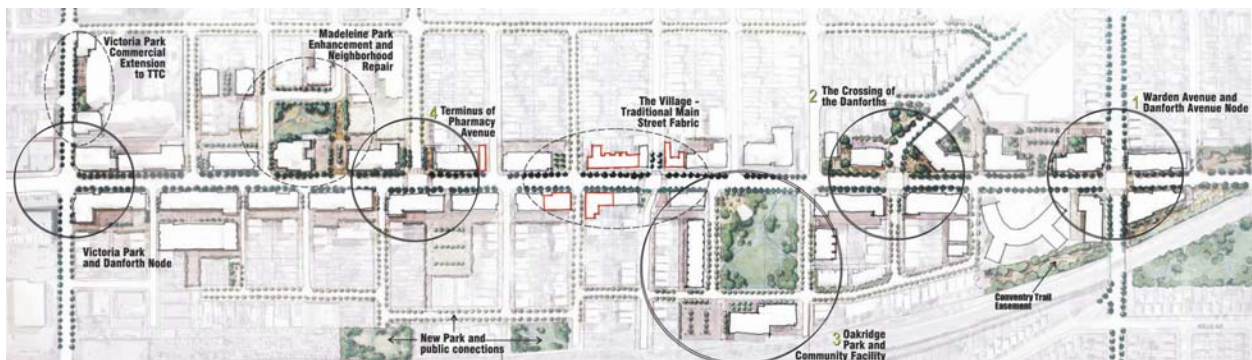
- (i) Enable more intensive transit supportive development, reduce reliance on the automobile via mixed-use intensive development.
- (ii) Along Primary Streets, (Danforth Avenue, Danforth Road, Victoria Park Avenue and Warden Avenue), new development should include commercial uses at grade. New residential ground floor uses on primary streets will not be permitted to ensure the commercial character of the main street is preserved and strengthened. Primary streets are also intended to be primary pedestrian corridors, and will accommodate more intensive forms of urban development.
- (iii) The suggested building height along Danforth Avenue is predominantly 7 storeys, to be achieved using a 5-storey base and a 2-storey setback penthouse.
- (iv) Greater building heights should be allowed at special places and nodes also using a 2-storey setback penthouse.
- (v) A maximum height of 4 storeys is recommended for the existing pre-war building fabric along Danforth Avenue.
- (vi) A minimum height of 3-storeys along Danforth Avenue, with a minimum gross floor area of 2.0 times the site area for all new development, with a 2.0 to 4.0 times site area range along Danforth Avenue.
- (vii) Creation of a rear laneway system for many of the buildings fronting on Danforth Avenue, through redevelopment. Maintain the function of Danforth Avenue as an arterial road corridor, and prohibit vehicular access to main street sites from Danforth Avenue.

- (viii) Parking at the back of buildings accessed not from Danforth Avenue, but from side streets and laneways. Parking should not be visible from the public street system and should be screened. This will allow the creation of an active streetscape along Danforth Avenue.
- (ix) Residential parking provided underground, commercial at grade.
- (x) Improve road connectivity in area south of Danforth Avenue.
- (xi) Parking – reduce residential tenant and visitor parking standards, maintain reduced commercial parking standards already found in the Oakridge Community Zoning by-law, reduce parking for office, retail and restaurant uses. Adopt shared parking standards and maximize on-street parking supply.
- (xii) Creation of a wide pedestrian zone, 5.5 metre public pedestrian zone, extending from the curb edge to the edge of the public right-of-way. This area is to contain enhanced intersection treatments, special paving and streetscape details.
- (xiii) Detailed built-form guidelines pertaining to building massing, building elements, articulation, corner details, building tops, architectural features, canopies, awnings, architectural lighting and signage.
- (xiv) Creation of new parkettes and improvements of existing parks, both through creation of private parks and public/private partnerships.
- (xv) Creation of a public art strategy.
- (xvi) A complete revision to the Zoning By-law for the area is recommended.
- (xvii) Allow auto related uses to continue (with the exception of 4 specific properties) as market conditions when favourable will see these properties redevelop over time.
- (xviii) City led capital investments to achieve vision include: street acquisitions and reconfigurations, public parking lots, acquisition and reconfiguration of Oakridge Park including the addition of a Community Centre, realignment and creation of new local roads.
- (xix) Establishment of a development and design review process for major private sector projects (Architectural Peer Review).
- (xx) Continued participation of residents and area businesses with the City to achieve the vision.

The vision for this section of Danforth Avenue, articulated in the consultant's report seeks to achieve the objective of the Avenues policies of the City's new Official Plan. The framework for redevelopment of the Avenues will be established by a new zoning by-law and design

guidelines created in consultation with the local community. Avenue studies seek to create opportunities for growth and redevelopment supported by high quality transit services, along with urban design and traffic engineering practices that promote a street that is safe, comfortable and attractive for pedestrians and cyclists. The policies in the Official Plan seek to direct growth to the Avenues, along with the Centres, Employment Districts and the Downtown to achieve the City's population and employment targets. These areas are targeted for growth where they are supported by good transit services and other infrastructure. This study affords the opportunity to determine what level of growth can be accommodated in this area, to create a more vibrant, economically viable and desirable community.

Figure 2: Photo of Model (Danforth Avenue, between Victoria Park Avenue and Warden Avenue)



Crossroads of the Danforth



Village Centre & Oakridge Park

Implementation

The report's recommendations are consistent with the Mixed Use designation of the new Official Plan. Site specific policies are recommended to implement the Urban Design Guidelines.

With respect to existing Scarborough Official Plan policies, specifically contained within the Oakridge Community Secondary Plan, the report finds that the policy direction and permitted land use designations are appropriate, site or area specific policies would be required to implement their suggested density increases and urban design guideline recommendations. It

should be noted, however, that if the City's new Official Plan is put into effect by the Ontario Municipal Board prior to the completion of this study, as is anticipated, the existing Scarborough Official Plan will be repealed, and no amendment will be necessary.

Extensive revisions to the Zoning By-law are recommended to create a context for achievement of the level of design and enhancement proposed in the study. Permissions for auto-related uses in the zoning by-law are recommended to remain, but the properties should be made subject to the same recommended design standards as new uses. It is expected that properties currently supporting auto-related uses will gradually be redeveloped for non auto-related uses over time. Notwithstanding this recommendation, four specific properties on Danforth Avenue have been identified as sites which the City should consider making legal non-conforming. These properties are located adjacent to either Madelaine Park or Oakridge Park, which have been identified in the report as important civic amenities that are expected to be focal points on Danforth Avenue. For this reason, the consultants have suggested that it is desirable to encourage these properties to be redeveloped as Mixed Use. New and or revised zoning standards should establish minimum and maximum heights, appropriate mix of uses, densities, parking requirements, and setbacks from and relationship with nearby properties.

Achieving Public Realm Improvements

The consultant's report has established a Municipal Real Estate Investment Plan. This plan illustrates potential investments that the City can make to add to the transformation of the Avenue. Many of these investments involve public realm improvements, which will require more detailed technical investigation, and in many cases will also involve direct cooperation with private landowners.

Some of the investments suggested include land acquisitions for such facets as road extensions to form improved road connections (particularly in the area south of Danforth Avenue), new public parking facilities and new parkettes. Oakridge Park is owned by the Toronto District School Board, and the consultant recommends that the City either acquire or enter into a long term lease for it to formalize and secure its role as a park. Its reconfiguration through a combination of land acquisition and disposal is also recommended. The reconfiguration of the Danforth Road and Danforth Avenue intersection is also suggested. Land dispositions are suggested to help enable some of suggested acquisitions.

The consultants have suggested that the Community Improvement Plan could be amended to grant the City the power to acquire and dispose of land in this area and potentially to provide incentives for improvement of the public realm by private sector should programs become available. In addition, the use of Section 37 agreements to grant additional height and/or density, subject to meeting specific criteria, may be considered in exchange for an agreement by a developer to undertake or fund improvements to the public realm or provide other public benefits.

Next Steps

In order to establish the new zoning, any required changes to the Official Plan, and the design guidelines for this Avenue, further consultation with the community and with various City divisions, agencies and boards is required. Planning staff will lead the next phase of the study by engaging these divisions, agencies and boards in a detailed review of the recommendations outlined in the consultant's report. The objective is to determine what recommendations are achievable, to prioritize these recommendations and to determine how to achieve them. The public will be consulted along the way to ensure the recommended Official Plan policies that may come out of this review, as well as the proposed zoning, are supportive of the community's and the City's objectives for this area. The key aspects of the consultant's report and the research that has come from City Planning Policy and Research staff that will need further investigation and input from City divisions and agencies are outlined in Attachment 8 to this report.

Conclusions:

Urban Strategies Inc. along with BA Consulting have completed their final report for the Danforth Avenue Study. This report represents the culmination of extensive public consultation and research. It is a document that envisions intensification and establishes detailed urban design and built-form guidelines to achieve growth and revitalization of this section of Danforth Avenue. It is a document that contains many ambitious recommendations that will require further investigation and analysis. The policy changes necessary to enable the growth envisioned in the report need to be formulated and refined and community consultation on these important details is required. It is staff's intention to bring forward a final report on this Avenue study for Council's consideration, along with recommendations, early in 2007.

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List of Attachments:

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Attachment 2: Planning Studies
Attachment 3 Existing Official Plan
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Attachment 7: New Toronto Official Plan Policies
Attachment 8: Next Steps/Further Investigation
Attachment 9: Community Services and Facilities Review

Attachment 1: Study Area



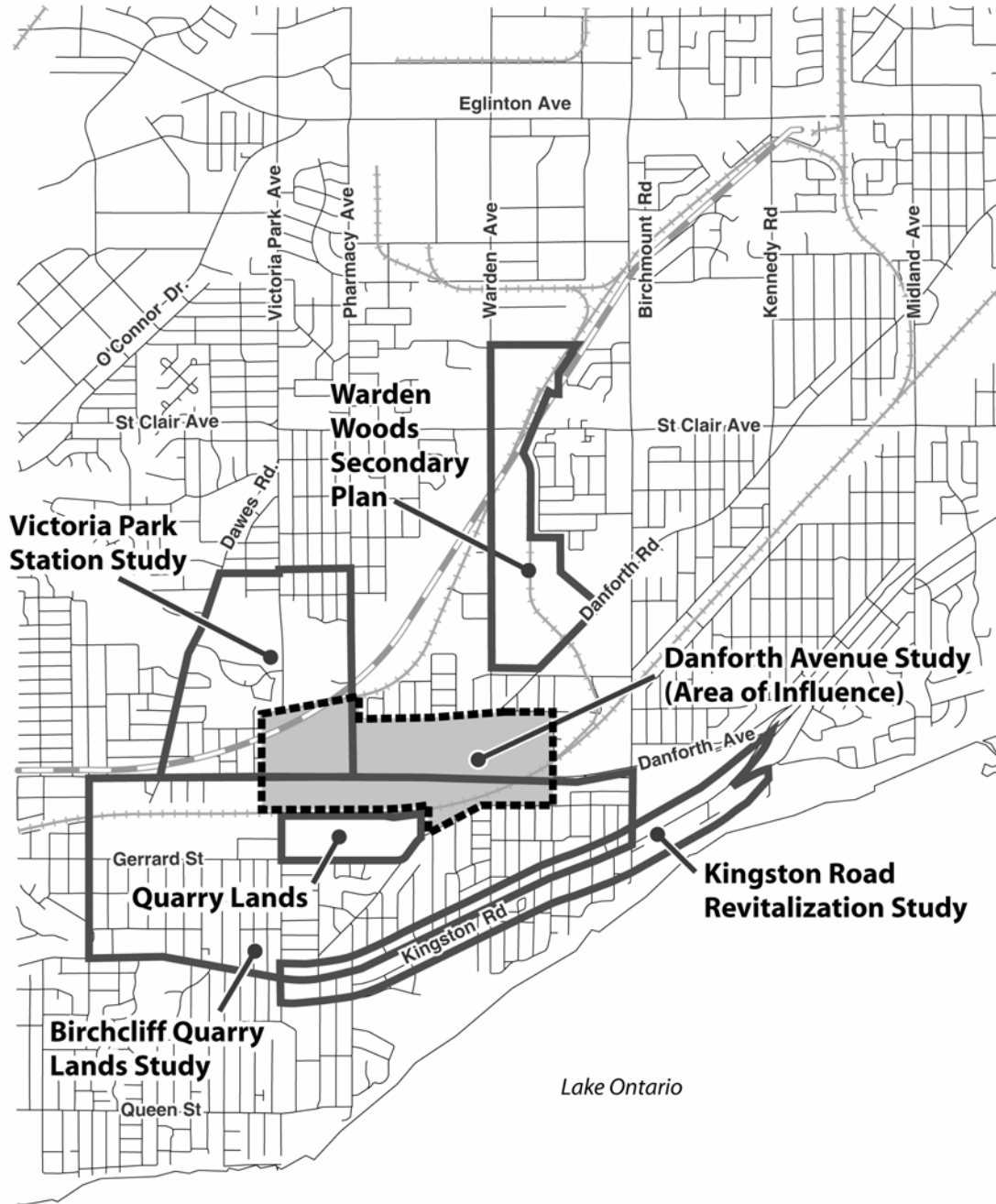
Toronto City Planning Division
Location Map
 Danforth Avenue Study (Focus) Area

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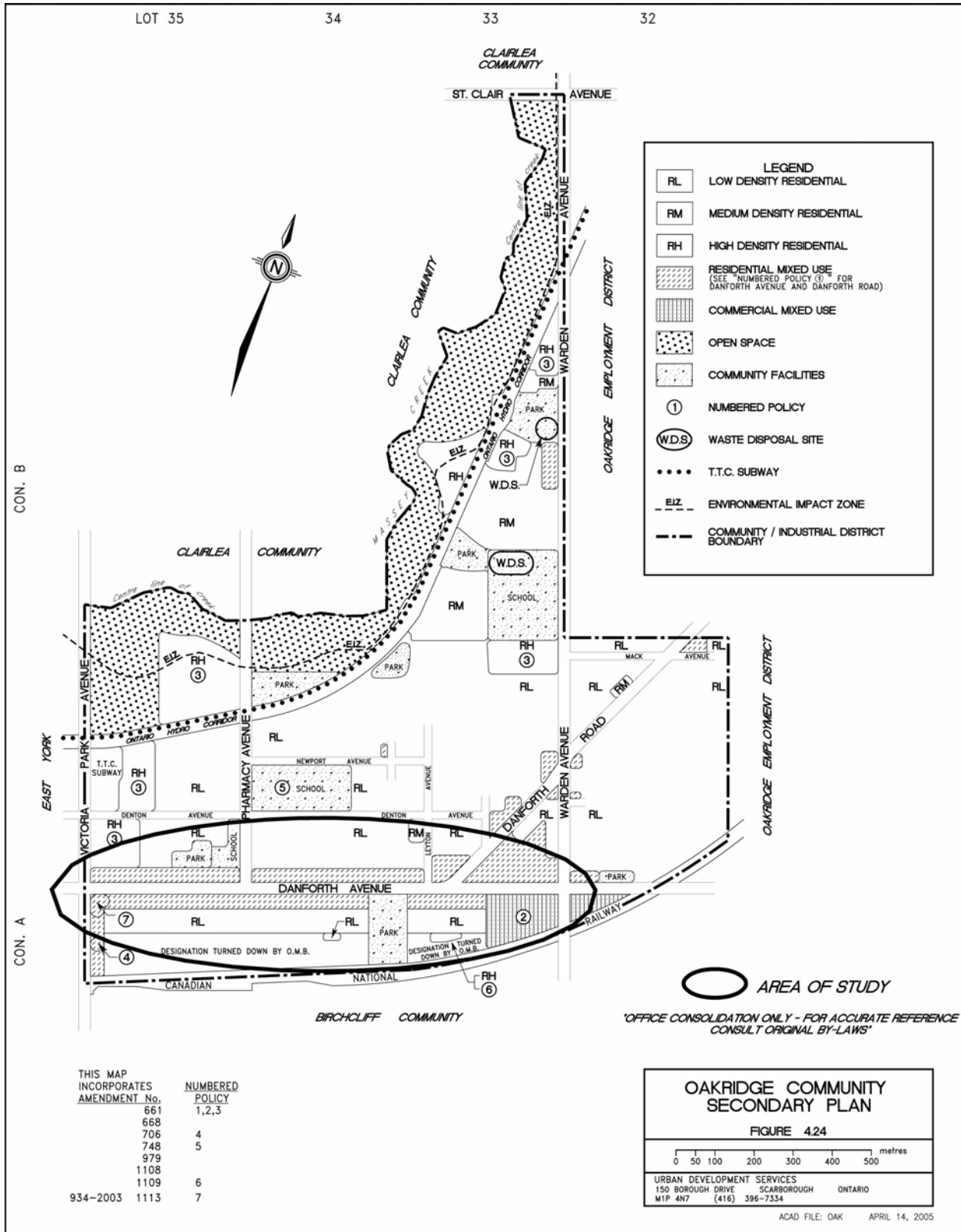
Study (Focus) Area



Attachment 2: Planning Studies



Attachment 3: Official Plan (Map)



Attachment 4 - Scarborough Official Plan Policies

The study area is located within the Oakridge Community Secondary Plan area. The majority of the lands along Danforth Avenue and Danforth Road are designated Residential Mixed Use, and are subject to a numbered policy. The numbered policy indicates that Council may recognize, in the Zoning By-law, existing service stations, used car sales lots and public garages, but additional uses of this nature shall not be permitted. Redevelopment applications for such operations shall be assessed in light of the objective of this Plan to contribute to a pedestrian-oriented Danforth Avenue.

Further, the policy also enables office and ancillary retail commercial development within the Residential Mixed Use designation to be permitted up to a maximum density of approximately 1.0 times the area of the site.

Primary uses within the Residential Mixed Use designation include Low Density Residential and Medium Density Residential uses, Community Facilities, service stations (no new stations as per the numbered policy within the Oakridge Secondary Plan) and local retail commercial uses including local professional and business offices, restaurants and personal services. This would allow properties to be rezoned for residential development to a maximum density of 100 units per hectare. Residential, commercial and community uses may combine within the same building or multi-use project. Densities may be cumulative, depending on the capacity of services including transit and transportation facilities, and the compatibility of the development with surrounding land uses and designations and, specifically with adjacent residential areas.

Development will be oriented toward the frontages of major streets although controlled access points may be required. Site plan control will be used to help create an interesting and attractive streetscape.

Attachment 6 - Existing Zoning - Uses

The existing zoning along the Danforth Avenue corridor consists primarily of lands zoned Highway Commercial (HC). Several sites are also zoned Neighbourhood Commercial (NC) as well as some mixed use Apartment (A) and Community Commercial (CC), the commercial plaza at the north/east corner of the Danforth Avenue and Danforth Road is zoned CC, Institutional (I), Place of Worship (PW) and Park (P) zones are also found along the Avenue.

The commercial zones, including the HC, NC and CC zones do not permit residential uses. The focus in these zones is strictly commercial uses, with automotive related uses being permitted in all three zones. The range of commercial uses permitted in each zone is illustrated in the following table.

Use	Highway Commercial Zone (HC)	Community Commercial Zone (CC)	Neighbourhood Commercial Zone (NC)
Day Nurseries	•	•	•
Automobile Service Stations		•	•
Banks		•	•
Medical Centres			•
Personal Service Shops			•
Restaurants			•
Retail Stores and Offices			•
Auto Sales Rooms		•	
Business and Professional Offices	•	•	
Commercial storage for sales of goods on premises		•	
Custom Workshop for Sale of Goods on Premises		•	
Frozen Food Storage and Space Rental		•	
Places of Entertainment or Recreation		•	
Restaurants, Tea Rooms, Cafeterias, Taverns		•	
Retail Stores		•	
Services Shops and Agencies		•	
Studios		•	
Automobile Sales, Service and Maintenance Uses excluding auto body repair and/or auto wrecking yards	•		
Fraternal Organizations	•		
Funeral Homes	•		
Hotels and Motels	•		
Places(s) of Worship	•		
Recreational Uses	•		
Specialized Commercial Uses	•		

A site specific exception applies to lands on the south side of Danforth Avenue, north of the CN Rail tracks, east of Victoria Park Avenue for Highway Commercial Uses in the area. This exception does not permit Department Store Uses within this area, including departmental stores, supermarkets and discount stores.

Attachment 7 - New City of Toronto Official Plan policies

The new City of Toronto Official Plan identifies this portion of Danforth Avenue as an “Avenue”. The mixed use Avenues will emphasize residential growth. This may be achieved to make efficient use of land, infrastructure and services; concentrating jobs and people in areas well served by surface transit and rapid transit stations. Mixed use increases opportunities for living close to work encourages walking and cycling for local trips; offers opportunities for people of all means to be affordably housed; and creates assessment growth to contribute to the City’s fiscal health.

The lands within the study area are also designated a Mixed Use Area. This is one of the four predominant land use designations within which most of the Official Plan’s growth strategy is expected to be achieved. This designation encourages a broad range of commercial, residential, institutional uses in single use or mixed use buildings as well as open space uses. Much of the new development along the Avenue will have a residential emphasis. Urban Design considerations for development within Mixed Use designations include locating and massing new buildings to provide a transition between areas of different development scale, and provide a stepping down and setbacks from lower scale Neighbourhoods; framing the edge of streets; creating a safe, comfortable and attractive pedestrian environment; locating and screening service areas, ramps and garbage storage to minimize impacts on adjacent streets and residences.

An area specific policy also exists for the study area along both Danforth Avenue, and the small portion of Danforth Road included in the study. This policy does not permit service stations, used car sales lots and public garages within the Mixed Use Areas designation except where they existed on February 24, 1986.

Attachment 8 - Next Steps/Further Investigation

The implementation phase of the Danforth Avenue Study will require further investigation and input from City divisions and agencies. Continuing consultation with the Local Advisory Committee and the community at large will form a key component of the implementation phase. The implementation phase, to be undertaken by staff of the City Planning Division, with assistance from City divisions and relevant agencies, will include a review of the following areas:

1. The Future of Oakridge Park

Parks, Forestry and Recreation staff, in consultation with the Toronto District School Board will need to review the consultant's recommendations regarding securing the park for future use. Further, the redesign and relocation of the park, if acquired by the City, will involve consultation with Facilities and Real Estate Division staff, Technical Services staff and Parks, Forestry and Recreation staff. This is a key element in the configuration and design of this section of the Avenue and needs to be addressed carefully amongst staff and with the public. The Consultant's recommendation that a future Community Centre be provided for will also need to be assessed by Parks, Forestry and Recreation staff to consider the needs of the surrounding community in combination with the demands which will be created by the proposed intensification of the Avenue, balanced with the perspective of city-wide priorities and overall budget realities.

2. Heights/Densities/Built Form and Urban Design Guidelines

The recommendations set out in the report will need to be reviewed by the City Planning Division's staff to ensure that they are satisfied with the recommendations, and that they can be implemented into workable policy. Further, the level of intensification that will result from these recommendations will require that adequate servicing capacity be available within the area. This will need to be reviewed by the Technical Services Division.

3. New Road Connections

The Consultant's report recommends connecting existing roads both north and south of Danforth Avenue, primarily in the area south of Danforth Avenue and north of the CNR tracks, to create an improved movement system. This involves acquisition of properties within the area, and will require the review and consideration of such divisions as City Planning, Transportation Services and Facilities and Real Estate.

4. Road Improvements/Realignments

The Consultant recommends road realignments to improve intersections and to create improved development parcels, including additional lands for residential development. These recommendations should be considered by the Transportation Services Division, as well as the Transportation Planning Section of the City Planning Division.

5. Creation of Rear Laneways for Properties on Danforth Avenue

A key recommendation of the transportation and movement plan is the creation / extension of rear laneways for properties fronting on Danforth Avenue. This will require careful consideration by such divisions as Transportation Services and City Planning.

6. Creation of a Modified Parking Strategy for the Area

The Consultants have recommended a modified parking strategy for the area, including such things as municipally-owned parking lots and improvements to available public parking in the area (including on-street parking). This is a key element in attracting shoppers to the commercial area. This recommendation will need to be assessed by the Toronto Parking Authority, Transportation Services and City Planning.

7. Park improvements and New Pocket Parks

The Consultants' recommendations regarding parks improvements and new parks will need to be further reviewed and assessed by the City's Parks, Forestry and Recreation Division.

8. Public Realm Improvements

The Municipal Real Estate Investment Plan contained in the consultant's report contains a number of suggested improvements that the City can initiate within the study area to aid in achieving the vision for the Avenue. The review and prioritization of these improvements will need to be undertaken by all commenting divisions, including in particular the Parks, Forestry and Recreation, Technical Services, Transportation Services, City Planning, and Facilities and Real Estate Divisions.

9. Community Services and Facilities

Through the Community Services and Facilities Review for this area undertaken by City Planning – Policy and Research staff, it appears that child care should be a top priority to service any future growth in the area. There are also indications that there may be demand for facilities for youth, school-aged children, seniors and human service agencies. In order to determine needs and priorities, the Community Services and Facilities review recommends further follow-up through key informant meetings with community groups and human service agencies. An appropriate policy to encourage provision of these facilities and to set priorities for possible future Section 37 requirements should be established.

10. Policy Changes

The ultimate goal of this study is to recommend Council's adoption of appropriate planning policy that can achieve the desired vision. This may include amendments to the Official Plan and Zoning By-law (including the possibility of the use of Section 37 to achieve community benefits in exchange for increases on allowable heights or density), and changes to the Community Improvement Plan.

Attachment 9 – Community Services and Facilities Review

**COMMUNITY SERVICES AND FACILITIES REVIEW
FOR THE DANFORTH “AVENUE” STUDY**

**Policy & Research Section
City Planning Division
April 2006**

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EXECUTIVE SUMMARY

This report provides a review of community services and facilities (CS&F) that are available to the local population in the Danforth Avenue Study Area. Key services and facilities include publicly funded schools, child care facilities, libraries and community centres. The review also includes human service agencies that offer support to area residents. The purpose of the review is to identify the range of available community services and facilities and emerging priorities for additional community resources that should be considered when planning for future growth within the study area. Policy 2.2.3.2 (a) (iii) in the new Official Plan requires that an *Avenue Study* set out investments in community improvements including community services and facilities needed to support city living and make the area attractive for residents and businesses. The CS&F review was prepared to assist planning staff in their *Avenue Study* for the section of Danforth Avenue between Victoria Park and Warden Avenues.

Section 1.3 describes the Community Services and Facilities Study Area and how its boundaries relate to other aspects of the Danforth *Avenue Study Area* (Appendix I, Map A). The CS&F Study Area includes a larger Secondary Catchment Area in order to identify community services and facilities farther afield that may also serve this population, as service areas vary. The CS&F Study Area is shown in blue (shaded area in non-coloured versions) on Map B in Appendix II to this report. As noted in Section 1.4, Methodology, the study focused on available data, such as, enrollment, capacity, service deficiencies, service boundaries and types of programs, including that obtained through limited discussions with some community service staff. Demographic characteristics of area residents are briefly described in Section 1.5. A demographic profile is presented in Appendix VI, based on 1996 and 2001 census data.

Section 2, Community Services and Facilities, reviews the availability of key services and facilities in the area, including publicly funded schools, child care facilities, libraries and community centres and discusses emerging priorities. See also Map B and the accompanying list in Appendix II. Details on individual services and facilities are included in the tables in Appendix IV. The review of these community resources revealed the following:

- School Board staff reported that school facilities are adequate for current enrolments. Alternate arrangements are available if needed to accommodate a moderate increase in elementary school students in the future.
- Children's Services staff have estimated that approximately 24% of children whose parents would choose to place their children in a child care centre are now being served in licensed child care centres in the Danforth Avenue Study Area. In order to accommodate increased demand, as well as to raise the overall level of service, staff are looking to increase the percentage of these children who are served to 50%. Additional child care spaces are therefore needed for this area. Given the existing deficiency, child care would be a top priority to service any future growth in the area.
- Community centres in the area provide critical services and programming for all ages. The recent Warden Corridor study identified the need for a new community centre with priority for active recreation facilities to provide additional after school

programming for youth and school-aged children. In the current Danforth CS&F Review, Parks, Forestry and Recreation staff west of Victoria Park Avenue also commented that programming, especially for youth and school-aged children, could be enhanced if additional affordable space was made available for extended hours and on weekends, particularly Sundays, when programming is especially lacking. A location has been proposed for a new community centre to serve the new Warden Woods Community. However, it is outside the CS&F Study Area, in the north-east quadrant of St. Clair Avenue and Warden Avenue, and may not help manage the need identified by staff west of Victoria Park Avenue.

- Although there is no library branch adjacent to Danforth Avenue, area residents are located within the catchment area for the Taylor Memorial Library on Kingston Road near Warden Avenue. Danforth Avenue residents may also find it convenient to travel by public transit to one of three other branches, Main Street Public Library, Dawes Road Library, and the Albert Campbell District Library. The Library Board staff advised that the Board is investigating bookmobile service in the Oakridge Neighbourhood, which is part of the CS&F Study Area. Implementation is targeted for 2006 upon approval.

Human service agencies provide the local population with a broad range of services, including home support services, family resource programs, health services, family and youth counselling, employment and job training, immigrant services, and legal services. Section 2.6 Human Service Providers summarizes the inventory of human service providers that offer assistance to area residents. Map C and the accompanying list in the Appendix III cover a larger area to include additional human services that area residents can access nearby. See the table in Appendix V for more information on individual service providers. As interest in intensification increases, these agencies should be consulted to assess their particular needs for additional service space in the area.

According to census data, a high proportion of seniors in the CS&F Study Area live alone. Services to help seniors stay in their own homes may be particularly important in this area. Section 2.7 summarizes resources available to seniors. In addition to programming offered at area community centres, there are several well-established seniors' centres that offer day programming and in most cases other important human services. However, there may be a gap developing in opportunities for informal seniors groups. Many have disbanded in recent years, in part because they were unable to find affordable meeting space. This situation should be monitored and considered during any future discussions about the provision of additional multi-purpose community space for this area.

The report concludes in Section 3.0 that child care should be a top priority to service any future growth in the area. There are also indications that additional multi-purpose community space should be considered if the opportunity presents itself in the context of future development. In order to determine how much space should be provided and who the key users could/should be, further follow-up through key informant meetings with community groups and human service agencies is recommended.

COMMUNITY SERVICES AND FACILITIES REVIEW FOR THE DANFORTH “AVENUE” STUDY

1.0 INTRODUCTION

1.1 Purpose

This report provides a review of community services and facilities (CS&F) that are available to the local population in the Danforth Avenue Study Area. Key services and facilities include publicly funded schools, childcare facilities, libraries and community centres. The report also identifies human service agencies that offer support to area residents. The purpose of the review is to identify the range of available community services and facilities and emerging priorities that should be considered when planning for future growth within the study area.

1.2 Background

The City’s new Official Plan makes a strong link between building good communities and the provision of local community services and facilities. Accordingly, Policy 2.2.3.2 (a) (iii) requires that an *Avenue* Study set out investments in community improvements including community services and facilities needed to support city living and make the area attractive for residents and businesses.

A review of community services and facilities will help identify service provision issues that exist within the study area, and assist in determining what CS&F improvements may be necessary to enhance the quality of life for current and future area residents.

1.3 Study Area

The Danforth *Avenue* Study examines the portion of Danforth Avenue between Victoria Park Avenue and Warden Avenue. This area is shown as the Danforth *Avenue* Study Focus Area on Map A in Appendix I. The *Avenue* Study also covers a slightly larger area, the “Area of Influence”, shown on Map A that extends to residents who might frequent commercial development along the *Avenue*.

The Community Services and Facilities (CS&F) Review examined the “Area of Influence” as its Primary Catchment Area. The CS&F Study Area also included a larger Secondary Catchment Area in order to identify community services and facilities that may also serve this population, as service areas vary. The CS&F Study Area is shown in blue (shaded area in non-coloured versions) on Map B in Appendix II.

1.4 Methodology

An inventory was compiled of existing community services and facilities and local human service agencies in the CS&F Study Area. This report includes a profile of key publicly-funded services and facilities including schools, childcare facilities, community centres and libraries,

using available data, such as, enrollment, capacity, service deficiencies, service boundaries and types of programs. Limited contact was made with some agency staff. Census data for the study area were analyzed to develop a demographic profile of area residents.

1.5 Demographic Profile

The Demographic profile is based on census data from 1996 and 2001 for an area bounded by Dawes Road to the west, Warden Avenue and Milne Avenue to the east, Massey Creek to the north, and the CPR tracks to the south. See map at end of Appendix VI.

According to census data, residents in the area are similar to the City as a whole with respect to age and sex distribution of the population, household size and composition. However, compared to the City, there are more families here with very young children, and more seniors living alone. This area is a strong immigrant reception area with many recent international immigrants locating in the area's many older high-rise apartment units. Renters outnumber homeowners. The unemployment rate is higher and residents earn on average less than city-wide.

A summary of demographic characteristics based on 1996 and 2001 census data is included as Appendix VI.

2.0 COMMUNITY SERVICES AND FACILITIES

The appendices include an inventory and mapping of community services and facilities that serve the local population in the study area. See Appendix II, Map B and the accompanying list. Key services and facilities include publicly funded schools, childcare facilities, community centres and libraries.

2.1 Schools

School facilities are deemed adequate for current elementary student enrolments by the respective School Boards. The Boards advised that alternate arrangements are available if needed to accommodate a moderate increase in students in the future. At the Secondary School level, they noted, students have greater options and often make choices outside their neighbourhood school.

2.1.1 Toronto District School Board (TDSB)

Oakridge Jr. Public School and Samuel Hearn Sr. Public School are located within the Primary Catchment Area. The larger Secondary Catchment Area contains six additional elementary schools. Malvern Collegiate Institute is the only secondary school located in the CS&F Study Area. See Table 1a in Appendix IV for capacity and enrolment information for TDSB schools serving the area. Note: the table also includes six elementary schools located outside the CS&F Study Area, but whose catchment area includes a part of the study area.

Although the local elementary school, Oakridge Jr. Public School is currently over capacity with a 101% utilization rate, total enrolment is declining in schools that serve the Secondary Catchment Area. TDSB staff believe that existing facilities could be made available in other schools to accommodate additional enrolment where appropriate, or sites could be utilized to accommodate the use of portables. Secondary school students have greater options and often make choices not necessarily offered at the neighbourhood school. According to TDSB staff, managing enrolment at this level is sometimes problematic and difficult to predict. In the interim, as the students materialize, accommodation options may be revisited by TDSB staff.

2.1.2 Toronto Catholic District School Board (TCDSB)

St. Dunstan Catholic Elementary School is located in the Primary Catchment Area. A second school, St. John Catholic Elementary School on Kingston Road falls within the Secondary Catchment Area. A third school, St. Joachim Catholic Elementary School on St. Clair Avenue East is located to the north-east, outside the study area. At the Secondary School level, Notre Dame is located within the Secondary Catchment area, and Neil McNeil is on Victoria Park just south of the CS&F Study Area boundary. See Table 1b in Appendix IV for capacity and enrolment information for TCDSB schools serving the area.

TCDSB staff reported that elementary school enrolment levels are acceptable at the present. If needed in the future, there is the possibility of re-opening St. Bernadette Catholic Elementary School on Balfour Avenue, just outside the CS&F Study Area. At the Secondary School level, Notre Dame is currently using additional space in St. John Catholic Elementary School to accommodate its enrolment surplus. The TCDSB is not currently planning to expand its facilities for secondary school students in this area.

2.2 Child Care Centres

The review examined both non-profit and “for profit” programs offered in child care centres located within the CS&F Study Area. Within the Primary Catchment Area, there are two child care centres both located in the apartment building at 30 Denton Avenue. These facilities together are licensed for a total of 193 spaces. They are operating near capacity, with waiting lists for subsidized spaces. There are ten more centres in the Secondary Catchment Area. Most of these facilities are currently operating at or near capacity. Table 2 in Appendix IV provides details of child care programs in the Primary and Secondary Catchment Areas, and includes ½ day nursery programs. These facilities provide a total of 837 child care spaces. Children’s Services staff have advised that a new facility is under construction at 118 Enderby Road (one block west of Main Street, near Gerrard Street), just beyond the study area. Completion is scheduled for spring 2006. It will provide a total of 62 additional spaces (infants, toddlers, and preschoolers).

Crescent Town residents also have a Parent Resource Centre, Crescent Town Kiddie Corner, located at 2A The Market Place Area. The centre offers the Ontario Early Years drop-in satellite program. There are six other drop-in centres located nearby but outside study area boundaries.

Five of these are west of Victoria Park Avenue. East of Victoria Park Avenue there is a drop-in program at the West Scarborough Neighbourhood Community Centre, which is located just outside the study area boundary.

Children's Services staff compared total child care spaces in centres within the CS&F Study Area and the number of children living in the study area who require this form of child care (an estimate that reflects patterns of parental child care choice). Staff calculated that approximately 24% of those children whose parents choose to place them in child care are now accommodated in licensed child care centres in this area. There are waiting lists for subsidized spaces for all age groups, but the numbers are particularly high for infants. Additional child care spaces are needed to meet current demand. Given the existing deficiency, child care would be a top priority to service any future growth in the area.

2.3 Community and Recreation Facilities

Community centres in the area provide critical services and programming for all ages. The Oakridge Community Resource Centre is the only community centre located in the Primary Catchment Area. The Centre is City owned and managed. It is a Priority Centre that offers free programming to any City of Toronto resident but users are more likely to live nearby and walk to the centre. Programming focuses on meeting the needs of the area's many new immigrant families, with programming for young children, and ESL. The centre also offers adult fitness programs and programs for older adults. Oakridge C.C. staff described the centre as currently operating at or near capacity. The centre lacks major amenities such as a gym or pool. Parks & Recreation also offer some programs for younger youth (11-14) in the gym at Samuel Hearne Public School two evenings a week and adult volleyball drop in.

For area residents who are able to travel a longer distance, there are several other facilities within the Secondary Catchment Area and/or accessible by public transit. However, transportation costs may represent a significant expense for a low-income family with several children. See Table 3 in Appendix IV for details about facilities serving the study area. East of Victoria Park Avenue, there are the West Scarborough Neighbourhood Community Centre, off Pharmacy Avenue, and Birchmount Community Centre, both just outside the study area boundaries. These centres were examined recently in connection with the review of community services and facilities for the Warden Corridor/Victoria Park Station Land Use Planning Studies. The Warden Corridor study identified the need for a new community centre with priority for active recreation facilities to provide additional after school programming for youth and school-aged children. A location has been proposed for a new community centre to serve the new Warden Woods Community, in the north-east quadrant of St. Clair Avenue and Warden Avenue.

West of Victoria Park Avenue, programs are also offered at Main Square Community Centre and the more limited facilities at Adam Beck Community Centre and Community Centre 55. Recreation staff noted that programming for area residents west of Victoria Park Avenue, particularly school-age children and youth, could be enhanced if additional affordable space (without permit fees) were made available for extended hours and on weekends, particularly Sundays, when programming is especially lacking. As noted above, planning for the new

Warden Woods Community includes a new community centre. The proposed location, north-east of St. Clair Avenue and Warden Avenue, is outside the CS&F study area, and therefore may not help deal with the need for more affordable space identified, in particular, by staff in facilities west of Victoria Park Avenue. Should further growth occur in the study area, consideration should be given at that time to exploring opportunities for increasing the availability of programming space for the local population.

2.4 Public Libraries

The Toronto Public Library has multiple tiers of library service including neighbourhood libraries that serve a minimum of 25,000 residents living within a 1.6 km area and district libraries that serve a minimum of 125,000 residents living within a 2.5 km area.

Although there is no library branch within the Primary Catchment Area, the area is within the neighbourhood service area of Taylor Memorial Library on Kingston Road near Warden Avenue. The Primary Catchment Area is also partially covered by the district service area of Albert Campbell Library at 496 Birchmount Rd., and by the neighbourhood service areas of the Main Street Branch at 137 Main Street and the Dawes Road Branch at 416 Dawes Road. See Table 4 in Appendix IV for more details on area libraries.

Library Board staff report that “three of these branches (Taylor, Main Street and Albert Campbell) have the capacity to serve a larger population as the population in their catchment areas is below that of the service delivery model.” There are no plans for expansion of building facilities in the study area. However, the Library Board is investigating bookmobile service in the Oakridge Neighbourhood, which falls within the CS&F study area, due to physical impediments to accessibility to library service, including railway tracks and a creek. A bookmobile stop would assist local residents who are unable to travel to nearby libraries. Implementation is targeted for 2006 upon approval.

2.5 Programming or Community Meeting Space in Places of Worship

Places of worship often provide space to local community groups and agencies for their programs and services. It is important however to keep in mind that smaller church buildings are often not even able to accommodate all the needs of their own congregations and, as is the case for one congregation in this area, actually depend on community centre space for special events.

As part of this CS&F Review, phone contact was attempted where possible, and four of the twelve places of worship located within the CS&F study area were reached. Two facilities advised that they provide space for a child care centre, and another facility accommodates afternoon and evening seniors’ and youth programs. Another has made its space available for community use on an occasional basis. There are seven other places of worship located just outside the study area that also make space available for community programming. See Appendix IV, Table 5 for more information.

2.6 Human Service Providers

The study area includes the Oakridge Community and Crescent Town, described, respectively, by the Strong Neighbourhoods Task Force in their 2004 report as an 'at risk' neighbourhood and a 'priority area'. The demographic profile also indicates that this area functions as a strong immigrant reception area, with a high proportion of recent international immigrants. Human service agencies provide a broad range of services that can assist this population, including home support services, family resource programs, health services, family and youth counselling, employment and job training, immigrant services, and legal services. These agencies can be most effective when they are able to offer these services in locations within the community. It is therefore important to ensure that adequate community space is available to them, and without cost, as community and human service agencies generally lack the resources to secure such space on their own.

An inventory was compiled of human service providers. Map C and the accompanying list in Appendix III cover a larger area than the CS&F Study Area in order to include additional human services that area residents can access nearby. See the table in Appendix V for a description of available services. Further inquiries determined that some of these agencies serve a catchment area bounded on the east by Victoria Park Avenue, focusing on clients in the former east Toronto and East York areas. These are noted in the table in Appendix V.

Studies of the area east of Victoria Park Avenue for the Warden Woods Community Service Strategy identified a need for a Community Health Centre for the Warden Woods Community as development progresses. As well, the Warden Woods Strategy indicated the need for more affordable and accessible multi-purpose community service space to effectively deliver community social/human services such as seniors programs, youth programs, counselling, home care, and immigrant settlement services.

Although residents in the Danforth Avenue CS&F Study Area are served by many of the same agencies, the Danforth study covers a somewhat different area, and actually extends further south and west. Therefore, human service agencies located west of Victoria Park Avenue were also inventoried. In the event that further growth develops in this area, additional multi-purpose community service space should be considered to ensure that these agencies have enough space to offer the services needed for local residents in this area as well. Further consultation with these agencies and the city will be required at that time to assess their particular needs.

2.7 Services for Seniors

The study area population has a slightly lower percentage of seniors compared to the City as a whole, according to 2001 census data. However, census data showed that most of these seniors live alone. Services to help seniors stay in their own homes may be particularly important in this area.

Medical service for seniors is available at the East End Community Health Centre (CHC) which operates out of Community Centre 55 on Main Street. Warden Woods Community Centre also has a Community Health Clinic that offers service to the medically uninsured. The Warden

Woods Community Services Strategy noted that the West Hill CHC has secured funding from the Ministry of Health to establish a satellite CHC to serve the south-west part of Scarborough.

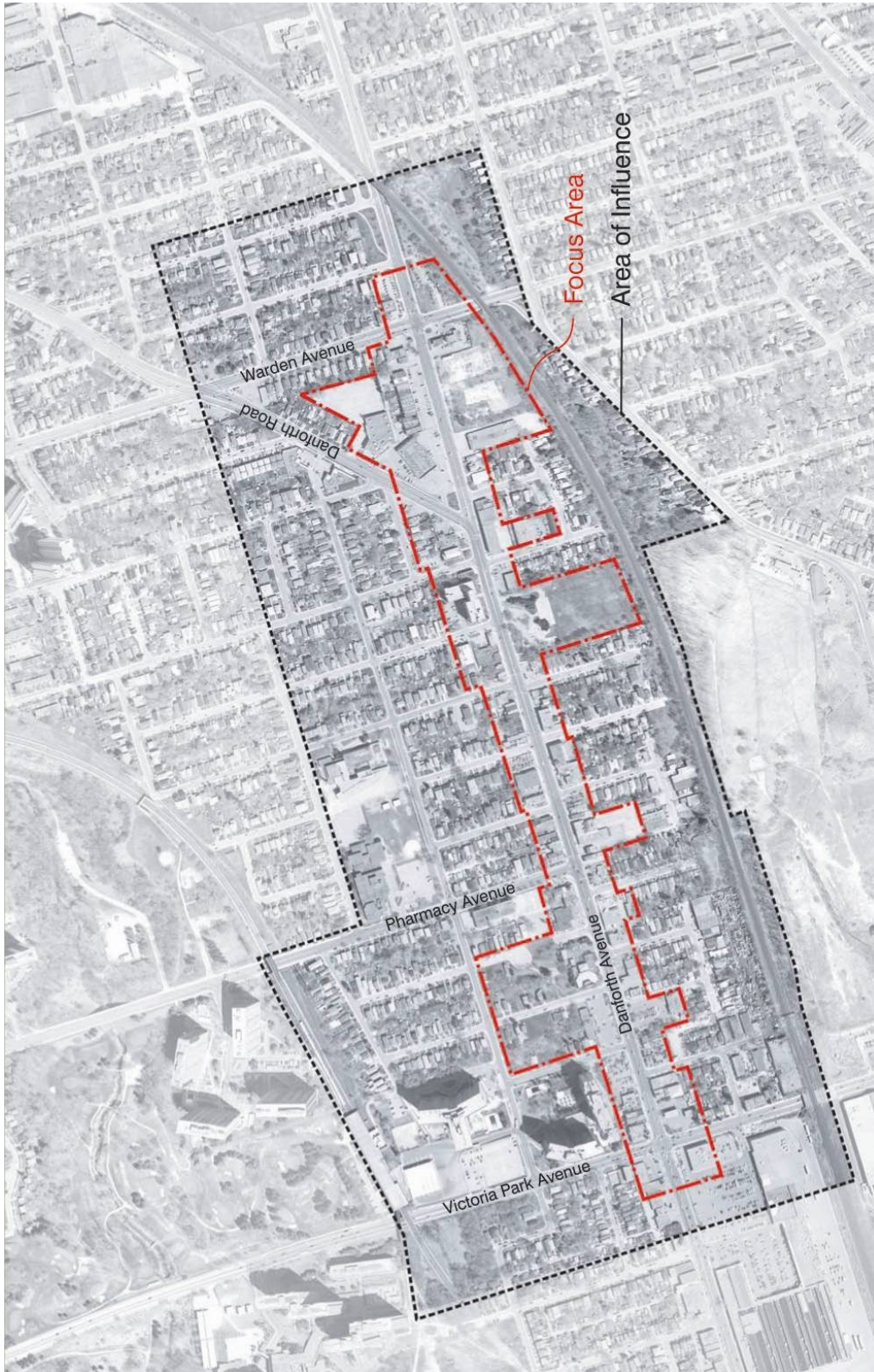
Programming is available to seniors primarily at the community centres in the area. Local libraries offer a resource for large print collections, audio tapes and CD's, but limited programming geared to older adults. There are several well-established seniors' centres, such as Harmony Hall and Senior Link that serve the area west of Victoria Park Avenue. Residents to the east can access Warden Woods, the Bell Estate located near Warden Avenue, and the Birchmount Community Centre. All these centres offer day programming and in most cases also other human services that enable local seniors to continue to live in their own homes. There may be a gap developing in the study area in opportunities for informal seniors groups. Many have disbanded in recent years, in part because they were unable to find affordable programming/meeting space. This situation should be monitored and considered during any future discussions about the provision of additional multi-purpose community space.

3.0 CONCLUSIONS

The review of community services and facilities inventoried key community resources that are currently serving the population in this area, and emerging priorities were identified. School facilities are adequate for current elementary school enrolment, and the Boards have advised that alternate arrangements are available to accommodate a moderate increase in students in the future. Library services in the area currently meet the Board's service area guidelines. As well, the Library Board is investigating bookmobile service to help overcome accessibility impediments.

Based on information obtained from Children's Services staff, it appears that child care should be a top priority to service any future growth in the area. There are also indications that additional community space should be considered if the opportunity presents itself in the future. Multi-purpose space could be used to provide additional recreational facilities, for example for after-school programming for youth and school-age children. It could also be made available to seniors groups and human service agencies. In order to determine how much space should be provided and who the key users could/should be, further follow-up through key informant meetings with community groups and human service agencies is recommended.

Appendix 1
Map A – Danforth Avenue Study Area



**List of Community Services in the Danforth Avenue CS&F Study Area and Nearby
(as shown on Map B)**

January 27, 2006

<i>Code Number</i>	<i>Name</i>	<i>Address</i>
A1	East Toronto Athletic Field	175 Main St
A2	Birchmount Park, Stadium & Track	75 Birchmount Rd
AS1	Ambulance Station # 42	1535 Kingston Rd
AS2	Ambulance Station # 46	105 Cedarvale Ave
C1	Woodland Nursery School	1 Firvalley Crt
C2	Warden Woods Child Care Satellite	644 Warden Ave
C3	Warden Woods Child Care	76 Firvalley Crt
C4	Crescent Town Child Care	2 The Market Pl
C5	East Toronto Village Child Care	43 Kimberley Ave
C6	Main Square Child Care	265 Main St
C7	Today's Child - Blantyre	290 Blantyre Ave
C8	Dentonia Park Co-op Child Care	107 Dawes Rd
C9	Kids Club Day Care Connection	780 Kingston Rd
C10	Hampers Participating Nursery	97 Main St
C11	Dawes Road Child Care	391 Dawes Rd
C12	Cambridge Place Child Care	30 Denton Ave
CE1	St Dunstan (Catholic Elementary School)	14 Pharmacy Ave
CE2	St Joachim (Catholic Elementary School)	3395 St Clair Ave E
CE3	St John (Catholic Elementary School)	780 Kingston Rd
Co1	Centennial College (Ashtonbee Campus)	941 Progress Ave
CR1	Secord Community Centre	91 Barrington Ave
CR2	Oakridge Community Centre	63 Pharmacy Ave
CR3	West Scarborough Neighbourhood Community Centre	313 Pharmacy Ave
CR4	Adam Beck Community Centre	79 Lawlor Ave
CR5	Main Square Community Recreation Centre	269 Main St
CR6	Community Centre 55	97 Main St
CS1	Neil McNeil (Catholic Secondary School)	127 Victoria Park Ave
CS2	Notre Dame (Catholic Secondary School)	12 Malvern Ave
FS1	Fire Station # 224	1313 Woodbine Ave
FS2	Fire Station # 225	3600 Danforth Ave
FS3	Fire Station # 226	87 Main St
FS4	Fire Station # 227	1904 Queen St E
H1	Toronto East General Hospital	825 Coxwell Ave
L1	Dawes Road Public Library	416 Dawes Rd
L2	Main Street Public Library	137 Main St
L3	Taylor Public Library	1440 Kingston Rd
L4	Albert Campbell Public Library	496 Birchmount Rd
OP1	Blantyre Outdoor Pool	180 Fallingbrook Rd
PE1	Adam Beck Jr Public School	400 Scarborough Rd
PE2	Balmy Beach Jr Public School	14 Pine Ave
PE3	Birchcliff Public School	1650 Kingston Rd
PE4	Blantyre Public School	290 Blantyre Ave
PE5	Courcelette Public School	100 Fallingbrook Rd
PE6	Crescent Town Elementary School	4 Massey Sq
PE7	Danforth Gardens Public School	20 Santamonica Blvd
PE8	George Webster Elementary School	2 Cedarcrest Blvd

PE9	Kimberley Jr Public School / Beaches Alternative School Jr	50 Swanwick Ave
PE10	Oakridge Jr Public School	110 Byng Ave
PE11	Regent Heights Jr Public School	555 Pharmacy Ave
PE12	Samuel Hearne Sr Public School	21 Newport Ave
PE13	Secord Elementary School	101 Barrington Ave
PE14	Warden Avenue Jr Public School	644 Warden Ave
PoS1	Police Station (54 Division)	41 Cranfield Rd
PoS2	Police Station (55 Division)	101 Coxwell Ave
PS1	Malvern Collegiate Institute	55 Malvern Ave
PW1	Fallingbrook Presbyterian Church	35 Wood Glen Rd
PW2	Scarborough Baptist Church	1597 Kingston Rd
PW3	St Nicholas Anglican Church	1512 Kingston Rd
PW4	St Mary Barsaumo	72 Birchmount Rd
PW5	Toronto New Covenant Cathedral	255 Blantyre Ave
PW6	St Dunstan's Church	3152 Danforth Ave
PW7	Wanstead United Church	3340 Danforth Ave
PW8	Kingston Road United Church	975 Kingston Rd
PW9	Calvary Baptist Church	72 Main St
PW10	Danforth Mennonite Church	2174 Danforth Ave
PW11	St John's Church	794 Kingston Rd
PW12	Kingdom Hall of Jehovah's Witness	416 Victoria Park Ave
PW13	St Savior's Anglican Church	43 Kimberley Ave
PW14	Can Po Chai Temple Inc	84 Swanwick Ave
PW15	Seicho-No-Ie Church	666 Victoria Park Ave
PW16	Dentonia Park United Church	107 Dawes Rd
PW17	Dawes Road Gospel Church	383 Dawes Rd
PW18	Woodbine Heights Baptist Church	1171 Woodbine Ave
PW19	Faith Presbyterian Community Church	140 Dawes Rd
SS1	Adult Learning Centre (Commercial Continuing Education)	2944 Danforth Ave
SS2	William J McCordic School (Elementary Handicapped School)	45 Balfour Ave

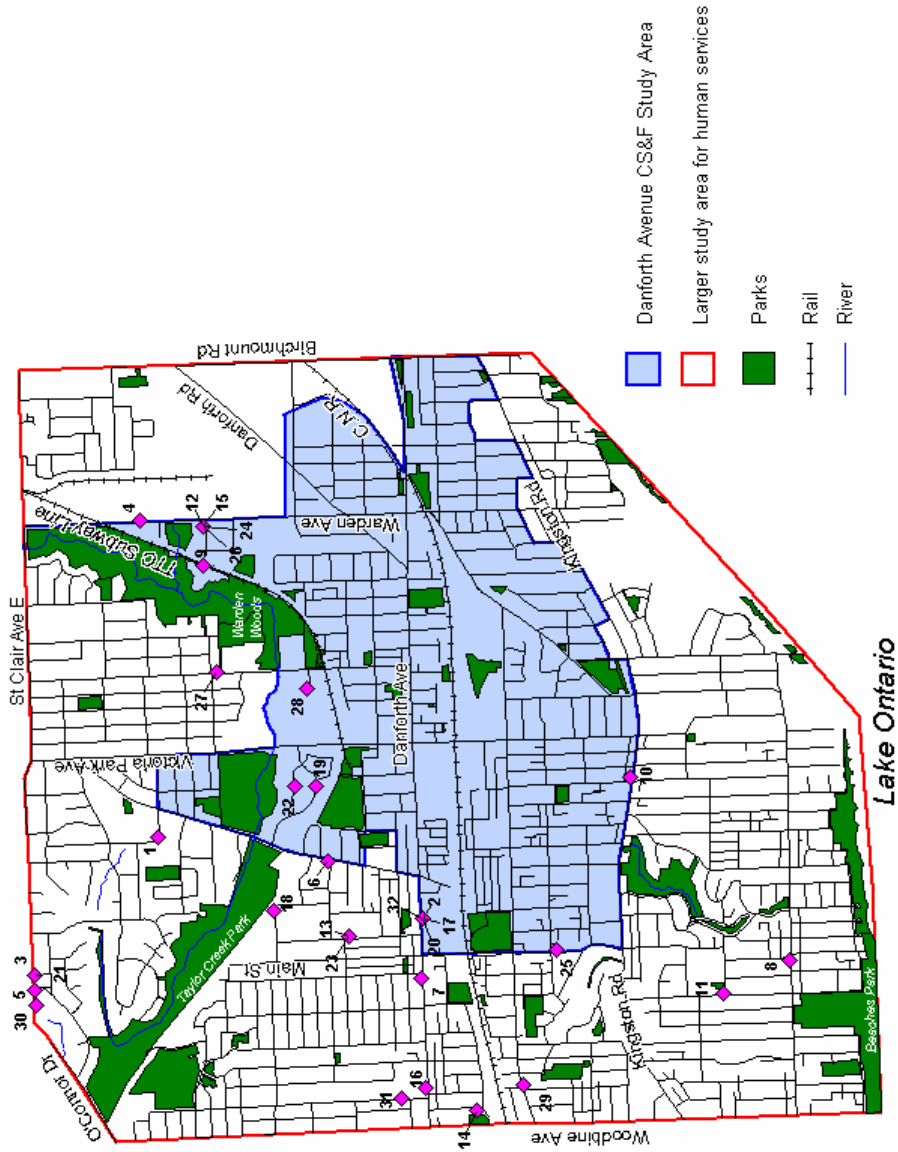
Note:

Services outside the study area but are sufficiently close by

Appendix III Map C

Danforth Avenue Study: Human Services

(Version as of January 27, 2006)



Data Source: Community & Neighbourhood Services, City of Toronto

Note: Refer code numbers to attached sheet on full listings of human services



**List of Human Services in the Danforth Avenue CS&F Study Area and Nearby
(as shown on Map C)**

**January
27, 2006**

<i>Code Num ber</i>	<i>Organization Name</i>	<i>Address</i>
1	Call A Service Inc/Harmony Hall Centre for Seniors	2 Gower St
2	Senior Link	2625 Danforth Ave
3	True Davidson Meals on Wheels (East York)	2723 St Clair Ave E
4	Warden Woods Community Centre. Neighbourhood Services for Seniors	679 Warden Ave
5	St Clair O'Connor Community. Alzheimer Day Program	2703 St Clair Ave E
6	East York/East Toronto Family Resources. Ontario Early Years Centre -- Beaches East York	140 Dawes Rd
7	Catholic Children's Aid Society of Toronto. Toronto Branch -- East Office	2494 Danforth Ave, Ste A
8	Day Care Connection. Family Resource Connection	140 Wineva Ave
9	Warden Woods Community Centre. Early Childhood Services Parent/Caregiver and Child Drop-In	1 Firvalley Court
10	Pegasus Community Project for Adults with Special Needs	970-1/2 Kingston Rd
11	Pegasus Community Project for Adults with Special Needs. Beaches Location	6 Williamson Rd
12	Scarborough Hospital. General Campus. Volunteer Community Health Clinic for the Uninsured (Warden Woods)	74 Firvalley Court
13	HEYY (Hearing Every Youth Through Youth)	91 Barrington Ave
14	Toronto Reconciliation Mission Centre	8 Amroth Ave
15	Warden Woods Community Centre. Scarborough Conflict Resolution Service	74 Firvalley Court
16	A-Way Express Courier Service	2168 Danforth Ave
17	Senior Link. Neighbourhood Link. Community Employment Resource Centre	2625 Danforth Ave, 2nd Floor
18	Senior Link. Neighbourhood Link. Job Squad (Lumsden)	444 Lumsden Ave, Ground Floor
19	Senior Link. Neighbourhood Link. Job Squad (Crescent Town Club)	2A The Market Place
20	Iranian Community Association of Ontario	2625 Danforth Ave
21	Working Group on Refugee Resettlement (WGRR)	2723 St Clair Ave E
22	Flemingdon Community Legal Services. Crescent Town Satellite Clinic	5 Massey Sq
23	Legal Aid Ontario. Advice Lawyer -- East York (Barrington Ave)	91 Barrington Ave
24	Legal Aid Ontario. Advice Lawyer -- Scarborough (Firvalley Court)	74 Firvalley Court
25	Community Centre 55	97 Main St
26	Warden Woods Community Centre	74 Firvalley Court
27	West Scarborough Neighbourhood Community Centre	313 Pharmacy Ave
28	Warden Woods Community Centre. Neighbourhood Services -- Teesdale Drop-In	40 Teesdale Pl
29	Senior Link. East Toronto Seniors Centre	2029 Gerrard St E, Basement
30	St Clair O'Connor Community. Elderly Persons Centre	2701 St Clair Ave E
31	Salvation Army. Services to Seniors. East Toronto Corps	107 Cedarvale Ave
32	Senior Link. Neighbourhood Link. Newcomer Outreach and Support Project	2625 Danforth Ave

Appendix IV
Community Services and Facilities Inventory Tables (locations as shown on Map B)

Table 1a: Toronto District School Board

Map Code	Name	Address	Capacity	Enrolment (Full Time Equivalent) as of Sept. 30/2004	Utilization Rate
Elementary					
PE1	Adam Beck Jr Public School	400 Scarborough Rd	376	253.5	67 %
PE2	Balmy Beach Jr Public School*	14 Pine Ave	412	392.5	95 %
PE3	Birchcliff Public School	1650 Kingston Rd	507	453.5	89 %
PE4	Blantyre Public School	290 Blantyre Ave	326.5	254	78 %
PE5	Courcellette Public School*	100 Fallingbrook Rd	229	231.5	101 %
PE6	Crescent Town Elementary School	4 Massey Sq	697	618.5	88.7 %
PE7	Danforth Gardens Public School*	20 Santamonica Blvd	527.5	382.5	73 %
PE8	George Webster Elementary School*	2 Cedarcrest Blvd	344	440.5	128 %
PE9	Kimberley Jr Public School / Beaches Alternative School Jr	50 Swanwick Ave	375.5	278.5	74 %
PE10	Oakridge Jr Public School	110 Byng Ave	668.5	673	101 %
PE11	Regent Heights Jr Public School*	555 Pharmacy Ave	473	339	72 %
PE12	Samuel Hearne Sr Public School	21 Newport Ave	450	321	71 %
PE13	Secord Elementary School*	101 Barrington Ave	633	750	118 %
PE14	Warden Avenue Jr Public School	644 Warden Ave	547	357.5	65 %
Elementary Totals:			6566	5745.5	87.5 %
Secondary					
PS1	Malvern Collegiate Institute	55 Malvern Ave	840	928	110 %
Secondary Totals:			840	928	110 %

* School is located outside of study area. School catchment area includes a part of study area.

Note: An elementary school with a utilization rate of 80% is considered to be operating ‘at capacity’ by the Toronto District School Board (TDSB). Similarly, a secondary school with a utilization rate of 90% is considered to be operating ‘at capacity’.

Table 1b: Toronto Catholic District School Board

Map Code	Name	Address	Capacity	Enrolment 2004-2005 (Average Daily Enrolment)	Utilization Rate
Elementary					
CE1	St Dunstan Catholic Elementary School	14 Pharmacy Ave	356	323	90.7%
CE2	St Joachim Catholic Elementary School*	3395 St. Clair Ave. East	215.5	251	116.5%
CE3	St John Catholic Elementary School	780 Kingston Rd	767	495 (elem.)	64.5% (elem.)
Elementary Totals:			1338.5	1069 (elem.)	79.7%
Secondary					
CS1	Neil McNeil (Catholic Secondary School)*	127 Victoria Park Ave	648	562	86.7%

CS2	Notre Dame (Catholic Secondary School)	12 Malvern Ave	441 plus 196 at St. John	636	99.8%
Secondary Totals:			1285	1198	93.2%

*School is located outside study area.

Table 2: Child Care and Nursery Programs

Map Code	Name	Address	Capacity
C1	Woodland Nursery School	1 Firvalley Crt (Warden/St. Clair) 416-694-1138	24 Pre-school Total: 24 licensed spaces. ½ day programs. Closed Mondays.
C2	Warden Woods Child Care Satellite	644 Warden Ave (Warden/St. Clair) 416-392-5042	28 Pre-school 24 School Age Total: 52 licensed spaces.
C3	Warden Woods Child Care	76 Firvalley Crt (Warden/St. Clair) 416-392-5078	10 Infant 10 Toddler 16 Pre-school Total: 36 licensed spaces.
C4	Crescent Town Day Care Centre	2 The Market Pl (Danforth/Victoria Park) 416-691-3979	6 Infant 15 Toddler 52 Pre-school 30 School Age Total: 103 licensed spaces
C5	East Toronto Village Children's Centre	43 Kimberley Ave (Gerrard/Main) 416-694-1733	24 Pre-school 24 School Age Total: 48 licensed spaces.
C6	Main Square Day Care Centre	265 Main St. Bldg C (Main/Danforth Ave.) 416-691-3909	10 Toddler 24 Pre-school 26 School Age Total: 60 licensed spaces.
C7	Today's Child – Blantyre	290 Blantyre Ave 416-698-0069	32 Pre-school 15 School Age Total: 47 licensed spaces
C8	Dentonia Park Co-op Nursery School	107 Dawes Rd (Dawes/Danforth) 416-691-1202	24 Preschool (2-4 yrs) Total: 24 licensed spaces. 1 – 5 mornings/week program
C9	Day Care Connection - Kids Club	780 Kingston Rd 416-693-6596 Mona Stevens 416-698-0750 ex. 22	24 Preschool (4& 5 years) 62 School Age Total: 86 licensed spaces
C10	Community Centre 55 Children's Licensed Programs, incl. Hampers Nursery School	97 Main St 416-691-1113	26 Preschool 58 School Age Total: 84 licenses spaces
C11	Dawes Road Centre for Early Learning	391 Dawes Rd (Victoria Park/St. Clair) 416-755-8348	20 Infant 20 Toddler 40 Pre-school Total: 80 licensed spaces
C12	Cambridge Place Centre for Early	30 Denton Ave (Victoria Park/Danforth)	10 Infant 15 Toddler

Map Code	Name	Address	Capacity
	Learning	416-699-8636	68 Pre-school Total: 93 licensed spaces.
Also at C12	Denton Place Centre for Early Learning	30 Denton Ave. (Victoria Park/Danforth) 416-686-6445 ex. 21	10 Infant 20 Toddler 40 Pre-school 30 School-age Total: 100 licensed spaces
Also at C12	Denton Place Centre for Early Learning	30 Denton Ave. (Victoria Park/Danforth) 416-686-6445 ex. 21	10 Infant 20 Toddler 40 Pre-school 30 School-age Total: 100 licensed spaces

Infants (0 – 18 months)	-	56	
Toddlers (18 months to 2 ½ years)	-	90	
Preschool (2 ½ to 5 years)			422
School Age (6 to 10 years)	-	269	
Total Licensed Spaces	-	837	

Table 3: Community Centres, Arenas and Pools

Map Code	Name & Address	Facilities	Programs
Community Centres			
CR2	Oakridge Community Resource Centre 63 Pharmacy Ave Also, programming at Samuel Hearne Sr. Public School 21 Newport Ave.	Fitness Centre, Social Hall, 2 Craft Rooms, 2 Pre-school Rooms, Administrative/office space, Kitchen Total: approx. 18,000 sq.ft. (1672 sq.m.)	City owned and managed. Priority Centre, no program fees, except for the fitness centre. Most programs are operated as drop in. All programs are full. Preschool programs. After school programs for school age children. Seniors programs. Adult Fitness programs. Adult ESL in partnership with Catholic School Board. After-school recreational club for students from Oakridge Jr. Public School Also, breakfast club. Programming Tues. and Thurs. evgs. in the gym at Samuel Hearne Sr. Public School for younger youth (11-14) and an adult volleyball drop in.
CR3	West Scarborough Neighbourhood Community Centre* – Multi-Service Agency 313 Pharmacy Ave	Kitchen Multi-purpose rooms Meeting Rooms Administrative/ Office Space Gymnasium	City owned facility, privately operated by agency. Boys and Girls Club – After school programs for children and youth. Seniors programs. Family resource programs including drop-in centres for families with young

Map Code	Name & Address	Facilities	Programs
	<p>Agency has a number of satellite locations for children and youth programs</p> <p><i>*Located just outside study area.</i></p>	<p>Indoor Pool Bocce Court</p>	<p>children and youth. Employment training programs. Youth Programs such as Community Service Placement. Aquatics Programs such as aquafit for adults and seniors, swim lessons.</p>
CR4	<p>Adam Beck Community Centre 416-392-0741 79 Lawlor Ave</p>	<p>Shared facility in Adam Beck Elementary School at 400 Scarborough Rd.</p> <p>Kitchen, community room, studio and north basement, plus after school hours use of school gym and studio room.</p>	<p>Programming for pre-school, 5-10 year olds until 5 p.m., evening programs for youth and adults, programming sat. a.m., and permitting space for sat. afternoons. Summer camps. No Seniors programming.</p>
CR5	<p>Main Square Community Recreation Centre 416-392-1070 269 Main St</p>	<p>3 floor facility Multi-purpose space (main lobby) Weight room/fitness room 2nd floor multi-purpose room Swimming Pool</p>	<p>Parks & Recreation programming includes wide variety of programs for individuals of all ages, from toddlers, preschool, youth to adult and seniors: physical, creative, and aquatics; classes and drop-in programs. Also, permit out multi-purpose space for parties and events.</p>
CR6	<p>Community Centre 55 97 Main St</p>	<p>City of Toronto facility: 2 large rooms, and 4 smaller rooms.</p>	<p>Non-profit community-based organization governed by Board of Directors in City-owned facility. Space leased to non-profit organizations. Tax clinic, legal referrals, information and referral. East End Community Health Centre, Pegasus Community Project for Adults with Special Needs. Plus own programming including Seniorcize, children's programming, and special community events.</p>
	<p>Birchmount Community Centre* 93 Birchmount Road</p>	<p>Leisure Pool with lap swim component, sauna/hot tub/ change rooms Preschool Room Multi-purpose/party room with kitchen "Lion's Den" Room Arts Studio/multi-purpose room Meeting Room Job Lounge Adjacent Indoor Ice Arena (One Pad)</p>	<p>City programs pool component (aquatics) for all ages</p>

Map Code	Library/Description	Services/Programs	Type of Facilities
	<i>area.</i>	<ul style="list-style-type: none"> • Homework Club 	
<p><i>L2</i></p> <p>(Info updated on Mar. 10, 2005)</p>	<p>Main Street Public Library 137 Main St</p> <p>8664 sq. ft. (806 sq. m.)</p> <p>TTC: Main St. subway station, walk 5 minutes south on Main St. to the library.</p>	<p>Collection Size: 50,834</p> <p>Collections Available:</p> <ul style="list-style-type: none"> • Adult Literacy Materials • Books on Tape/Audio books/Cassette books • English as a Second Language Materials • Language Learning Kits • Large Print Collections • Parenting Collection • French Collections <p>Services</p> <ul style="list-style-type: none"> • Book-drop - after hours • Internet workstations (8) • Seating (58) 	<p>Program Room (687 Sq. ft.)</p> <ul style="list-style-type: none"> • Seating – 15 in lecture style; 8 in classroom style • Equipment includes film projection, table, bench, bulletin board, • Wheelchair access
<p><i>L3</i></p> <p>(Info updated on Mar. 9, 2005)</p>	<p>Taylor Public Library* 1440 Kingston Rd</p> <p>5,000 sq. ft. (465 sq. m.)</p> <p>TTC: Warden bus #69 from Warden subway station; Kingston Rd. bus #12 from Victoria Park subway station</p> <p><i>* Located just outside study area.</i></p>	<p>Collection Size: 30,459</p> <p>Collections Available:</p> <ul style="list-style-type: none"> • Books on Tape/Audio books/Cassette books • English as a Second Language Materials • Language Learning Kits • Large Print Collections <p>Services:</p> <ul style="list-style-type: none"> • Book-drop - after hours • Internet workstations (7) • Seating (50) 	<p>Multi-purpose room (500 sq. ft.):</p> <ul style="list-style-type: none"> • Seating – 40 in lecture style, 24 in classroom style • Equipment includes chairs, coffee urn, folding tables, mini fridge, movie screen • Wheelchair access
<p><i>L4</i></p> <p>(Info updated on July 5, 2004)</p>	<p>Albert Campbell District Library* 496 Birchmount Rd</p> <p>26,100 sq. ft. (2,427 sq. m.)</p> <p>TTC: Warden Ave. bus #69 from Warden Ave. subway station to Birchmount Rd.</p>	<p>Collection Size: 132,084</p> <p>Collections Available:</p> <ul style="list-style-type: none"> • Adult Literacy Materials • Best Bets • Books on Tape /Audio books/Cassette books • Career Information Collection • CD-ROMs – Children • DVDs • English as a Second Language Materials • Government Publications • Graphic Novels 	<p>Auditorium (1600 sq. ft.)</p> <ul style="list-style-type: none"> • Seating – 150 in lecture or classroom style • Equipment includes microphone & speaker, overhead projector, VCR & TV, video projector • Access by stairs only

Map Code	Library/Description	Services/Programs	Type of Facilities
	<i>*Located outside the study area.</i>	<ul style="list-style-type: none"> • Language Learning Kits • Large Print Collections • Parenting Collection • French Collections • Adult and Children Multilingual Collections <p>Services</p> <ul style="list-style-type: none"> • Book-drop - after hours • Internet workstations (16) • Seating (118) <p>Programs:</p> <ul style="list-style-type: none"> • Homework Clubs • Kids@Computers • Leading to Reading • Rap n' Read • English Can Be Fun • User Education Programs • Settlement and Education Partnerships in Toronto – Summer • Youth Advisory Programs 	

Table 5: *Places of Worship*

Map Code	Name/ Address	Facilities/ Community Activities	Availability of Space/Rooms to Local Community
PW1	Fallingbrook Presbyterian Church* 35 Wood Glen Rd <i>* Located just outside study area.</i>	Lower level hall seats approx 100, handicapped elevator, plus small lounge (11-14 seating), and sanctuary. Montessori child care in building on property. Wide range of recreation programming for all ages. Have held occasional community meetings, voting station.	Yes, limited availability when not in use by ongoing community and church activities.
PW2	Scarborough Baptist Church 1597 Kingston Rd* <i>* Located just outside study area.</i>	Gym, office space, nursery and 4 classrooms. Space made available for some community support groups, some children's programming, and occasional community meetings.	Yes
PW3	St Nicholas Anglican Church 1512 Kingston Rd	No information available.	
PW4	St Mar Barsaumo Syrian Orthodox Church 72 Birchmount Rd	No information available.	
PW5	Toronto New Covenant Cathedral	No information available.	
PW6	St Dunstan's Church 3152 Danforth Ave	No basement, no church hall	No space. They use the Oakridge C.C. for events.

Map Code	Name/ Address	Facilities/ Community Activities	Availability of Space/Rooms to Local Community
PW7	Wanstead United Church 3340 Danforth Ave	No information available.	
PW8	Kingston Rd United Church 975 Kingston Rd* <i>*Located just outside area.</i>	Child care centre located in church.	
PW9	Calvary Baptist Church 72 Main St* <i>*Located just outside area.</i>	Child care centre located in church. Space made available to community support groups, and Seniors Group, and Ventures (older Scouts).	No
PW10	Danforth Mennonite Church 2174 Danforth Ave* <i>*Located outside study area.</i>	Large basement level room. Parents & tots drop-in one morning/week. Meals-on-Wheels monthly congregate dining, for mostly seniors. Social service agencies hold board meetings, including Meals Here & There, A-Way Express. Room has been used for community meetings. Seniors drop-in ended last year due to attrition.	Yes
PW11	St John's Anglican Church 794 Kingston Rd	Seniors card group meets Mon. afternoons. AA one evening/week. Beavers and Scouts.	
PW12	Kingdom Hall of Jehovah's Witness	No information available.	
PW13	St Saviour's Anglican Church 43 Kimberley Ave	Large child care centre (East Toronto Village Centre) located in church. It occupies most of space all day. No other community activities. Close to Centre 55 which has lots of programs.	
PW14	Can Po Chai Temple Inc 84 Swanwick Ave	No information available.	
PW15	Seicho-No-Ie Church 662 Victoria Park Ave	No information available.	
PW16	Dentonia Park United Church 107 Dawes Rd	Child care centre located in church. Limited community programming.	
PW17	Dawes Road Gospel Church 383 Dawes Rd	No information available.	
PW18	Woodbine Heights Baptist Church* 1171 Woodbine Ave <i>*Located outside study area.</i>	Basement hall holds 70 at tables, & smaller room for 25. Youth programming, and moms & tots. Foodshare.	Yes
PW19	Faith Presbyterian Community Church* 140 Dawes Rd <i>*Locate just outside study area.</i>	EY/ET Family Resource Centre Drop-in program, also, community kitchen Youth groups.	

Map Code	Name/ Address	Facilities/ Community Activities	Availability of Space/Rooms to Local Community
	Restoration Tabernacle Ministries 3543 Danforth Ave	Large meeting room, with tables and chairs. Space made available for initial Danforth <i>Avenue</i> Study meetings.	

Appendix V: Human Services Inventory Table (locations as shown on Map C)

	Service Provider	Type of Service	User Groups
	Child Care Services		
6	East York/East Toronto Family Resources. Ontario Early Years Centre – Beaches-East York 140 Dawes Rd	Beaches/East York Ontario Early Years Drop-in Centre. Family resource centre, parent/child drop-in, workshops, support groups, early learning activities, clothing exchanges Healthy Beginnings for Healthy Babies: Information program for pregnant women.	Area served – from Victoria Park Ave. west to Coxwell Ave
7	Catholic Children's Aid Society of Toronto. Toronto Branch – East Office 2494 Danforth Ave, Ste A	Child protective services.	East York and former City of Toronto east of Yonge St.
8	Day Care Connection. Family Resource Connection 21 Swanwick Ave	Ontario Early Years Drop-in Centre – Satellite program. Family Resource centre, caregiver and child drop-in , parenting workshops, resource library, child care registry	Registry serves Danforth to Queen, Victoria Park – Woodbine Ave.
27	West Scarborough Neighbourhood Community Centre 313 Pharmacy Avenue	Ontario Early Years Drop-in Centre satellite site	
	Neighbourhood Centre Located in Secord Community Centre 91 Barrington Avenue	Ontario Early Years Drop-in Centre Satellite Program. Parenting room.	
9	Warden Woods Parent Resource Centre 1 Fir Valley Court	Early Childhood Services. Parent/Caregiver and Child Drop-In Centre	
	Seniors Services		
1	Harmony Hall Centre for Seniors* 2 Gower St <i>* outside study area</i>	Drop-in social programs/ services for seniors. Also, Call A Service Inc.: transportation for seniors and adults with disabilities.	Serves East York and vicinity Retired Seniors 55 plus and adults with permanent physical disabilities
2	Senior Link 2625 Danforth Ave	Home support services. Social, recreation and education programs, and congregate dining. Adult day programs for frail elderly and persons with Alzheimer Disease.	Seniors 55 yrs plus and adults with disabilities Area served Victoria Park Ave. west to Coxwell Ave.
29	Senior Link. East Toronto Seniors Centre* 2029 Gerrard St E, Basement <i>* outside study area</i>	Social, recreation, education, health and safety programs	Seniors 55 years and over
3	True Davidson Meals on Wheels (East York) * 2723 St Clair Ave E <i>* outside study area</i>	Home support service	Serves former East York area, west of Victoria Park Ave.
4	Warden Woods Community Centre. The Bell Estate* Neighbourhood Services for Seniors 679 Warden Ave	Adult Day Service. Caregiver Support. Client Intervention and Assistance. Elderly Persons Centre. Home Support Services. Homelessness Prevention Program.	Southwest Scarborough. Seniors and adults with disabilities.

	Service Provider	Type of Service	User Groups
	<i>* Located just beyond study area.</i>		
30	St Clair O'Connor Community. Elderly Persons Centre* 2701 St Clair Ave E <i>* outside study area</i>	Social, educational and recreation programs, fitness activities, medical services. Also, Alzheimer Day Program at 2703 St. Clair Ave. E.	Seniors 55 years and over Membership fee and fee for services.
31	Salvation Army. Services to Seniors. East Toronto Corps* 107 Cedarvale Ave <i>* outside study area</i>	Social, recreation and education programs	Seniors
Health Services			
	Pegasus Community Project for Adults with Special Needs 970-1/2 Kingston Rd	Supported day activities for adults with developmental disabilities	Young adults 21 years and over with developmental disabilities
	Pegasus Community Project for Adults with Special Needs. Beaches Location* 6 Williamson Rd <i>* outside study area</i>	Supported day activities for adults with developmental disabilities	Young adults 21 years and over with developmental disabilities
	Scarborough Hospital. Volunteer Community Health Clinic for the Uninsured at Warden Woods Community Centre 74 Firvalley Court	Volunteer Health clinic for the uninsured	Priority to Scarborough residents Permanent residents not covered by OHIP, and homeless
Counselling Services			
	HEYY (Hearing Every Youth Through Youth) in Secord Community Centre* 91 Barrington Ave <i>* outside study area</i>	Telephone helpline for youth with youth counselors.	City of Toronto
	Toronto Reconciliation Mission Centre* 8 Amroth Ave <i>* outside study area</i>	Counselling for individuals, couples, families	All
	Warden Woods Community Centre. Scarborough Conflict Resolution Service 74 Firvalley Court	Mediation sessions to resolve conflict – multilingual	
Multi-Service Agencies			
	Warden Woods Community Centre 74 Firvalley Court Satellite locations include: Neighbourhood Services – Teesdale Drop-In 40 Teesdale Pl Warden Woods Community Centre – Multi-Service Agency Facility owned by Mennonite Church Agency operates programs for range	Neighbourhood services for Families, Adults, Children and Youth Legal Aid Ontario. Advice Lawyer. Recreation and social programs for children and youth including after school programs, March Break Camps, Breakfast Club. Newcomer services such as counselling, ESL, literacy. Educational programs for adults such as parenting, computer training, cooking programs, employment training, and conflict resolution.	

Service Provider	Type of Service	User Groups
<p>of age groups. 74 Fir Valley Court. Also, satellite locations including, Bell Estate, 679 Warden Ave.* (Seniors Programs) Teesdale Drop-In Centre, 40 Teesdale Place (Youth); Parent Resource Centre, 1 Fir Valley Crt. (Young Children) <i>* outside study area</i></p>	<p>Health education programs for youth and parents.</p>	
<p>Neighbourhood Link/Senior Link 2625 Danforth Avenue Also satellite youth (15 – 29 years) job search centres at 444 Lumsden Ave* and Crescent Town Club, 2A The Market Place <i>* outside study area</i></p>	<p>Home support services and day programming for seniors. (See Seniors Services above for details.) Community employment resource centre. Newcomer Outreach and Support Project.</p>	<p>Serves the area west from Victoria Park Ave to Coxwell Ave. Most clients come from Main St./Dawes Rd. area.</p>
<p>Neighbourhood Centre Located in Secord Community Centre* 91 Barrington Ave. <i>* outside study area</i></p>	<p>Non-profit, United Way agency, community information and referral, Legal Aid Ontario advice lawyer, income tax clinic , playgroup, clothing depot, licensed ‘Y’ child care centre, East York site for Child Development Institute, the Crèche counselling program. East York Housing Outreach Project.</p>	<p>Catchment area is East York and east Toronto. However, staff advised that they have many clients from east of Victoria Park Ave. Multilingual staff and volunteers.</p>
Other Programs/Services		
<p>Flemingdon Community Legal Services. Crescent Town Satellite Clinic Town Hall Library 5 Massey Sq.</p>	<p>Free community legal clinic.</p>	<p>Victoria Park Ave west to Woodbine Ave.</p>
<p>Salvation Army. Community Services. East Toronto Corps* 107 Cedarvale Ave <i>* outside study area</i></p>	<p>Emergency material assistance including food and clothing</p>	<p>O’Connor Dr/St. Clair Ave E – Lake Shore Blvd S; Warden Ave – Pape Ave.</p>
<p>Iranian Community Association of Ontario 2625 Danforth Ave</p>	<p>Settlement and orientation, translation and interpretation, counselling, ESL classes</p>	<p>Iranian community</p>
<p>Working Group on Refugee Resettlement (WGRR)* 2723 St Clair Ave E <i>* outside study area</i></p>	<p>Promotes and facilitates refugee sponsorship through churches</p>	<p>Convention refugees living overseas seeking resettlement</p>
<p>A-Way Express Courier Service* 2168 Danforth Ave <i>* outside study area</i></p>	<p>Not-for-profit Courier service staffed by consumers/survivors of the mental health system. Accent on Ability – training/employment opportunities</p>	<p>City of Toronto</p>

Appendix VI

The Danforth Avenue Core Study Area Demographic Summary and Highlights

Prepared by Policy & Research/Research & Information
December 2005

The Danforth Avenue Core Study area is bounded by Dawes Road to the west, Warden Avenue and Milne Avenue to the east, Massey Creek to the north and the CPR tracks to the south. (see Map 1 attached).

Summary

At the time of the 2001 Census there were 22,896 residents and 8,800 households in the Danforth Avenue Core Study. Average household size was 2.6 persons per household. The population was comprised of 5,990 families, (4,600 couple families, 1,390 lone-parent) and 3,100 non-family households.

Population grew 8%, or by 1,720 persons in the five years between the 1996 and 2001 Censuses. There was no household growth, thus population density has increased in the same housing stock. The growth in population is reflected in the number of families with young children, especially aged 0 to 4 years, and in the number of recent international immigrants living in the study area. A total of 25% of the area's population arrived between 1996 and 2001, and 39% between 1991 and 2001.

Census data shows the Core study area is quite similar to the City with respect to the age and sex distribution of the population, family composition and household size; however it is also a distinct community.

Compared to the City, there are more families with very young children and more seniors living alone. Fewer residents have attained university or have post graduate degrees. The unemployment rate is higher and residents earn less than their City counterparts. Both family and household income are below City averages.

Renter households outnumber owner households. The Core study area is a strong immigrant reception area which is reflected in the number of households moving into and out of the study area. Structurally, there are many high-rise apartment units and relatively few ground-related dwellings compared to the City.

The Danforth Avenue Core Study area contains the community of Oakridge which was identified as a socio-economic priority area in the Social Indicators and Priority Areas report at the time of the 1996 Census. Analysis of the 2001 Census data by the Strong Neighbourhoods Task Force report, *Why Strong Neighbourhoods Matter: Implications for Policy and Practice, 2004*, defined

the communities of Crescent Town as a 'priority area' and Oakridge as a 'at risk' neighbourhood.

Highlights

Families

- 23% of all families in the study area are lone-parent families which is slightly higher than the City's average of 20%. A greater proportion of lone-parent families are headed by female lone-parents (90% study vs. 85% City).
- The study area houses more children aged 0 to 14 (especially in the 0 to 4 year age group), and fewer children aged 15 years or older. A total of 7,535 children live at home, of which 65% are aged 14 or younger.
- 49% of seniors (65+) are non-family persons 37% for the City overall, and 70% of them live alone.

Dwellings

- There are 6,505 high-rise apartment units in the study area. They represent nearly $\frac{3}{4}$ of all the dwellings, exceeding the City's average of 38%.
- Single-detached housing accounts for 17% of all dwellings, which is about half of the City's average.
- 93% of all study area dwellings are over 20 years old. 25% were built between 1946 and 1960, 32% in the 1960s, and 36% were built during the 1970s.

Tenure

- The core study area has many more renters and fewer owners compared with to the City.
- 67%, almost $\frac{2}{3}$ of households living in dwellings that are rented and $\frac{1}{3}$ are homeowners. The City of Toronto as a whole has almost a 50:50 split in tenure.

Immigration

- The study area houses 14,355 immigrants, accounting for 62% of the study's population, 11% higher than the immigrant population level for the City.
- Of the immigrants aged 15 years or older, 74% are 1st generation status, 16% higher than the City's average.
- 39% of the areas population arrived between 1996 and 2001, and 22% arrived between 1991-1995 compared to 23% and 19% respectively for the City.
- Of those who arrived between 1996 and 2001 (n=5,775), 21% came from Bangladesh, 19% from Pakistan, 12% from India, 12% from China, and 7% from Sri Lanka.

Language

- 66% of study residents reported English as their home language, 9% below the City's average of 75%.
- Residents, whose home language is Bengali represent 5% of the study residents, followed by Tamil at 5%, Urdu and Cantonese at 3% each.

Education

- The proportion of study residents with a bachelor's degree or higher was slightly lower than what was realized across the City (25% study versus 27% City).

Mobility

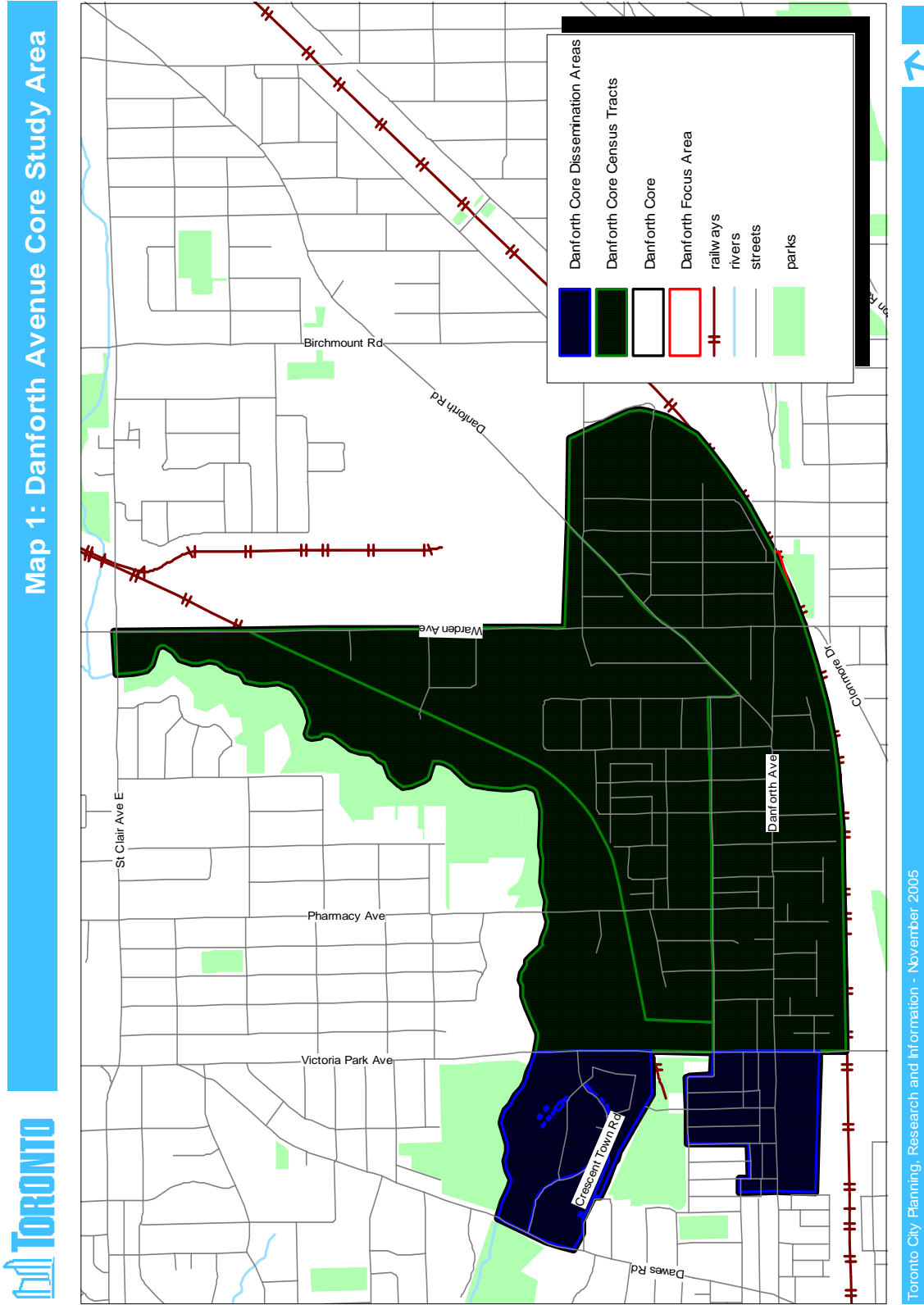
- The proportion of movers and non-movers in the study area one year prior to the 2001 Census was consistent with the City's average, but differed from 5 years ago.
- The study area had fewer non-movers (45%) and more movers (55%) over the 5 years before the 2001 Census compared to the City (55% and 46% respectively), largely because of high numbers of international migrants.

Income

- Average family income in 2000 was \$40,973, well below the City's average of \$76,082. Average family income in the study area was 54% of the City's average.
- Average household income in 2000 was \$39,716, well below the City's average of \$69,125. Average household income in the study area was 55% of the City's average.

Employment and Labour

- The study area experienced a 10% unemployment rate compared to 7% for the City.
- The top two occupations for study residents were in Sales and Service and in the Business, Finance and Administration sector.
- Fewer study area residents were employed in management, social services, public service and in occupations associated with art, culture, recreation and sport.
- More study area residents are employed in the natural and applied sciences sector, and in Trades, Transport and related occupations.
- Approximately the same proportion of study residents are employed in health occupations or in occupations unique to primary industry (i.e., agriculture, mining) as compare to the City.



Map 1: Danforth Avenue Core Study Area

