



STAFF REPORT ACTION REQUIRED

Don Mills and Sheppard Community Services & Facilities (CS&F) Needs Assessment

Date:	March 7, 2008
To:	North York Community Council
From:	General Manager, Parks, Forestry and Recreation Director, Community Planning, North York District
Wards:	Ward No. 33 – Don Valley East
Reference Number:	File No. 06 191462 NNY 33 SB & File No. 04 194214 NNY 24 OZ

SUMMARY

This report provides the findings of the recently completed Don Mills and Sheppard Community Services and Facilities (CS&F) Needs Assessment which was undertaken by an inter-departmental team from Parks Forestry and Recreation (PF&R), City Planning and Social Development, Finance and Administration (SDF&A).

The study was triggered by the redevelopment proposal for the Parkway Forest community by the owner, El-Ad Group Canada Inc. for a number of properties located within the Parkway Forest community at 100, 110 and 125 Parkway Forest Drive, 120 and 130 George Henry Boulevard and 32-50, 65 and 80 Forest Manor Road area. As part of City Council's approval of this application, a community benefits package was secured under Section 37 of the Planning Act and included a new community centre, community agency space and an 82-space child care centre.

City Council requested that a facility needs assessment be undertaken for this area. This report provides a CS&F review of the area bounded by Finch Avenue to the north, Highway 401 to the south, Bayview Avenue to the west and Victoria Park Avenue to the east. This large CS&F study area was developed in recognition that people are willing to travel further to access specific programs/services offered by various CS&F within the area. In addition, given the diversity of various communities within the broader study area, three distinct sub-areas were developed in order to identify CS&F priorities to meet the current and future needs of the residents living within those communities, including Parkway Forest.

This report identifies a range of CS&F priorities to inform future development applications in the area. In this regard, staff recommend that the findings and priorities identified from the Don Mills and Sheppard CS&F Needs Assessment Study be used by City staff to assess the impact of future development applications in the area.

RECOMMENDATIONS

The City Planning and Parks, Forestry and Recreation Divisions recommend that City Council endorse the strategic directions identified in the Don Mills and Sheppard CS&F Needs Assessment Report attached as Appendix B to this report, including the identification of CS&F priorities for the broader Don Mills and Sheppard area as well as for the three sub-areas - Don Mills North (Oriole), Don Mills South (Parkway Forest) and Leslie/Sheppard (Sheppard Corridor).

Financial Impact

This report has no direct financial implications. However, endorsement of the strategic directions in the Don Mills and Sheppard Community Facilities and Service Needs Assessment Report will result in the consideration of new funding in the Capital and Operating Budgets of future years to construct, furnish and operate additional facilities and provide additional services. It is anticipated that funds arising from development agreements will contribute to these Capital projects.

The design and construction of the Parkway Forest Community Centre has been secured through a Section 37 agreement between the City and El-Ad Group Canada Inc., owners of a number of 100, 110 & 125 Parkway Forest Drive, 120 & 130 George Henry Boulevard and 32-50, 65-80 Forest Manor Road. This facility will require future City Capital Budget funding for its furnishings and equipment of approximately \$100,000 as well as future ongoing Operating Budget costs of approximately \$800,000 per year in current dollars.

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

DECISION HISTORY

At its meeting held on April 25, 26 and 27, 2006, City Council adopted an OMB Direction Report, dated March 29, 2006 with respect to OPA and Rezoning applications submitted by El-Ad Group Canada Inc. for a number of properties located within the Parkway Forest community at 100, 110 and 125 Parkway Forest Drive, 120 and 130 George Henry Boulevard and 32 – 50 and 65 and 80 Forest Manor Road. The purpose of the Directions Report was to discuss an appeal by the owner to permit 2,500 additional residential units and the demolition and replacement of 332 existing residential units at the above-noted properties.

At its meeting held on April 25, 26 and 27, 2007, City Council also adopted the following recommendations:

- “2(c) that a Facility Needs Assessment be completed by the appropriate City staff in the Parks, Forestry and Recreation Division, City Planning Division and Community and Social Development for the Parkway Forest area, such study to be finalized by Spring 2007; and
- 2(d) that a working group comprised of City Staff, the local Councillor and community representatives, in consultation with the applicant, undertake a process to design an operationally viable model for the Community Centre, such process to be completed by spring 2007.”

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060425/ny3rpt/cl029.pdf>

ISSUE BACKGROUND

The City Planning staff OMB Direction Report discussed an appeal by the owner on the subject applications to permit 2,500 additional residential units and the demolition and replacement of 332 existing residential units for the above-noted properties. City Council adopted, amongst other matters, staff recommendations that the number of new dwelling units be reduced from 2,500 to 2,200 units, along with the securing of appropriate public benefits pursuant to Section 37 in exchange for the increased height and density.

The reduction in the number of units, the securing of Section 37 matters along with a number of changes to the original proposal was part of a comprehensive settlement reached at an Ontario Municipal Board (OMB) hearing on June 19, 2006. However, since that time, there have been further modifications to the comprehensive settlement reached between the City and the owner on the OPA and Zoning By-law Amendments approved by the OMB.

In this regard, City Council at its meeting of July 16, 17, 18 and 19, 2007 adopted staff recommendations with respect to a number of matters, including further modifications to the Section 37 public benefits as follows:

- a reduction in the size of the community agency space to a minimum of 804 square metres
- a reduction in the size of the community centre, including both recreation and child care facilities to a minimum of 4,500 square metres; and
- the construction of an outdoor pool including pool deck and associated support space.

COMMENTS

The Community

The Don Mills and Sheppard area is a dynamic and growing urban area that contains a number of neighbourhoods each with a varying range of and access to local CS&F. Each neighbourhood has a varied range of housing options from single detached ownership dwellings to high-rise rental apartments. Given the central location of this area, the Don Mills and Sheppard study area has experienced a 3% growth since 2001 which is almost three times as much as the City's growth rate during the same time period (2001-2006).

Over 66,000 residents live within the 24,000 occupied dwelling units found within the study area. These dwelling units are found in a number of residential neighbourhoods such as Parkway Forest, Henry Farm, Don Valley Village, Bayview Village and Pleasantview. The area is also included within the Sheppard Avenue Corridor (West Area), one of the key reurbanization areas identified by the City for major growth and investment. Given the Corridor's increased growth opportunities, a significant new residential population is beginning to emerge.

Study Purpose and Approach

This report recommends community service and facility priorities for three sub-areas located within the larger study area - Don Mills North (Oriole), Don Mills South (Parkway Forest) and Leslie/Sheppard (Sheppard Corridor). Each of these sub-areas has distinct CS&F priorities which should be considered when new development occurs within those areas.

As part of the CS&F Review completed for the Parkway Forest applications, some of these priorities have been identified and approved for the Don Mills North (Parkway Forest) sub-area, including a community centre, outdoor pool, child care and community agency space. These CS&F priorities are included in the Don Mills and Sheppard CS&F Needs Assessment Study to ensure that such facilities will be considered to support the area's growth.

The Don Mills and Sheppard CS&F Needs Assessment Study was prepared by an interdepartmental staff team from City Planning, Parks, Forestry and Recreation (PF&R) and Social Development, Finance and Administration. The study provides a review of CS&F including community recreation, child care, schools, libraries and community agency space. In addition, the study identifies where key CS&F priorities should be considered for each of the three sub-areas.

Study Findings

The study findings are based on CS&F priorities identified for the broader study area as well as for the three sub-areas located within the study area. Based on the study findings, some of the sub-areas share similar service gaps and requirements such as the need for additional gymnasiums in the Parkway Forest and Oriole communities.

1. CS&F Priorities – Overall Study Area

Division-specific needs for the overall study area were identified by the study team. Facility Priorities for the broader Don Mills and Sheppard area include:

- Additional community agency space to include office space, programming space, and meeting space for locally-based organizations;
- Child care facilities (licensed and subsidized) for all age groups to serve the new population anticipated from future development; including shared-use arrangements between the City and the Toronto District School Board;
- Additional neighbourhood library facility; and
- Additional school facilities to respond to increased children’s population generated by new development;
- Community recreation facilities to address the need for gymnasia, multi-purpose programming and meeting space, fitness/dance studios, dedicated office space for staff, and aquatics facilities.

Area-wide program and/or service priorities to be offered by local agencies within the additional community agency space noted above are as follows:

- Settlement/Immigration Services;
- Child Care Programs;
- Parent Resource Programs;
- Employment Training Programs; and,
- Youth and Children’s drop-in and recreation programs;

2. CS&F Priorities – Sub-areas

In recognition of the diversity of the various communities within the study area, CS&F priorities (e.g. facility priorities) have been identified for the three sub-areas, including:

A. *Don Mills North (Oriole)*

- Additional affordable, high quality and accessible community agency; space for local agencies to run programs/services, particularly along the Don Mills and Sheppard street frontages;
- Additional licensed, fully finished, furnished and equipped child care facilities (52-72 spaces) for all age groups; and
- Improved community recreation space as part of future Oriole CRC expansion (as identified in previous studies).

B. *Don Mills South (Parkway Forest)*

- Accessible, fully finished and affordable community agency space to total 804 square metres including multi-purpose programming and meeting space, office space and kitchens to serve local agencies;

- An 82-space licensed, fully finished, furnished and equipped child care facility for all age groups to replace the existing child care facility located in the Parkway Forest community;
- Expansion to the Forest Manor Public School to address increased elementary school population generated by the Parkway Forest applications; and
- A minimum of 4,500 square metres of community recreation space (incl. child care space) to include a gymnasium, multi-purpose rooms, offices, teaching kitchen, fitness room and outdoor aquatic facility. A Parkway Forest Working Group will be established once the design process for the Parkway Forest Community Centre has been initiated. The Working Group will meet with the developer and design team to discuss current park and recreation issues, as well as to provide input on the design and programming of the new community centre and park.

C. *Leslie/Sheppard (Sheppard Corridor)*

- Additional TDSB elementary school facility as part of Canadian Tire joint use facility or other site as deemed appropriate by the TDSB;
- Additional affordable, high quality and accessible community agency space such as the Sheppard Avenue street frontage for local agencies to run programs/services;
- Two fully finished, furnished and equipped child care facilities (licensed 52-72 spaces) for all age groups on the Canadian Tire lands and such facilities to be phased with residential development in a timely manner; and,
- New neighbourhood library facility to total 804 square metres to replace the existing Bayview Neighbourhood Library Branch; and,
- Community Recreation Centre as part of the Canadian Tire joint use community facility (as identified in previous studies).

The above-noted CS&F priorities identified for the Don Mills and Sheppard area have been developed through a comprehensive consultation process lead by an interdepartmental staff team from City Planning, PF&R and Social Development. Such priorities form the basis of the Don Mills and Sheppard CS&F Needs Assessment Report. Staff recommends that Council endorse the attached report as a useful guide in identifying the required CS&F to support future development in the study area.

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SIGNATURES

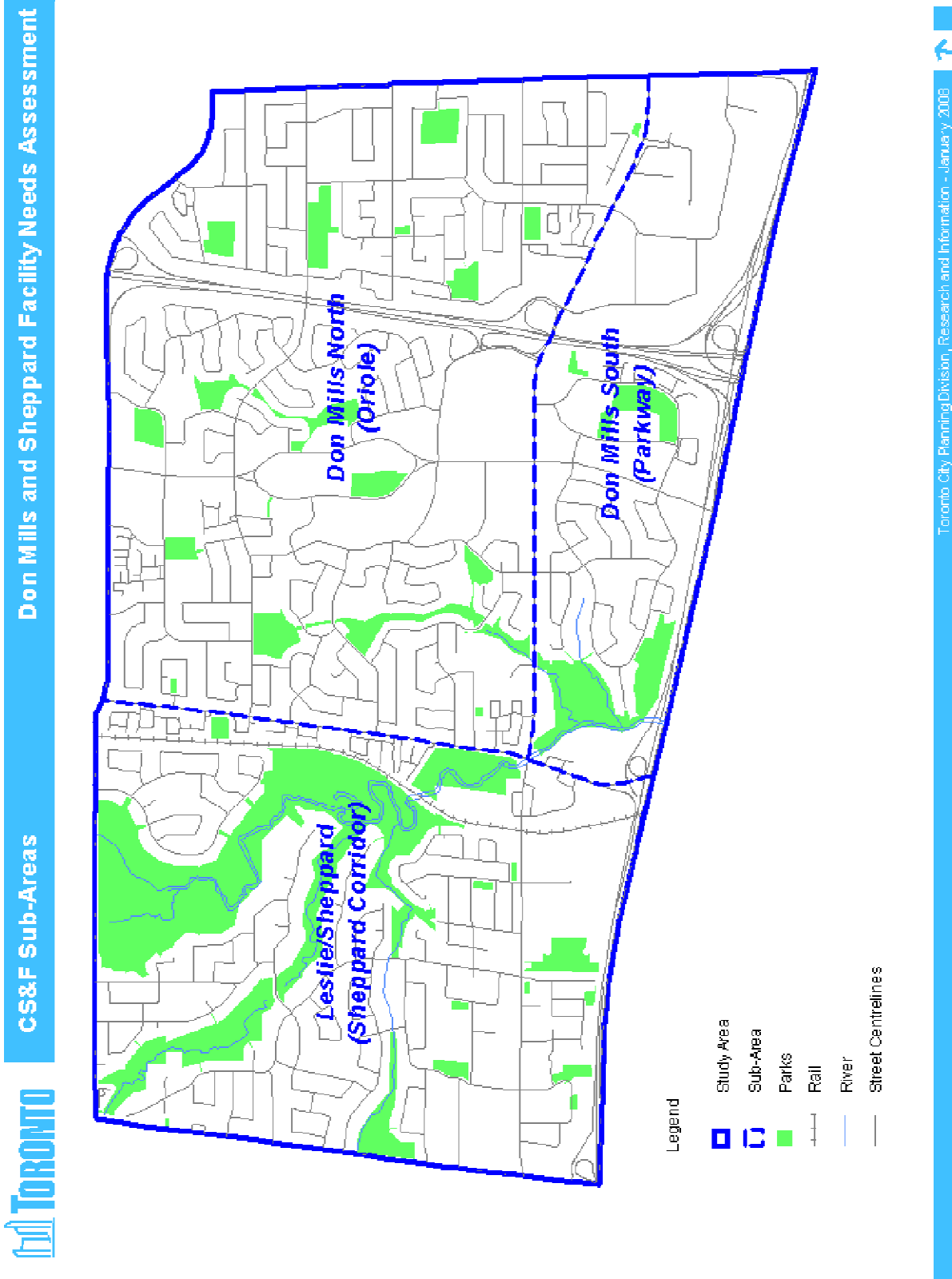
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ATTACHMENTS

Appendix A: Don Mills & Sheppard CS&F Map – Sub-Areas
Appendix B: Don Mills and Sheppard CS&F Needs Assessment

Appendix A: Don Mills & Sheppard CS&F Map – Subareas



City of Toronto

**Don Mills and Sheppard
CS&F Needs Assessment**

January 15, 2008

Prepared by:



*City Planning
Parks, Forestry & Recreation
Social Development, Finance & Administration*

Don Mills and Sheppard Needs Assessment

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1.0 INTRODUCTION

1.1 Purpose

The planning and reinvestment of established areas in the City requires a balanced approach in the building of healthy and liveable communities. Such an approach must recognize the need to reinvest in the social infrastructure at the same time as new development takes place. In this regard, community services and facilities (herein referred to as “CS&F”) should be flexible to meet the growing and changing needs of a diverse community such as the Don Mills and Sheppard area.

This report provides a CS&F review of the Don Mills and Sheppard area by Finch Avenue to the north, Highway 401 to the south, Bayview Avenue to the west and Victoria Park Avenue to the east. The review also includes an assessment of the range CS&F required to support the area along with the identification of key CS&F priorities that should be considered when new development occurs in the area. CS&F includes community recreation facilities, child care, publicly funded schools, libraries and community agency space. As directed by the Toronto Official Plan, the timely provision of the CS&F priorities will allow them to be phased in with new development to support the area’s growth.

The Don Mills and Sheppard CS&F Needs Assessment Study has been prepared by an interdepartmental staff team from City Planning, Parks, Forestry and Recreation (PF&R) and Social Development, Finance & Administration. Findings from the study will assist in identifying key CS&F required to meet the needs of the broader Don Mills and Sheppard area, including the Parkway Forest community.

1.2 Background

At its meeting held on April 25, 26 and 27, 2006, City Council adopted an OMB Direction Report, dated March 29, 2006 with respect to OPA and Rezoning applications submitted by El-Ad Group Canada Inc. The applications relate to a number of properties located within the Parkway Forest community at 100, 110 & 125 Parkway Forest Drive, 120 & 130 George Henry Boulevard and 32-50, 65 & 80 Forest Manor Road. The purpose of the Report was to discuss an appeal by the owner on the subject applications to permit 2,500 additional residential units and the demolition and replacement of 332 existing residential units on the above noted properties.

City Council adopted amongst other matters, staff recommendations that the number of new dwelling units be reduced from 2,500 to 2,200 units along with the securing of appropriate public benefits pursuant to Section 37 in exchange for the increased height and density. The reduction in the number of units, the securing of Section 37 matters along with a number of changes to the original proposal was part of a comprehensive settlement reached at an Ontario Municipal Board hearing on June 19, 2006. Since the

July 11, 2006 OMB decision, City staff have been working with the owner to finalize a number of planning matters, including the Section 37 Agreements.

As a result of on-going negotiations with the applicant with respect to the public benefit package, a number of modifications to the settlement have been made. These modifications to the Section 37 benefit package along with details of the OMB settlement respecting the OPA and Rezoning and other planning matters such as the Draft Plan of Subdivision and Context Plan were the subject of a report dated June 12, 2007 prepared by City Planning staff.

At its meeting of July 16, 17 and 19, 2007, City Council adopted recommendations from the above-noted report which authorized the City Solicitor to request the Ontario Municipal Board to approve the Official Plan and Zoning By-law with modifications to the Section 37 public benefits package, including a minimum of 804 m² ground floor community agency space, a community centre having a minimum gross floor area of 4,500 m² comprised of a City operated public recreation facility and an 82 space child care facility together with an outdoor swimming pool with pool deck and indoor support space of approximately 525 m².

a) CS&F Needs Assessment

This CS&F Needs Assessment Study was initiated as a result of City Council's consideration of the Parkway Forest application including approval of the following staff recommendations:

- (c) that a Facility Needs Assessment be completed by the appropriate City staff in the Parks, Forestry and Recreation Division, City Planning Division and Community and Social Development for the Parkway Forest area, such study to be finalized by Spring 2007; and
- (d) that a working group comprised of City Staff, the local Councillor and community representatives in consultation with the applicant undertake a process to design an operationally viable model for the Community Centre, such process to be completed by Spring 2007.

b) Section 37 Public Benefits

City Planning staff have successfully negotiated a comprehensive public benefits package with the applicant, pursuant to Section 37 of the Planning Act. This package includes a number of new community facilities, including:

- a community center
- an outdoor pool
- a 82 space child care facility
- community agency space

The proposed Parkway Forest community center would be located in the north end of the existing Parkway Forest Park and approximately 4,500 m² in size. Approximately 2,900 m² (net) of the overall facility is dedicated for community recreation space, and the remaining 810 m² for an 82-space child care facility. The recreation component would include an outdoor pool including a pool deck and indoor support space, multi-purpose rooms, a double gymnasium, fitness centre, office space, and kitchen. Estimated construction start for the facility is 2010/2011. Refer to **Appendix D** for full proposed program list.

Proposed enhancements to the existing Parkway Forest Park include a new outdoor pool and replacement of some of the outdoor recreation amenities, including playground and multi-use sports-pad.

1.3 Policy Framework

The new Official Plan for the City of Toronto recognizes that CS&F are an important component of the broader social infrastructure and are as important to city building as the planning of physical services such as water, sewers, roads and transit. In order to ensure that the CS&F are considered as part of the planning process, the new Official Plan includes a number of CS&F Policies including a policy that requires a community services strategy and implementation mechanisms for residential or mixed use sites generally larger than 5 hectares to inform the range of facilities needed to support development.

In addition, there are policies that address the quality of life and well-being of Toronto's communities by emphasizing the need to provide for the timely provision of CS&F. The intent is to try and secure CS&F in such a way as to allow them to be phased into an area in step with future development.

1.4 Background Reports

There are a number of broader strategic documents prepared by City staff which were used to inform the assessment of this area. These key background documents focus on the implementation of various corporate priorities and include Strategic Plans and Council approved reports including *Our Common Grounds*, *Recreation Facilities Report*, *City of Toronto Indoor Pool Strategy*, *Social Development Strategy*, *Sheppard Avenue Corridor Study* and *Increasing the Supply of Space Available for Community Use*. The highlights and findings of each report are attached as **Appendix B**.

Priorities identified from these corporate documents provide useful background information to support the findings for this study including meeting Council's objective of building healthy, liveable and safe communities for the City and in particular, the Don Mills and Sheppard area.

2.0 DON MILLS AND SHEPPARD PROFILE

2.1 Study Boundaries

The Don Mills and Sheppard study area is bounded by Finch Avenue to the north, Highway 401 to the south, Bayview Avenue to the west and Victoria Park Avenue to the east. The larger study area was established to identify the broad range of CS&F that serves the local population and in recognition that the catchment areas for community services may vary and are based on factors such as client population, type of service and program design. Given the diversity of the various communities within the broader study area, three sub-areas were developed to identify CS&F priorities to meet the current and future needs of residents living within those communities (See Map A attached).

2.2 Demographic Highlights

The Don Mills and Sheppard area is a dynamic and growing urban area that contains a number of neighbourhoods each with a varying range of and access to local CS&F. Each neighbourhood has a varied range of housing options from single detached ownership dwellings to high-rise rental apartments. Given the central location of this area, the Don Mills and Sheppard study area has experienced a 3% growth since 2001 which is almost three times as much as the City's growth rate during the same time period (2001-2006).

Over 66,000 residents live within the 24,000 occupied dwelling units found within the study area. These dwelling units are found in a number of residential neighbourhoods such as Parkway Forest, Henry Farm, Don Valley Village, Bayview Village and Pleasantview. The area is also included within the Sheppard Avenue Corridor (West Area), one of the key reurbanization areas identified by the City for major growth and investment. The City has addressed this new growth and particularly existing unmet needs for the area by investing its resources through several capital initiatives including the Oriole CRC addition and the proposed community centre for the Canadian Tire lands. Given the Corridor's increased growth opportunities, a significant new residential population is emerging.

Understanding how the community is projected to change and grow is key to the timely provision of new and enhanced social infrastructure. City Planning Research staff have prepared a community profile of the Don Mills and Sheppard area based on 2001 Census data. However, the 2006 Census data (General Population) was unavailable at the time of this report to identify population changes between 2001 to 2006. This information will help to develop a general profile of the existing residential community as well as to identify trends in the population over a period of time.

Highlights of the residents currently living in the Don Mills and Sheppard area include:

- ***A family-oriented community*** with a large number of married couples with children (usually 1-2 children). There is also a higher proportion of older children (15 years and above) at home than the City (51% vs. 46%) as well as a larger household size than the City's (2.9% vs. 2.6%). This could largely be a result of extended families living together, including grandparents, aunts and uncles. Close to three quarters of

all seniors here are family persons. Also, there are less lone-parent families here than the City.

- ***A diverse ethnic community*** with a higher immigrant population level (63%) than the City (49%). However, there are similarities and differences in the immigrant profiles for both areas (study vs. City). Although both areas have a majority of their top five immigrant sources from Asia, the population is much stronger in the study area (36% vs. 19%). The top five ethnic origins found in the area include Chinese, Iranian, East Indian, Canadian and Filipino. Also, the study area has a higher proportion of recent immigrants (around 1/3) than the City (23%) with lower proportions of immigrants who arrived before 1991. The Chinese population stands out in this area's ethno cultural character with respect to the Chinese ethnic origin (26%) and the combined usage of Chinese at home (14%).
- ***A highly educated and mobile community*** with almost half the number of people having attended university and 35% of the population having a degree, compared to the City with only 27%. The proportion for those who only attended grade school is significantly less than that of the City's. Although the 5-year mobility pattern to the study area is very similar to the City's, the "migrant" component of the study area differs in terms of larger numbers of external migration (21% vs. 11% in the City).
- ***A stable low-rise residential community with pockets of poverty*** with average family income at \$68,623, considerably lower than the City average of \$76,082. Also, the unemployment rate for the study area at 8.1% is higher vs. the City's at 7.0%. There are striking similarities with the City with respect to a number of low income indicators including incidence of low income along with households who spend more than 30% of their income on housing.

2.3 Development Activity

Since the approval of the Sheppard East Corridor Secondary Plan (OPA 392) in 1996 together with the opening of the Sheppard Subway line, the Don Mills and Sheppard area has had a significant amount of development activity. Development has been particularly intensive along the Sheppard Corridor including key development nodes at Leslie/Sheppard and Don Mills/Sheppard. This is consistent with the growth strategy of the new Toronto Official Plan where Sheppard Corridor has been designated as one of the Avenues which is an area where the City wants to focus growth and redevelopment opportunities. This strategy combined with the City's support around the Toronto Transit Commission's Ridership Growth Strategy has generated significant residential development along the Corridor.

Over the past 10 years, there has been an increased amount of residential development within the Don Mills and Sheppard study area. Development activity shown in **Appendix A** highlights the range of residential projects, including approved (not built) as of January 1998. Based on these projects, a total of approximately 9079 units will be generated providing accommodation for almost 20,882 new residents in the area.

2.4 Community Consultation

The Don Mills and Sheppard CS&F Needs Assessment Study area has been the subject of several previous CS&F assessments involving extensive community consultation with local agencies and residents. Such CS&F assessments undertaken for this area include Sheppard Avenue Corridor Study Phase 1 Profile, the Fairview Mall expansion, the Bessarion-Leslie Context Plan Study, the Strong Neighbourhoods Task Force Background reports along with the work undertaken as part of the Parkway Forest applications.

As directed by City Council, City staff in consultation with the Ward Councillor have developed a community consultation strategy to encourage resident and local agency group input throughout the application review process, including:

- working group meetings to discuss various aspects of the proposal including CS&F issues; and
- service agency meetings to seek input from local agencies regarding community service needs including space and/or program requirements which justified the need for the community facilities that have been secured as part of the approval of the Parkway Forest application.

2.5 Community Services and Facilities (CS&F) Inventory

The CS&F review examines key CS&F's that serve the area residents, including publicly funded schools, child care facilities, community recreation centres, libraries as well as human services that provide services to the local population. This section summarizes the availability of community resources found in the area including parks. Details on individual CS&F are included in the tables in **Appendix C** attached. **Maps A to F** show the three sub-areas along with distribution of CS&F's within the overall study area.

2.5.1 Schools

Findings from the CS&F review completed for the Parkway Forest applications have concluded that there would be insufficient space at the neighbourhood school closest to the development site (Forest Manor Public School) to accommodate additional children generated by the proposed development. The local school is currently operating at a 118% utilization rate with a Ministry rated capacity of 538 students and an enrolment of 635 students as of September 2007. The Toronto District School Board (TDSB) staff advise that any new students generated from future development would have to be bussed outside the local neighbourhood to other schools extending to a number of other more distant communities.

In order to address the longer term school accommodation issue within the Parkway Forest community, the TDSB has recently submitted an application to the City for an addition to Forest Manor Public School. In this regard, as part of the settlement of the OMB appeal, the Owners have agreed to make a contribution to the School Board of

\$500.00 per approved additional unit, such contributions to be made in stages at the time of issuance of building permits and such funds to be placed in a reserve fund of the TDSB for use in constructing school buildings in the Parkway Forest area.

There are 20 elementary schools (15 public, 5 separate) and 1 public secondary school located in the study area. There are no separate secondary schools in the area. There are about 3 located just outside the study area including Senator O'Connor, Brebeuf College and St. Joseph Morrow Park.

Four out of the 15 public elementary schools are currently operating at or above capacity and include Forest Manor P.S. (118%), Brian P.S. (106%), Seneca Hill P.S. (91%) and Don Valley JHS (81.55%). One out of the 5 separate elementary schools (Blessed Kateri Tekawitha) is currently operating at capacity with 3 on-site portables addressing the current school accommodation issue.

Eleven public elementary schools have adequate capacity to accommodate additional students, including Muirhead P.S. which is currently operating at 37% capacity. The one public secondary school (George Vanier SS) currently has capacity available to accommodate additional secondary students.

TDSB staff reported that a number of school facilities serving local children are generally facing declining enrolments due to maturing communities with the exception of those schools that are located in higher growth areas (i.e. Forest Manor P.S., Elkhorn P.S.) together with those schools (i.e. Cresthaven P.S., Woodbine JHS, Lescon P.S. and George Vanier SS) that are receiving students who are currently bussed from outside their school catchment areas. Those schools exhibiting declines or currently underutilized will remain prospective destinations for new students while providing some relief to schools with growing populations, including within those communities undergoing significant redevelopment.

In addition, the TDSB has confirmed, commensurate with the principle of planning for new neighbourhoods, that they require a new school facility on the Canadian Tire lands, located in one of the key growth areas along the Sheppard Corridor. The school facility will be part of joint-use community facility with the City. Feasibility studies initiated by PF&R in 2005 have been completed, with TDSB staff participating in that process. Public consultation has been undertaken including a community meeting held in June 2007 as well as a resident survey to obtain feedback on community needs. To date, TDSB advise that they are interested in pursuing the site acquisition; however, the school portion of the facility will not be built until such time as the residential units are constructed and occupied.

The school board has identified Forest Manor P.S. in the Parkway Forest area, for the "Model School" project and is investing in it based on need. The focus of this program is to develop a dynamic, well-resourced, equitable environment for inner city students and their families. It will serve as a hub of the community and support students in their efforts to achieve their highest academic, social, and emotional potential.

The Toronto Catholic District School Board (TCDSB) advise that elementary students generated from the proposed development could be accommodated in the closest school facility at St. Timothy's Catholic School (JK-8), a recently constructed school at 25 Rochelle Crescent. Some secondary school students could be accommodated at either Brebeuf College or at Senator O'Connor. However, the Board has advised that it may be necessary for students to be accommodated in facilities outside of the community pending the availability of space.

2.5.2 Child Care

There are 27 child care programs (19 non-profit, 8 commercial) located in the study area that provide a total of 1662 licensed child care spaces. Over 84% of these spaces are for the preschoolers and school age children whereas the current need is for infants and toddlers. Over half of these programs can currently accommodate additional children. These programs have capacity remaining given that some programs may not provide for specific program needs of families (i.e. need for infant space vs. preschool space) as well as the availability of fee subsidies for certain programs that are in more demand.

The majority of the child care programs are offered within local schools (13), while the remaining programs are located in places of worship (5), residential buildings (4), commercial buildings (3), stand alone buildings (1) and private community recreation facility (1). The Children's Services Division Child Care Services Plan indicates that the two wards which generally fall within the study area (largely Wards 33 and 24) are under served and require additional spaces for infants and toddlers to meet the current needs.

The study area also has two family support program locations – a Parent Resource Centre at 332 Consumers Road which is also an Ontario Early Years Centre run by Family Day Care Services, a non-profit organization. Also, there is a home child care service operated by J & F Home Child Care Services which is located at 211 Consumers Road. Family Day Care staff advises that their centre is currently operating at capacity as they serve a number of surrounding residential communities. They also note that their centre's location is a major barrier for many families with younger children as it is located in an employment area with poor access to public transit. In order to provide better access to families who rely more on public transit/walking, they have worked in partnership with other agencies in the area to deliver satellite services in communities such as the Parkway Forest.

2.5.3 Libraries

The Toronto Public Library (TPL) operates 3 libraries (Fairview, Pleasantview and Bayview) in the study area. The Fairview Library is a district branch and provides extensive recreational and informational collections to areas with populations over

100,000 and serves as reference and administrative centres for groups of neighbourhood branches. District branches are designed to be a minimum of 25,000 ft².

Neighbourhood library branches such as Pleasantview and Bayview provide general informational and recreational collections and services for adults and children in areas with populations ranging from 20,000 to 50,000. The Service Delivery Model defines the primary service area of neighbourhood branches as within 1.6 km radius. Neighbourhood branches are designed to be a minimum of 7,000 ft².

Fairview Library is one of the busiest district libraries in the city, with over one million items circulated and over 400,000 visits in 2006. Pleasantview Library is a popular and well-used neighbourhood branch, which experienced a 29% growth in visits and circulated over 170,000 items in 2006.

The Bayview Library is a busy neighbourhood branch which circulated over 230,000 items in 2006, an increase of over 5% compared to 2005. At 6,333 ft², this facility is undersized compared to the 7,000 ft² minimum standard required for neighbourhood libraries. Bayview’s lease in the Bayview Village Shopping Centre will expire on January 31, 2012.

The TPL has identified long term plans for the Fairview and Bayview libraries. There are no capital projects planned for Pleasantview Library. A capital project to relocate the Bayview branch in a 10,000 sq. ft facility is included in the TPL’s 5 and 10 year capital plans. Design, development and planning are to begin in 2009 with construction in 2012. Preliminary plans for a relocated branch are based on a joint-use facility with PF&R on municipally-owned lands. Potential partners for this multi-use facility could also include Toronto area school boards. An expansion of the entrance to the Fairview Library is included in the current capital budget. Planning is scheduled to begin in 2010 and construction in 2011. The project will increase the library’s entrance size by 7,090 sq. ft. and includes a renovation of the facility’s existing 4,783 sq. ft. theatre.

The table below illustrates the catchment populations and sizes of each branch.

Branch	Fairview	Pleasantview	Bayview
Location	35 Fairview Mall Dr	575 Van Horne Ave.	2901 Bayview Ave.
2001 Census Population	50,420	12,981	33,061
Branch Size	64,670 ft ²	7,000 ft ²	6,333 ft ²

2.5.4 Parks

The study area contains 39 parks or open spaces which cover a total area of approximately 165 hectares. These parks range from small parkettes with minimal recreational amenities to large natural areas, such as East Don Parkland, and district parks with a wide variety of recreational opportunities, such as Van Horne Park. Please refer to **Appendix C** for a full list of existing parks and open spaces within the study area.

2.5.5 Community Recreation

Throughout the study area, there is a mix of community and recreation facility types ranging from Seasonal or Satellite Facilities, which typically describe facilities operated in partnership with other providers such as the TDSB or TCDSB, to Primary Facilities, which are owned and operated by the City of Toronto. The Primary Facilities range in size from under 10,000 ft² to over 60,000 ft².

a) Primary Facilities

Within the Don Mills and Sheppard study area, there are currently four primary recreation facilities, which are owned and operated by the City of Toronto. They are Fenside Arena, Oriole Community Recreation Centre, Pleasantview Arena and Community Centre, and Seneca Village Community Centre. It should be noted that the Seneca Village CC is leased by the Toronto Community Housing Corporation (TCHC).

Fenside Arena

Fenside Arena is one of three indoor arenas within the Parkway Forest community. It is located south of Highway 401, between the Don Valley Parkway and Victoria Park Avenue. It includes both indoor and outdoor recreation opportunities.

Fenside Arena is used on a permit basis (e.g. community leagues), as well as directly-operated programs by the City. PF&R offers indoor skating programs for the child/youth and early child age groups, as well as a Pleasure Skate program for all ages. These skating programs are popular and are at approximately 95% capacity. Users of PF&R programs at Fenside Arena are mainly local residents, travelling from an average distance of 1.76 kilometres.

PF&R staff has noted that providing adequate skating programs for youth is a challenge. Although open to all ages, the Pleasure Skate program is mainly geared towards families, and thus does not attract much youth.

Facility Name & Address	Ward	Bldg. & Amenities	Program Types Offered
Fenside Arena 30 Slidell Crescent	34	Size: 26,309 ft ² (2,444 m ²) Constructed: 1968 <ul style="list-style-type: none"> • Public tennis • Arena • Splash pad • Softball diamond 	<ul style="list-style-type: none"> • Skating

Oriole Community Recreation Centre

Oriole CRC is the largest recreational facility within the study area, as well as the most used facility. It offers a large variety of both indoor and outdoor recreation opportunities. The average distance travelled to Oriole by its users is 2.9 kilometres. Although Oriole serves the largest catchment area, many residents within the greater community (not

within walking distance) have noted that the high cost of transit prevents them from travelling to Oriole to use its facilities. Oriole is also located within a higher needs community with large populations of new immigrants.

Oriole is currently facing significant program and facility pressures, especially due to various local community groups (approximately 158 user groups) who hold meetings and run programs on site in the gymnasium and multi-purpose rooms. The demand from various community groups has become so large that PF&R must often limit its programming to give the community groups the opportunity to run non-traditional programming. The current gym is a small, single gymnasium and not large enough to accommodate the needs of the various users.

Furthermore, PF&R staff has indicated that those individuals and groups who have been using Eunice’s Swim School and Recreation Centre, have recently been inquiring about relocating to Oriole as the facility nears its closing date. Eunice’s is a privately owned facility located in the Parkway Forest community (102 Parkway Forest Drive). It includes a child care facility, operated by the YMCA, an indoor pool and a recreation facility. The facility is within the El-Ad Parkway Forest redevelopment proposal lands, and will eventually close its doors.

Youth participation in programs at Oriole is lower than programming for children in the categories of Child, Child/Youth, and Early Child. Recreation staff has noted that there is a need for more effective youth programming. Reasons for the lower registration rate in the youth category may be due to the following: the gym at Oriole is too small and better suited for younger youth sports; youth programming may be too structured and may not interest many youth; and/or lack of youth outreach in the area to either recruit youth to the facility or to determine what youth want.

In order to address the longer term recreation needs for the area, PF&R have examined the feasibility of expanding the Oriole facility as the site is large enough to accommodate some expansion. The Oriole Recreation Centre Feasibility Study completed in 2004 recommended various facility improvements including an indoor aquatics facility; improvements to the existing gymnasium and fitness centre; and additional multi-purpose space.

Facility Name & Address	Ward	Bldg. & Amenities	Program Types Offered
Oriole Community Centre 2975 Don Mills Road West	33	Size: 64,350 ft ² (5,978 m ²) Constructed: 1969/89 <ul style="list-style-type: none"> • Indoor ice rink/arena • Tennis court (NYTA) • Softball diamond • Splash pad • Outdoor pool • Gym • Multi-purpose rooms • Weight Room 	<ul style="list-style-type: none"> • Arts • Camps • Fitness & Wellness • General Interest • Leadership/ Youth • Older Adults (Fitness) • Preschool • Skating • Sports • Swimming

Pleasantview Arena & Community Centre

Pleasantview Arena and Community Centre is located on Van Horne Avenue, east of Highway 404 and south of Finch. It is a large facility including a variety of indoor and outdoor recreation amenities, drawing its users from an average distance of 1.98 kilometres. The facility is surrounded by Van Horne Park, which includes an outdoor pool, outdoor bocce court, outdoor tennis court, splash pad and soccer field.

Popular programs offered by PF&R at Pleasantview are: March Break programs and other camps, Arts & Heritage programs and Skating programs. CLASS statistics for this facility show that most courses offered are targeted toward the Child/Youth and Early Child categories. Recreation staff has indicated that there is a need here for active youth programming; however, it does not have appropriate facility space to accommodate this need, i.e. needs more gym space. Additional gymnasium space is also needed to increase opportunities for active living types of programs.

Recreation staff has also noted that there is not enough gym or multi-purpose space to accommodate the needs of various community groups in this facility. There has been an increase in the number of requests from local agencies requiring space to operate programs; however, very few new permits have been allocated to community groups due to increased requests. This, in addition to use of regular programs offered by PF&R has resulted in the centre operating at capacity throughout the year.

Facility Name & Address	Ward	Bldg. & Amenities	Program Types Offered
Pleasantview Arena & Community Centre 545 Van Horne Avenue	33	Size: 47,170 ft ² (4,382 m ²) Constructed: 1975/1996 <ul style="list-style-type: none"> • Outdoor pool • Arena • Large Multi-Purpose Room • Preschool Room • Indoor Bocce Courts 	<ul style="list-style-type: none"> • Swimming • Arts • Camps • Fitness • Older Adults • Preschool Programs

Seneca Village Community Centre

Seneca Village Community Centre is located just outside of the study area, on the north side of Finch, just east of Don Mills. Although not within the identified project boundaries, the centre is an important outlet for recreation facilities for the Don Mills North (Oriole) community. It is the smallest of the area's Primary Facilities and serves mainly the local community. On average, users travel 1.32 kilometres to access the facility.

The Seneca Village facility is owned by the TCHC; however, PF&R leases the facility and provides operation of recreation programs. Building amenities include a gymnasium, multi-purpose room, and meeting room.

The facility is local and often experiences pressure caused by community groups to book the meeting space at Seneca. The minimal parking and small room size deter larger groups from meeting at Seneca; however, facilities are often at capacity with smaller groups. Multi-purpose rooms and gymnasium are often full during peak hours – after 5pm from Monday to Thursday and all day Saturdays. Although the gymnasium and multi-purpose space are often booked, PF&R programs are not operating at capacity. There are only 237 program registrations at Seneca. One of the main issues affecting use of the facility is the limited parking.

Facility Name & Address	Ward	Bldg. & Amenities	Program Types Offered
Seneca Village CC 1700 Finch Avenue East <i>* Seneca Village is leased from Toronto Community Housing</i>	24	Size: 9,400 ft ² (873 m ²) Constructed: 1979 <ul style="list-style-type: none"> • Gymnasium • Multi-purpose room • Meeting Room • Kitchen • Offices 	<ul style="list-style-type: none"> • Preschool programs • Permits • Camps

b) Seasonal & Satellite Recreation Facilities

There are also 4 satellite locations within TDSB or TCDSB facilities, out of which PF&R operates recreation or special interest programs, and 6 seasonal locations also in school facilities, out of which PF&R operates mainly camp programming. Across the study area, there is only one indoor pool facility, located at the satellite facility, Georges Vanier CI.

Satellite Facilities			
Facility Name & Address	Ward	Bldg. & Amenities	Program Types Offered
Forest Manor PS 25 Forest Manor Drive	33	<ul style="list-style-type: none"> • Classrooms • Single Gymnasiums • Kitchen/Staff Room 	<ul style="list-style-type: none"> • Camps • General Interest
Georges Vanier CI 3000 Don Mills Road	33	<ul style="list-style-type: none"> • Indoor Pool 	<ul style="list-style-type: none"> • Swimming
George S. Henry Academy 200 Graydon Hall Drive	34	<ul style="list-style-type: none"> • Double Gym • Ball Diamond • Soccer Field 	<ul style="list-style-type: none"> • Camps • Sports
Rene Gordon ES 20 Karen Road	34	<ul style="list-style-type: none"> • Gym 	<ul style="list-style-type: none"> • Sports

Seasonal Facilities			
Facility Name & Address	Ward	Bldg. & Amenities	Program Types Offered
Crestview PS 101 Seneca Hill Drive	33	<ul style="list-style-type: none"> • Single Gymnasium • Tiny Tots Room 	<ul style="list-style-type: none"> • Camps • Preschool
Don Valley JH 3100 Don Mills Road	33	<ul style="list-style-type: none"> • Classrooms • Double Gymnasium • Staff Room 	<ul style="list-style-type: none"> • Camps
Lescon PS 34 Lescon Road	33	<ul style="list-style-type: none"> • Single Gymnasiums • Staff Room 	<ul style="list-style-type: none"> • Camps
Our Lady of Guadalupe SS 3105 Don Mills Road	33	<ul style="list-style-type: none"> • Gym 	<ul style="list-style-type: none"> • Camps
Roywood PS 11 Roywood Drive	34	<ul style="list-style-type: none"> • Gym 	<ul style="list-style-type: none"> • Camps
St. Isaac Jogues CS 1330 York Mills Road	34	<ul style="list-style-type: none"> • Gym 	<ul style="list-style-type: none"> • Camps

c) New and Expanded Community Recreation Facilities

There are also several current proposals within the study area for new or expanded community recreational facilities. The two proposals for new facilities are: the Canadian Tire lands community recreation center and the Parkway Forest community recreation centre. Feasibility studies have also been completed for expansions to the following facilities: Oriole CRC and Fenside Arena.

Canadian Tire Community Centre Project

The “Canadian Tire” site is located at Sheppard Avenue East and Leslie Street, and is within the Leslie/Sheppard (Sheppard Corridor) sub-area, a key development node of the Sheppard corridor. Based on approved and proposed development within this node, there will be a new residential community of approximately 9,140 new residents.

The proposal for the 3.72 hectare site includes a variety of park uses and new community recreation centre. Work is currently underway to review facility options including a stand-alone City facility or partnerships with other stakeholders (eg. TPL, child care providers). The proposed program elements for the facility and park may include: multi-use soft surface field, junior & senior play spaces, multi-use sports court, aquatic centre, gymnasium, meeting room space, and public & administrative space. The proposed indoor pool would reflect the elements of the City’s Indoor Pool Strategy.

In February 2006, Oleson Worland & Taylor Smyth Architects produced the Oriole Village Multi-Use Facility Feasibility Study for the Former Canadian Tire Lands for PF&R. The purpose of the report is to evaluate the feasibility of constructing a shared-use, multi-function facility on new parkland on the former Canadian Tire Warehouse lands, south of Sheppard Avenue, between Bessarion and Leslie.

The report outlines three possible design scenarios, ranging in cost from \$33 to 75 Million (2006 costs), each of which has a different mix of uses and facility options, some including schools. The community recreation centres in each of the scenarios include an

optional aquatic facility with a teaching/training tank and a leisure/recreation pool, multi-purpose rooms, dance/fitness studio, weight room, kitchen and gymnasium. Given Council’s approval of the first phase of the Indoor Pool Provision Strategy, the design scenarios around the aquatic facility may be reviewed to reflect the design requirements of the Provision Strategy.

A portion of the park, and recreation facility design and construction will be funded through developer contributions; however, the identification of additional sources of funding is needed prior to determining the project’s size, scope and timing.

Facility Name & Address	Ward	Bldg. & Amenities
Canadian Tire Lands Community Centre (Proposed) West of Leslie Street at Sheppard Avenue East	24	<p>Size: Overall site is 3.72 ha</p> <ul style="list-style-type: none"> • Aquatic Centre with 25m pool, 6 lanes and leisure pool • Gymnasium • Meeting Room • Offices • Multipurpose Sports Court

Parkway Forest Community Centre and Park

The proposed Parkway Forest community center, secured as part of the Section 37 Agreement for the Parkway Forest application, would be located in the Don Mills South (Parkway Forest) sub-area at the north end of the existing Parkway Forest Park and approximately 4,500m² in size. About 3,662m² of the overall facility is dedicated for community recreation space, and the remaining 838 m² for an 82-space child care facility. The recreation component would include multi-purpose rooms and meeting rooms, a double gymnasium, fitness centre, office space, and kitchen. Refer to **Appendix D** for full proposed program list.

The design and construction of the community centre will be funded through Section 37 benefits. Once the design process has been initiated, there will be working group process lead by PF&R to obtain resident input around the final design and program for the community centre.

Enhancements to the existing Parkway Forest Park will include a new outdoor pool and replacement of some of the outdoor recreation amenities, including playground, and multi-use sports pad.

Facility Name & Address	Ward	Bldg. & Amenities
Parkway Forest Community Centre (Proposed)	33	<p>Size: 48,437 ft² (4,500 m²) Construction estimated to begin 2010/11.</p> <ul style="list-style-type: none"> • Outdoor Swimming Pool • Double gymnasium • Fitness room • Multi-Purpose Rooms • Kitchen • Child Care

Fenside Arena Expansion

In December 2005, Oleson Worland and Taylor Smyth Architects completed the Community Centre Addition to Fenside Arena Feasibility Study. Through discussions with City staff and public consultation, the consultants identified a need at Fenside for additional gymnasium and multi-purpose space. The report recommended an improved facility with a mini gymnasium and large multi-purpose room to ease the pressures on gymnasias in nearby facilities, such as Broadlands Community Centre.

Facility Name & Address	Ward	Bldg. & Amenities
Fenside Arena Expansion 30 Slidell Crescent	34	<p>Size: 26,309 ft² (2,444 m²) - existing, 7,300 ft² (678m²) - expansion Constructed: Expansion not built. Some Capital funding has been identified beginning the year 2014. New facilities include:</p> <ul style="list-style-type: none"> • Mini-gymnasium • Change rooms • Administrative offices • Large Multi-Purpose Room

Oriole Community Recreation Centre Expansion

The Oriole CRC expansion is another opportunity for the City to provide additional community recreation space within the study area. A study and functional plan for the Oriole CRC was completed by unit a architecture inc. architects in April 2004. Findings from the study were developed from input from the local community, City staff and Ward Councillor's office.

The feasibility report explored the following opportunities for enhancement and renewal of the Oriole facility, including:

- developing the outdoor pool for indoor year round use;
- expanding the existing centre to accommodate additional uses;
- additional community space within the facility's current footprint; and
- maximizing the relationships with adjacent facilities and open spaces.

The report proposes an 11,300 ft² indoor aquatic facility option with a 6 lane pool with leisure component, as well as additional multi-purpose rooms, gymnasium, and a larger fitness centre. The estimated total cost for facility improvements in 2004 dollars was \$23.2 million.

The feasibility study for Oriole was completed before the *Indoor Pool Provision Strategy* was approved by Council. Any plans for future aquatics facilities should reflect the revised design requirements of the Provision Strategy.

The consultant's proposal for the Oriole CRC expansion consists of 4 phases as follows:

- Phase 1 – Staff offices on the second floor to be reconfigured and converted into program spaces. Cost of Phase 1 is expected to be approximately \$1 Million.
- Phase 2 – General building renovations, including change rooms
- Phase 3 – New aquatics facility, program rooms and reception area
- Phase 4 – Expansion of the gymnasium

At this time, no capital funding has been approved for the expansion. Further development of the community centre is pending additional funding. Possible sources of funding could be through the Section 37 monies (\$1 Million) secured from the Monarch Construction development located at 2025-2045 Sheppard Avenue East which was approved by the Ontario Municipal Board on September 22, 2004.

Facility Name & Address	Ward	Bldg. & Amenities
Oriole Community Recreation Centre Expansion (Proposed) 2975 Don Mills Road West	33	Size: 37,424 ft ² (3,477 m ²) - expansion Constructed: (Not built). Further development pending additional funding. <ul style="list-style-type: none"> • Multi-purpose rooms • Gym • Fitness centre • Indoor aquatic centre

2.5.6 Human Services

Over 20 human service agencies are located in the study area and deliver a wide range of programs and services to area residents. Many of these smaller agencies are currently housed in insufficient space, with limited facilities and can therefore not offer the range of programming that they have to capacity to provide. A large number of these programs and services

(e.g. settlement services, literacy, ESL) focus on the recent immigration population that make up over 60% of the study area population.

The City has a key role in both the delivery of these services and the provision of community space. Currently, the only available public facility for smaller agencies to have exclusive use of is the Oriole Community Recreation Centre located at 2975 Don Mills Road. This facility is home to over a dozen human services that are involved in the delivery of programs and services, particularly for recent immigrants. This service delivery model is the result of a unique partnership arrangement between the City and the Oriole Community Services Association (OCSA), a large multi-service organization. The City provides space to OCSA which has a number of umbrella agencies that deliver a range of programs and services including: AWIC Seniors Club, CICS, IGBO, Iranian Women’s Organization, Harriet Tubman Organization, Senior Tamil’s Centre, Somaliland Canadian Society and COSTI Immigrant Services. In addition, the City provides financial support to OCSA and some of its umbrella agencies through funds from the Community Services Partnership (CSP) program.

The Oriole facility is also one of the busiest community centres in this part of the City with an extensive list of permit users. These permit users are generally non-profit local groups (i.e. Girl Guides, Chinese Arts group, Africanadian mediation group, etc.) seeking use of the various program rooms and/or gymnasium to run programs, meetings and cultural events. Oriole CRC staff advise that the facility is currently operating at capacity with a wait list for permit users.

Another important community resource is the Community Information Fairview, an information and referral agency that has been operating out of the Fairview Mall location for many years. This non-profit organization provides services largely to the newcomer residents including legal aid and income tax clinics. The City recognizes the importance of this service by providing funds through its CSP program.

Findings from agency consultation have confirmed that many are currently having great difficulty finding accessible, affordable and high quality space within the study area. Also, the issue of security of tenure is problematic for these agencies as they require longer term use of space to enhance their programming. This is evident by a number of agencies noted above (i.e. Family Day, Tropicana) having to locate space in the nearby employment area which creates huge barriers around accessibility to local services/programs.

3.0 DON MILLS AND SHEPPARD CS&F NEEDS ASSESSMENT

3.1 Overview – CS&F Priorities

The review of CS&F for the Don Mills and Sheppard area has reconfirmed the findings of the previous studies which identified a number of CS&F priorities based on extensive agency consultation together with input from key City operating divisions (PF&R, Social Development Finance & Administration, Children’s Services) and School and Library Boards. These CS&F priorities should be considered for any future planning applications resulting in substantial residential growth and change for the area.

In order to establish a strategic framework for the delivery of additional CS&F for the broader Don Mills and Sheppard study area, a number of CS&F priorities have been identified with specific strategies developed for each priority, including the three sub-areas - Don Mills North (Oriole), Don Mills South (Parkway) and Leslie/Sheppard (Sheppard Corridor). Based on the findings for this needs assessment, the following CS&F priorities should be recognized in the Don Mills and Sheppard area:

a) Facility Priorities

- Additional community agency space (minimum 5,000-10,000 square feet) within the following sub-areas - Don Mills North (Oriole), Don Mills South (Parkway Forest) and Leslie/Sheppard (Sheppard Corridor);
- Additional child care facilities (minimum 52-72 spaces) within the following sub areas – Don Mills North (Oriole), Don Mills South (Parkway Forest) and

Leslie/Sheppard (Sheppard Corridor);

- Additional community recreation facilities within the following sub-areas – Don Mills North (Oriole), Don Mills South (Parkway Forest) and Leslie/Sheppard (Sheppard Corridor) including large gymnasias, multi-purpose meeting and program rooms, fitness/dance studios, dedicated office space for staff and indoor pools;
- Neighbourhood library (10,000 square feet) within the Leslie/Sheppard (Canadian Tire Lands); and
- Additional TDSB elementary school facilities, including new school facility for Leslie/Sheppard (Sheppard Corridor) and expansion to Forest Manor P.S. (Don Mills South Sub-area (Parkway Forest)).

3.2 Facility Priorities

3.2.1 Community Agency Space

The study area lacks available CS&F, in particular exclusive community agency space for local non-profit groups to run programs and/or services, particularly for the recent immigrant population. Since the construction of Oriole CRC community agency space in 1989 when the community centre was constructed as an addition to the arena, there has been no additional publicly funded or secured space provided for in this area. As such, the Don Mills and Sheppard area has not seen any new space built for exclusive use by smaller local agencies over the past 18 years. Also, within this same time period, the demand for the services has dramatically increased, especially within the higher growth areas (eg Leslie/Sheppard) as well as those areas with increased new immigrant population (eg Parkway Forest, Oriole/Peanut Plaza area)

For certain neighbourhoods within the study area where there are a higher proportion of recent immigrants such as Parkway Forest and Peanut Plaza areas, residents face major barriers that limit their ability to access services outside of their immediate community. As such, agencies need to find suitable and affordable space to deliver programs/services to the residents. However, findings from the study indicate that the Don Mills and Sheppard area is currently significantly underserved given that the range of programs/services offered by local agencies is limited by the lack of available space.

There will also be an increased demand for community agency space in growth areas such as the Leslie/Sheppard node. Within this development node of the Sheppard Corridor, there will be a new residential community as part of the Canadian Tire redevelopment resulting in up to 9,000 new residents. This new residential population will require access to local services such as employment training, counselling, health services, etc. Non-profit service providers will recognize this increased demand to provide such services from nearby locations which are affordable, high quality and accessible (eg. Sheppard Avenue frontage).

The agency consultation process has confirmed that there are a number of agencies looking to expand their programs/services in this area to address the increased demand

for certain services; however the majority of community facilities in the area are currently operating at capacity. Also, many of these agencies have expressed a huge interest in operating out of the community agency space secured as part of the Section 37 public benefit package for the Parkway Forest application.

Notwithstanding the community agency space secured for Parkway Forest, this space will not address the demand for increased programming/servicing needs for the various communities located within the broader study area. This situation will be substantially exacerbated by the addition of almost 23,000 new residents projected by future development projects as discussed in Section 2.3 of the report. Therefore, the planning of any level of residential intensification in the area must fully address the need for the timely provision of community services such as community agency space.

Recommended Community Agency Space:

- ***Additional visible, accessible, affordable and high quality community agency space for local non-profit service providers to deliver services and programs***
- ***Potential locations to secure community agency space include:***
 - ***Leslie/Sheppard Sub-area (Sheppard Avenue)***
 - ***Don Mills North Sub- area (Oriole)***
 - ***Don Mills South Sub-area (Parkway Forest)***

3.2.2 Child Care

The child care inventory noted in Section 2.4 profiles the existing child care services for the area. There are 26 child care programs located in various communities across the study area with the majority in Ward 33. However, almost half of those programs are accommodated within the local schools largely for the preschool and school age children groups. Also, the commercial child care programs are generally workplace child care facilities and offer programs for broader age groups including infants, toddlers and preschoolers.

There are wait lists for a number of child care programs in areas which are going through demographic changes with a higher proportion of younger children (i.e. Parkway Forest) as well as other areas within the study area that are facing growth through increased residential development (e.g. Leslie/Sheppard). In this regard, two on-site fully furnished, finished and equipped non-profit child care facilities (a 52 space and a 72 space) were secured as part of the Section 37 Agreement for the Canadian Tire lands located at 1015-1181 Sheppard Avenue East.

Unfortunately, these facilities will not be built in the near future as they are part of a comprehensive redevelopment for these lands. The new owner (Concord Adex) is to provide the 2 child cares on Blocks 5 and 18 respectively prior to site plan approval for those 2 blocks. Block 5 in Phase 3 contains one of the child care facilities and will proceed in the last phase. Block 18 is still owned by Canadian Tire and they are currently considering relocating their Head Office at Yonge and Eglinton to this location.

In addition to growth areas requiring new child care facilities, there are maturing areas such as Henry Farm that require additional child care particularly for the school age children. As such, the St. Timothy's Catholic Elementary School was identified through the Federal Government's Best Start Program to meet this service gap through the construction of a new child care facility. However, this community faces a loss of this new child care facility due to the Federal government's recent claw back of funds. In addition, the Children's Services Child Care Service Plan identifies the study area to be under serviced particularly for the infant and toddler age group programs.

The Parkway Forest CS&F Review specifically recommended the need for an additional 82 space child care (eg. 10 infants, 10 toddlers, 32 preschool, 30 school age) facility to be operated by the Parkway Forest Junior Y. This proposed facility will replace the existing 74 space child care facility and include an enhanced infant program. Also, the facility will be secured as part of the Section 37 Agreement for the joint Community Centre/Child Care facility to address the existing child care service gaps for this part of the study area. However, there will continue to be broader child care needs for the area, particularly for the infant, toddler and school age groups. As such, additional child care facilities will need to be considered as part of any significant future residential development proposals for the area.

Recommended Child Care

- ***Additional licensed non-profit high quality and accessible child care facilities (52-72 spaces, particularly for infants and toddlers to meet the current and future demand for child care***
- ***Potential locations to secure child care facilities include:***
 - ***Leslie/Sheppard (Sheppard Avenue)***
 - ***Don Mills North Sub-area (Oriole)***
 - ***Don Mills South Sub-area (Parkway Forest)***

3.2.3 Community Recreation Centres

As the local population increases, the need for parks and recreation facilities will increase as well. New developments should not place undue pressure on existing facilities. They should respond to the unique needs, opportunities and priorities identified for their specific communities, both existing and future. At the same time, some of these communities have existing service gaps and are currently oversubscribed. As such, the provision of local recreation programs is dependent on having the right facilities available to a community.

The Recreation Facilities Report indicates a low provision rate for community recreation facilities within the Sheppard Corridor from Bayview to Don Mills, and has identified the area as a priority for new facilities. In order to alleviate pressure on existing facilities within the Sheppard Corridor, a feasibility study was completed for a new community recreation centre on the Canadian Tire lands. The proposed Canadian Tire lands facility should serve the needs of the emerging population, as created by the new development, as

well as the existing population; however, additional funding is needed for further development.

Given the significant development activity and proposed new developments within the study area, particularly along the Sheppard Avenue Corridor, it is likely that current pressures on existing recreation facilities and programs will continue to escalate. The varied demographic make-up of the existing community and the significant new population growth predicted over the next several years reinforce the need for more community-based facilities within the study area.

Based on an analysis of recreation facilities together with observations from frontline Recreation staff, the following facility needs to serve the study area have been identified:

- gymnasias;
- multi-purpose program and meeting space;
- fitness/dance studios;
- indoor pools; and,
- dedicated office space for staff.

Given the increased pressure on gymnasias and multi-purpose space throughout the study area by various user and community groups, PF&R has limited its drop-in and structured recreation programming to make way for permitted groups. The provision of new gymnasium and multi-purpose space at the Parkway Forest facility and the Canadian Tire lands facility will help to ease the pressures of community groups on existing facilities nearby, particularly on Oriole.

The analysis of primary recreation facilities also included an assessment of the aquatics component which shows that the study area has limited indoor public aquatic facilities. At present, the only public indoor pool within the study area is Georges Vanier CI. It was built forty years ago and has a water surface of 230 square metres. Both Recreation staff and community residents have indicated a need for indoor aquatic facilities to serve the study area. Although not owned or operated by the City, the YMCA, located south-east of Bayview and Sheppard, provides an indoor pool for public use.

The study area has a large number of satellite programs that operate out of various local schools. The majority of these programs are for children (e.g. camps) and require the use of school gymnasias and classrooms. These satellite facilities, however, are limited in terms of program expansion given that the schools require use of these facilities during the prime weekday hours from September to June.

Frontline Recreation staff has identified a general need within the study area for more youth programming, both structured and “drop-in” programming. One of the major barriers to providing appropriate youth programs is a lack of appropriate space within the neighbourhood, i.e. gymnasias, dedicated youth lounge space and multi-purpose rooms. Also, the area does not have an appropriate youth outreach program to recruit youth to PF&R programming or to determine what types of programs youth want. Local

community residents have also expressed a concern for lack of recreational opportunities for youth.

Recommended Community Recreation Facilities:

- *In addition to the proposed new or expanded facilities for the Don Mills and Sheppard area, i.e. Oriole CRC and the Canadian Tire lands facility, a community recreation centre as part of the Section 37 public benefits package for the Parkway Forest application is recommended.*
- *The new recreation centre should reflect the identified needs within the area for recreation facilities. These include: gymnasias, multi-purpose and meeting space, dance/fitness studios, aquatics facilities and dedicated office space for PF&R staff.*

3.2.4 Service/Program Priorities

Based on extensive input provided by local service agencies as well as consultation with City staff from PF&R, Children’s Services and Social Development Finance & Administration, a number of service/program priorities for the Don Mills and Sheppard area have been identified.

These programs and/or services should be considered as part of any future accommodation plans for the above-noted facility priorities. Program and/or service priorities shall include:

- a) Settlement/Immigrant Services, including legal aid, literacy, ESL, and counselling
- b) Child Care Programs, including licensed child care for infants, toddlers and school age children
- c) Parent Resource Programs for families with younger children (0-6 years)
- d) Employment Training Programs
- e) Youth Programs (i.e. youth outreach, drop-ins, recreation such as basketball, cooking, dance)
- f) Children’s Programs (i.e. after school programs, preschool, and recreation programs such as March Break camps and clubs)

4.0 DIRECTIONS

Based on the findings from the Don Mills and Sheppard Needs Assessment Study, facility and program/service priorities have been identified. The interdepartmental staff team from City Planning, Parks, Forestry and Recreation and Social Development Finance & Administration propose the following recommendations based on service type and sub-areas:

4.1 Facility Priorities

4.1.1 Community Recreation Space

- a) **Don Mills South Sub-area (Parkway Forest)**

- i) A minimum of 4,500 m² (including Child Care space) of community recreation space to serve the needs of the current Henry Farm/Parkway Forest residents as well as the anticipated new population generated by the new El-Ad development at Don Mills and Sheppard;
- ii) The proposed community centre will generally include the following program: gymnasium, multi-purpose rooms, meeting rooms, teaching kitchen, offices and outdoor pool (See **Appendix D** for further detail);
- iii) Establishment of a Parkway Forest Working Group once the design process for the Parkway Forest Community Centre has been initiated. The Working Group should consist of community representatives, appropriate City staff, local Councillor, and other stakeholders, as required. The Working Group will meet with the developer and design team to discuss current park and recreation issues as well as to provide input on the design and programming of the new community centre and park; and

b) Don Mills North Sub-area (Oriole)

In recognition of the important role and function of the Oriole CRC to serve the increased recreation needs for this sub area:

- (i) Future improvements to the Oriole CRC to provide for additional community recreation space including a larger gymnasium;
- (ii) Secure Section 37 monies through future development applications for the Don Mills Sheppard North Sub-area to advance the PF&R capital budget priorities for the Oriole CRC expansion project; and
- (iii) Redirect Section 37 monies (\$1.0 Million) from the Monarch Construction development to advance the PF&R capital budget priorities for the Oriole CRC expansion project;

c) Leslie/Sheppard Sub-area (Sheppard Corridor)

In recognition of the increased recreation needs along the Sheppard Avenue development corridor, in particular the Leslie/Sheppard Sub-area:

- i) Additional community recreation space (ie. community facility) as part of Canadian Tire joint use community facility; and
- ii) Secure additional funding for Canadian Tire joint use community

facility through Section 37 monies potentially secured from future developments along the Sheppard Avenue development corridor, particularly within the Leslie/Sheppard Sub area.

4.1.2 Community Agency Space

a) Don Mills South Sub-area (Parkway Forest)

- i) Accessible, high quality and affordable community agency space to total 804 m² within the Parkway Forest neighbourhood to serve the needs of the current Parkway Forest/Henry Farm residents as well as the anticipated new population. The space should:
 - respond to the need for office space, on-going programming space, and meeting space for local community organisations;
 - be allocated to those organisations that best serve the needs of the neighbourhood, reflecting both the current population and the anticipated new population; and
 - be administered in accordance with the Policy on City-Owned Space Provided at Below-Market Rent.

b) Don Mills North Sub-area (Oriole)

- i) Additional affordable, high quality and accessible community agency space such as the Don Mills and Sheppard street frontages for local agencies to run programs and/or services to serve current and future Don Mills North (Oriole) residents; and,
- ii) Use of Section 37 as part of future developments proposed within the Don Mills North Sub-area to secure on-site community agency space.

c) Leslie/Sheppard Sub-area (Sheppard Corridor)

- i) Additional affordable, high quality and accessible community agency space such as the Sheppard Avenue street frontage for local agencies to run programs and/or services to serve current and future Leslie/Sheppard residents; and
- ii) Use of Section 37 as part of future developments proposed within the Leslie/Sheppard Sub-area to secure on-site community agency space to serve current and future residents.

4.1.3 Child Care Facilities

a) Don Mills South Sub-area (Parkway Forest)

- i) An 82 space licensed, fully finished, furnished and equipped child care facility for infants, toddlers, preschoolers and kindergarten children to replace the existing child care facility (Parkway Forest Jr. Y) and to be located within the Parkway Forest neighbourhood to serve the needs of the current Parkway/Henry Farm residents as well as some of the anticipated new population.
- b) Don Mills North Sub-area (Oriole)**
- i) Additional licensed, fully finished, furnished and equipped child care facilities (52-72 spaces) for infants, preschoolers, kindergarten and school age children to be located within the Don Mills North Sub-area to serve the needs of the current and future residents; and,
 - ii) Use of Section 37 as part of future developments proposed within the Don Mills North Sub-area to secure on-site child care facilities.
- c) Leslie/Sheppard Sub-area (Sheppard Corridor)**
- i) Two fully finished, furnished, equipped and licensed child care facilities (52-72 spaces) for infants, preschoolers, kindergarten and school age children to serve the needs of the new population generated by the Canadian Tire development at Leslie and Sheppard.

4.1.4 Other Facility Priorities

- a) Other Facility Priorities identified from the Don Mills and Sheppard Needs Assessment Study will be used as the basis for future developments, if appropriate, and may include:
 - i) Neighbourhood Library – Leslie/Sheppard Sub-area (Sheppard Corridor)

The development of a new neighbourhood library (minimum 804 m²) as part of the Canadian Tire joint use community facility;
 - ii) School Expansion
 - a) Don Mills South Sub-area (Parkway Forest)

Future expansion of the Forest Manor Public School to address the increased elementary school population living in Parkway Forest

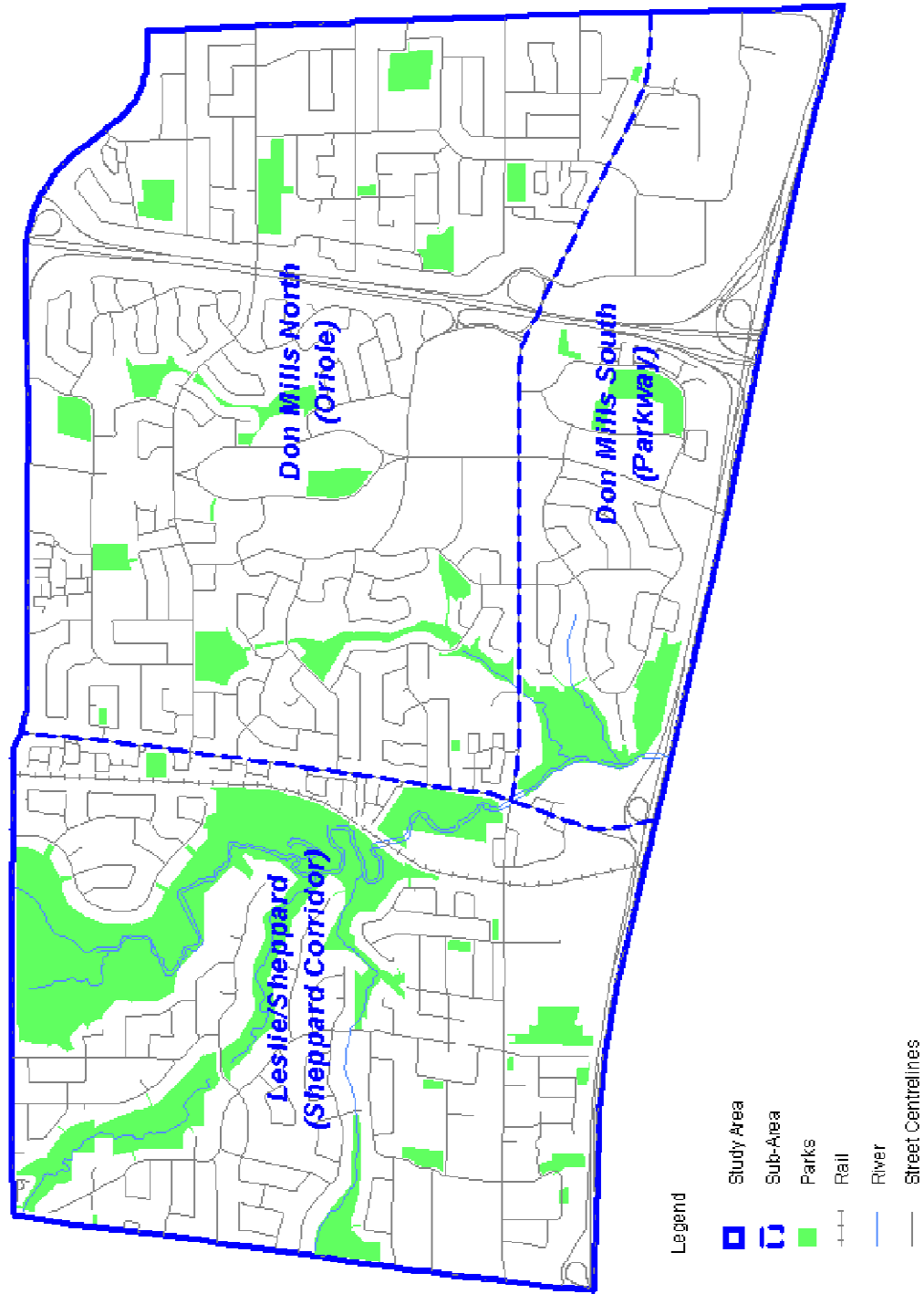
generated by the new residential units approved for the Parkway Forest applications.

b) Leslie/Sheppard Sub-area (Sheppard Corridor)

Additional TDSB elementary school as part of the Canadian Tire joint use community facility or other site as deemed appropriate by the School Board to address the increased elementary school population living in the Leslie/Sheppard area generated by the new residential units approved for the Canadian Tire application.

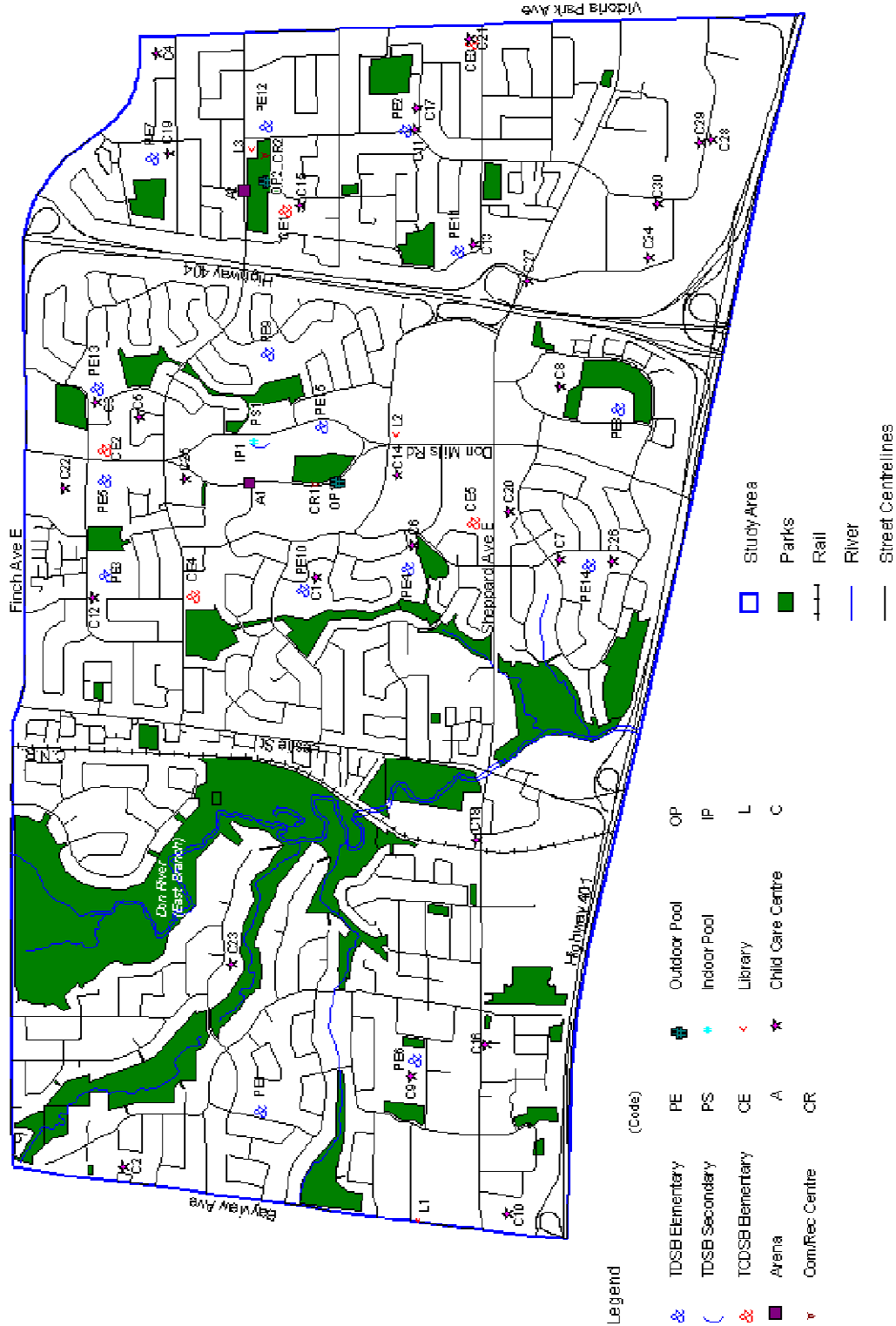
MAP A:

CS&F SUB-AREAS MAP



MAP B:

ALL COMMUNITY SERVICES



Sources: Information from Community & Neighbourhood Services at the City of Toronto, Toronto District School Board and Toronto Catholic District School Board

Note: Refercode numbersto attached sheet on full listings of community services

Toronto City Planning Division, Research and Information - July 2007

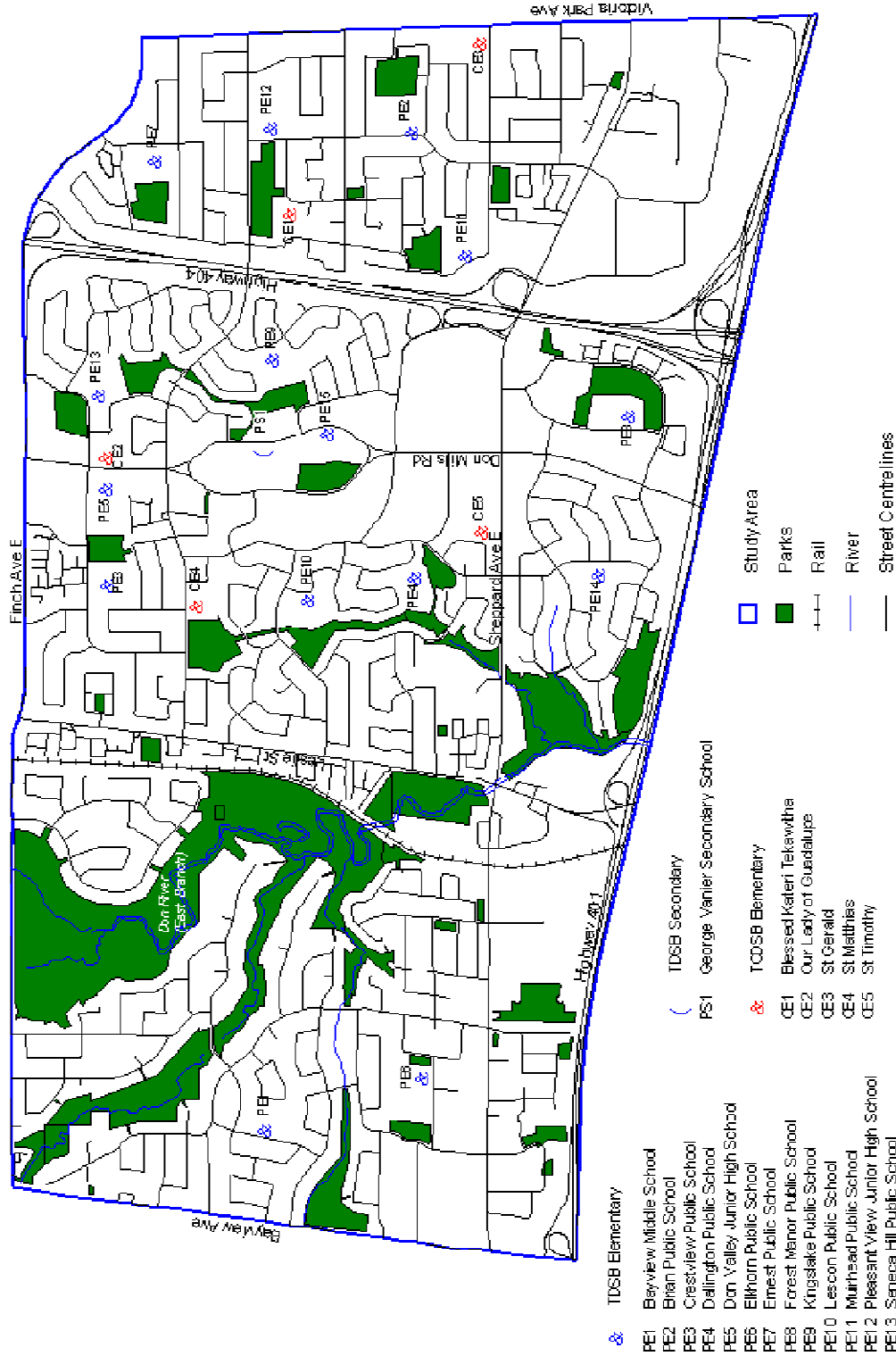
MAP C:

SCHOOLS

Don Mills and Sheppard Facility Needs Assessment



Schools



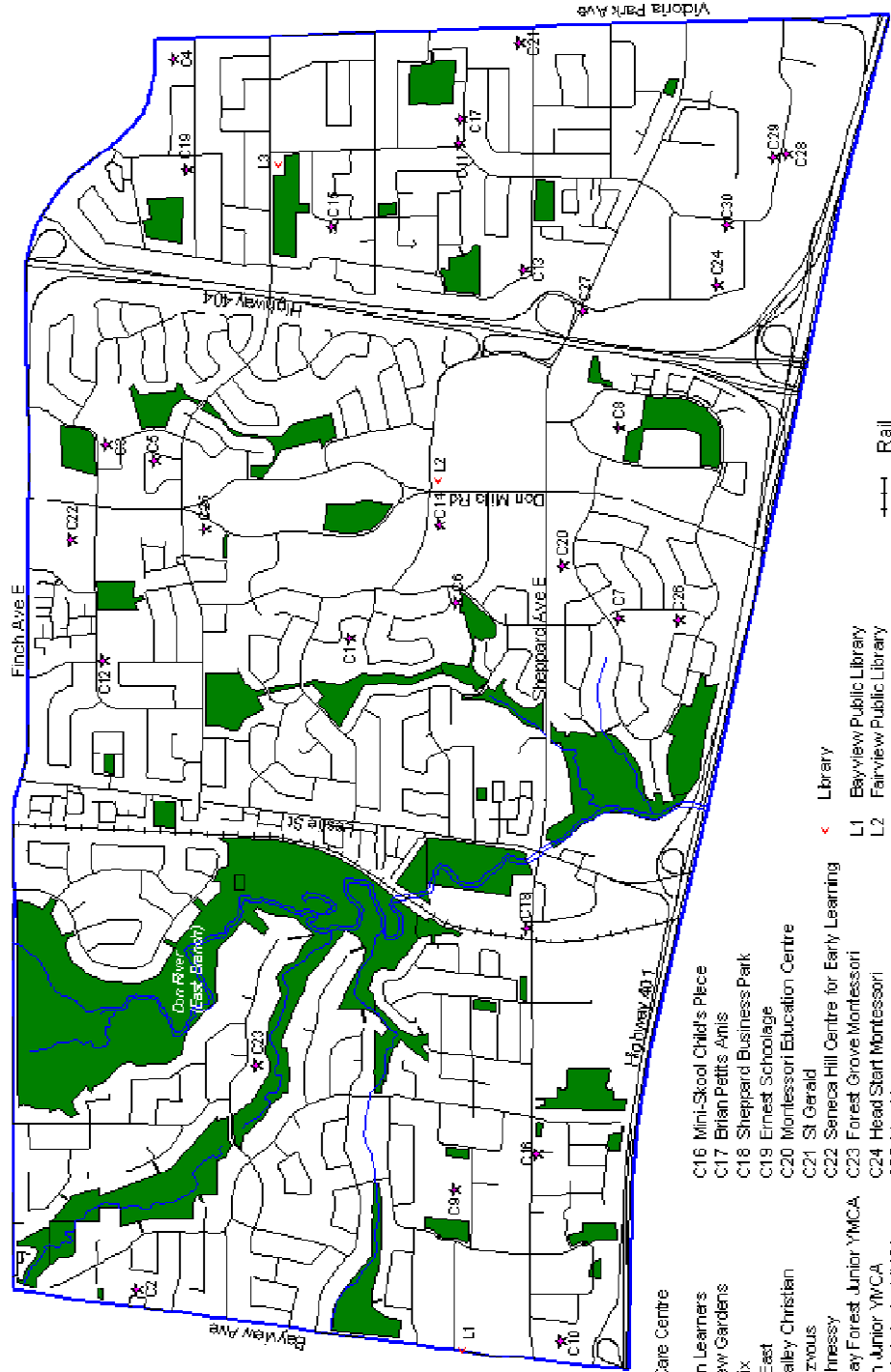
Note: Refer code numbers to attached sheet on full listings of community services

Sources: Toronto District School Board and Toronto Catholic District School Board

MAP D:

CHILD CARE CENTRES & LIBRARIES

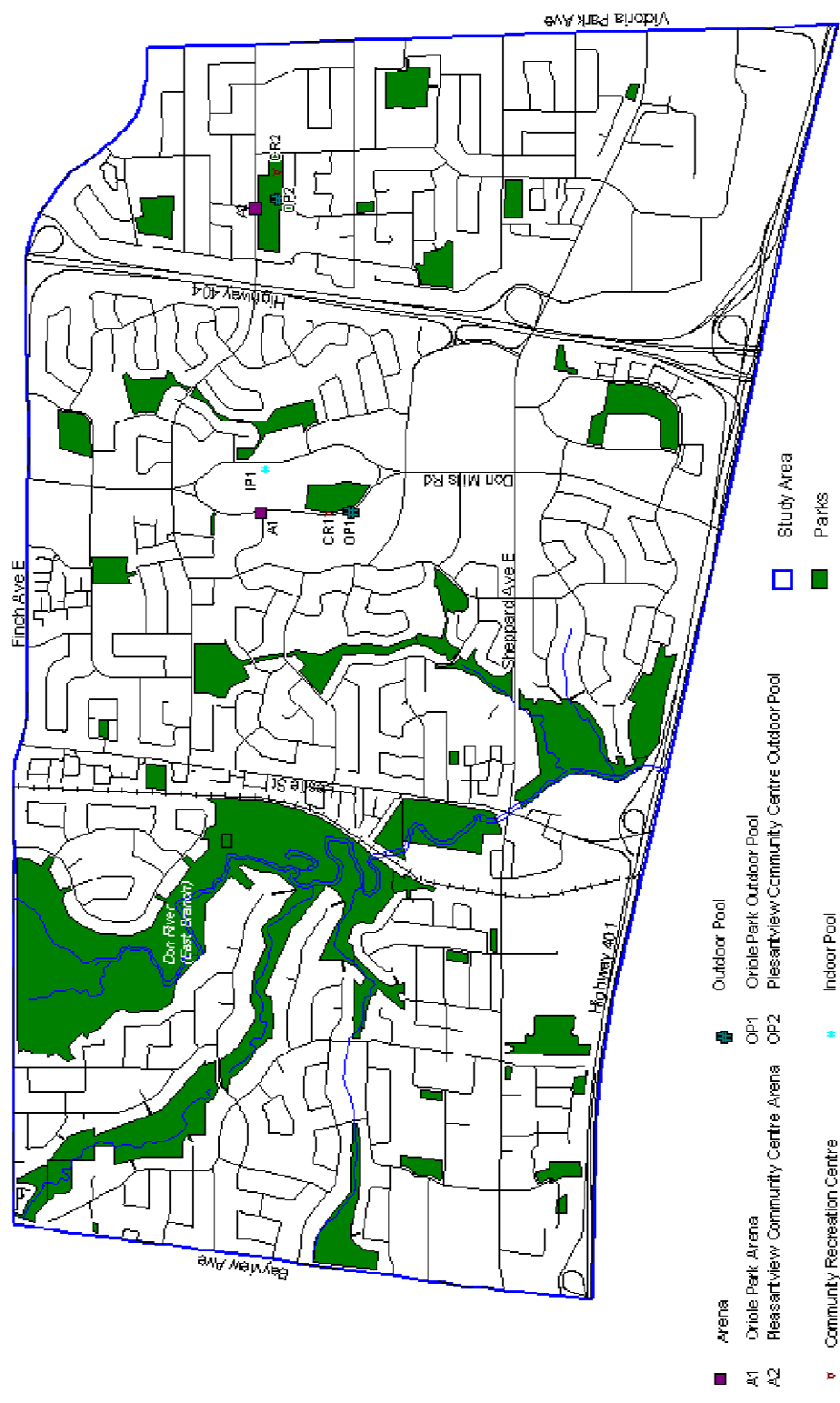
Child Care Centres & Libraries Don Mills and Sheppard Facility Needs Assessment



- ★ Child Care Centre
 - C1 Lesson Learners
 - C2 Bayview Gardens
 - C3 Phoenix
 - C4 Finch East
 - C5 Don Valley Christian
 - C6 Rendezvous
 - C7 Shaughnessy
 - C8 Parkway Forest Junior YMCA
 - C9 Elkhorn Junior YMCA
 - C10 North York Junior YMCA
 - C11 Brian School Age YMCA
 - C12 Crestview School Age YMCA
 - C13 Muirhead School Age YMCA
 - C14 Esterbrook
 - C15 Kateri Kids
 - C16 Mini-Skool Child's Place
 - C17 Brian Pettis Amis
 - C18 Sheppard Business Park
 - C19 Ernest Schoolage
 - C20 Montessori Education Centre
 - C21 St Gerard
 - C22 Seneca Hill Centre for Early Learning
 - C23 Forest Grove Montessori
 - C24 Head Start Montessori
 - C25 Van Home
 - C26 Shaughnessy - St Matthias
 - C27 All About Kids Sheppard
 - C28 Kids & Company - Consumers Site
 - C29 Family Day Care Services
 - C30 J & F Home Child Care Services
 - Library
 - L1 Bayview Public Library
 - L2 Fairview Public Library
 - L3 Pleasant View Public Library
- Study Area
 Parks
 Street Centrelines
 River
 Rail
- Sources: Information from Community & Neighbourhood Services, City of Toronto
- Note: Refer to numbers in attached sheet on full listings of community services

MAP E:

COMMUNITY RECREATION FACILITIES



Sources: Information from Community & Neighbourhood Services, City of Toronto

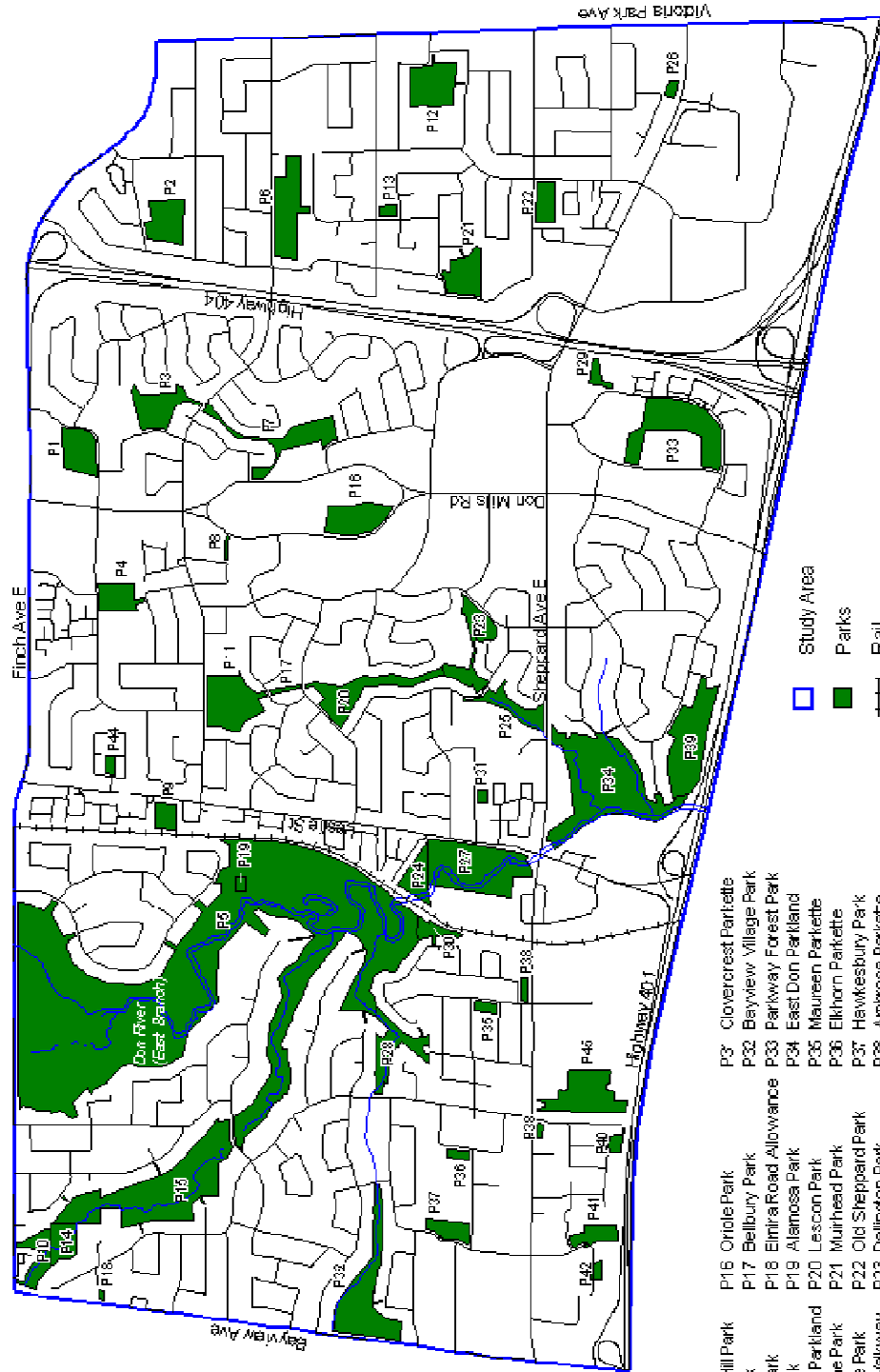
Note: Refer to numbers to attached sheet on full listings of community services

MAP E:

PARKS

Don Mills and Sheppard Facility Needs Assessment

Parks



- Study Area
- Parks
- Rail
- River
- Street Centrelines

Sources: Information from Community & Neighbourhood Services, City of Toronto

List of Parks:

- P1 Seneca Hill Park
- P2 Pinto Park
- P3 Hobart Park
- P4 Linus Park
- P5 East Don Parkland
- P6 Van Horne Park
- P7 Godstone Park
- P8 O'Shea Walkway
- P9 Leslie Park
- P10 Newtonbrook Park
- P11 Beilbury Park
- P12 Clydesdale Park
- P13 Pleasantview Park
- P14 Newtonbrook Park
- P15 Newtonbrook Park
- P16 Oriole Park
- P17 Bellbury Park
- P18 Elmira Road Allowance
- P19 Alamosa Park
- P20 Lescon Park
- P21 Muirhead Park
- P22 Old Sheppard Park
- P23 Dallington Park
- P24 Villavays Park
- P25 Newtonbrook Park
- P26 Pleasantview Park
- P27 East Don Parkland
- P28 Blue Ridge Park
- P29 Unnamed
- P30 Clarinda Park
- P31 Clovercrest Parkette
- P32 Bayview Village Park
- P33 Parkway Forest Park
- P34 East Don Parkland
- P35 Maureen Parkette
- P36 Elkhorn Parkette
- P37 Hawkesbury Park
- P38 Ambrose Parkette
- P39 Bessation Parkette
- P40 Havenbrook Park
- P41 Talara Park
- P42 Rean Park
- P43 Sheppard Square Parkette
- P44 New Leslie Park
- P45 Canadian Tire Park

APPENDIX A: DEVELOPMENT PROJECTS

Residential Development Approved But Not Built (Jan. 1998 – Present)

PROJECT	PLANNING STAGE	NO. OF PROPOSED UNITS	PROJECTED POPULATION
100 Parkway Forest Drive	OPA/Rezoning - Approved, Not Built	2200	5060
2901 Bayview Ave.	Site Plan Approval – Approved, Not Built	450	1035
603-615 Sheppard Ave. East; 9,11,15 & 17 Rean Dr.; 6-10 Dervock Cres.	OPA/Rezoning – Proposed	409	941
2025-2045 Sheppard Ave. East	OPA/Rezoning – Approved, Not Built	1070	2461
25 Buchan Court	OPA/Rezoning – Approved, Not Built	696	1601
1015, 1019 and 1181 Sheppard Ave. East	OPA/Rezoning – Approved, Not Built	3974	9140
2901 Bayview Ave.	OPA/Rezoning – Approved, Not Built	280	644
	TOTAL	9079	20882

APPENDIX B: KEY STRATEGIC DOCUMENTS & STAFF REPORTS

STRATEGIC DOCUMENTS

a) Our Common Grounds

The *Our Common Grounds* report, adopted by City Council in July 2004, sets out the goals and future direction for parks and recreation services and facilities in the City of Toronto. The strategic plan identifies three key areas:

- Stewardship of environment around us;
- Promotion and enhancement of the social and physical development of our children and particularly our youth; and,
- Lead the way to lifelong physical activity among all Toronto residents.

Recreation goals and objectives for youth identified in the *Our Common Grounds* report include:

- Increased sport opportunities across the City to increase physical activity, teamwork, and skill building;
- Enhanced urban programming for youth;
- More female programming, to level the gender playing field in sport and recreation, including dance, female-only sports and workshops; and
- Youth employment and mentorship opportunities, encouraging youth to assume leadership roles in community centres and community volunteer projects.

b) Recreation Facilities Report

The *Recreation Facilities Report (RFR)*, adopted by City Council in 2004, outlines the factors influencing the use and provision of recreation facilities over the next 5-10 years and provides recommendations for the planning of future recreation facilities.

The planning process for new facilities at the community level should be guided by strategic direction from the city-wide level. Some of the key recommendations in planning for future facilities include:

- Meeting the recreation needs in areas of the City that are currently underserved; and
- Meeting the future recreation needs in areas of the City that will experience significant growth or redevelopment; and
- Following the recommendations contained in Our Common Ground.

The RFR suggests needs for new or significantly expanded community centres in 14 locations across the City of Toronto over the next 10 years. One of these locations is the high-growth area of the Sheppard Corridor from Bayview to Don Mills.

APPENDIX B: KEY STRATEGIC DOCUMENTS & STAFF REPORTS (Cont.)

c) City of Toronto Indoor Pool Strategy

In 2004, the City of Toronto retained Professional Environmental Recreation Consultants Ltd. (PERC) to complete the *Toronto Indoor Pool Strategy*. The Phase 1 report included research and analysis on facilities, use levels, and trends in aquatic activities as well as consultation with the public and pool users.

In brief, and with respect to facilities, the Phase 1 report recommended moving the City system of indoor pools to a network of higher quality, larger pools. City Council adopted the “Phase One” report in June 2005 and Council directed staff to proceed with “Phase Two”

Phase 2 of the *Indoor Pool Strategy* is currently underway and is expected to be considered by Council in 2008. It will examine the existing indoor pools in the city at the end of their lifespan and will evaluate which facilities will remain within the City’s inventory. It will also identify potential and recommended locations for new and/or expanded facilities.

d) Social Development Strategy

The *Social Development Strategy* approved by Toronto City Council in 2001, sets out a direction to increase access to community space across the City. The first phase of community consultations emphasized that reduced access to community space had become a major concern in the community-based sector. It identified that:

- the supply of affordable space had been diminished;
- changes to the provincial education funding formula had resulted in schools charging fees which many groups had been unable to afford; and
- there was a need for community-based organisations to access affordable space in which to operate programs and deliver services.

The Strategy also highlighted that:

- local community recreation and cultural centres, museums, libraries and other civic buildings are important community resources which must be accessible for public use, and
- in addition to being available for occasional use by the public, City-owned space should be made available on reasonable terms to the community-based sector to operate ongoing programs.

The ensuing strategic direction committed the City to increasing the availability of community space by:

- making City-owned space available for public use on reasonable terms; and
- advocating that the provincial government acknowledge that schools are a community asset and recognize in its education funding formula the costs associated with the community use of schools.

APPENDIX B: KEY STRATEGIC DOCUMENTS & STAFF REPORTS (Cont.)

STAFF REPORTS

a) Sheppard Avenue Corridor Study

City Council at its meeting of July 22, 2003 endorsed the Terms of Reference for the *Sheppard Avenue Corridor Study*. The Terms of Reference identified a need to develop a planning framework for future growth and development in the Corridor including establishing priorities for both public and private investment in transportation and community infrastructure.

The comprehensive study of the Sheppard Corridor will develop a coordinated land use and transportation strategy for the Corridor. The study will be conducted in three phases – Phase 1 (Sheppard Corridor Profile), Phase 2 (Directions Report) and Phase 3 (Implementation Plan).

The *Sheppard Avenue Corridor Study* Phase 1 Profile work was completed in 2004 to tell us what currently exists in the Corridor such as the people who live in the Corridor, the range of CS&F, economic conditions and transportation network. The Profile also identified CS&F findings for the various subareas within the Corridor (East, Central and West). Findings from the West Area of the Corridor have provided useful background information for this study.

b) Increasing the Supply of Space Available for Community Use (2006)

City Council at its meeting of June 27, 28 and 28, 2006 adopted a report from the Deputy City Manager entitled *Increasing the Supply of Space Available for Community Use*". The report outlined the importance of affordable access to community space, and examined a number of options available for increasing the supply of affordable space for community and cultural organisations to deliver programs and services. It also emphasised that accessing affordable community space enables these organisations to provide direct community services to City residents that align with City-mandated programs and services.

A key recommendation in this report was to “endorse the policy direction of designating community use as a second priority, after the development of affordable housing, for the allocation of surplus City-owned space and that the Property Management Committee report on an implementation framework for the policy direction to the first meeting of the Policy and Finance Committee in the next term of Council”.

APPENDIX C: FACILITY INVENTORIES

SCHOOLS

Toronto District School Board (2007)					
Elementary	Capacity	Enrolment	Utilization Rate		
Forest Manor Jr. P.S - 25 Forest Manor Rd.	538	635	118%		
Brian P.S. - 95 Brian Dr.	326.5	347	106%		
Ernest P.S.-150 Cherokee Blvd.	455.5	291.5	64%		
Muirhead P.S. – 25 Muirhead Rd.	361.5	133	37%		
Pleasantview Jr. High School- 175 Brian Dr.	446.5	315	71%		
Seneca Hill P.S. – 625 Seneca Hill Dr.	303	277	91%		
Kingslake P.S. – 90 Kingslake Rd.	497.5	297.5	60%		
Woodbine J.H.S. – 2900 Don Mills Rd.	493.5	303	61%		
Shaughnessy P.S. – 30 Shaughnessy Blvd.	285.5	179.5	62.87%		
Bayview M.S. – 25 Bunty Lane	592	460	77.7%		
Crestview P.S. – 101 Seneca Hill Dr.	549.5	284	51.68%		
Dallington P.S. – 18 Dallington Dr.	585	413	70.6%		
Don Valley J.H.S. – 3100 Don Mills Rd.	309	252	81.55%		
Elkhorn P.S. – 10 Elkhorn Dr.	361.5	271.5	75.1%		
Lescon P.S. – 34 Lescon Rd.	523.5	303.5	57.98%		
Elementary Totals:	6628	4762.5	71.85%		
Secondary					
Woodbine Jr. H.S. – 2900 Don Mills Rd	273	149	55%		
Don Valley J.H.S. – 3100 Don Mills Rd.	147	125	85.03%		
Pleasantview Jr. H.S. – 175 Brian Dr.	168	125	74%		
George Vanier S.S. – 3000 Don Mills Rd.	1584	803	51%		
*George S. Henry Academy – 200 Graydon Hall Dr.	840	872	104%		
Secondary Totals:	3012	2074	68.85%		
Toronto Catholic District School Board (2007)					
Elementary	Capacity	Enrolment 2006-07 ADE	Utilization	Projected 2007-08	No. of Portables
St Gerald, 200 Old Sheppard Ave	366	285.65	78%	268.0	1
Blessed Kateri Tekawitha, 70 Margaret	153	222.5	145%	213.0	3
St. Timothy, 25 Rochelle Cres.	538	490.75	91%	402.0	0
St. Matthias, 101 Van Horne Ave.	213	188.5	88%	192.0	3
Our Lady of Guadalupe, 3105 Don Mills Rd.	188	129.5	69%	118.0	1
Elementary Totals:	1458.0	1316.9	90%	1193.0	8
Secondary	Capacity	Enrolment 2006-07 ADE	Utilization	Projected 2007-08	No. of Portables
*Senator O'Connor, 65 Rowena Ave., North York	1020	1126.78	110%	1045.0	0
*Brebeuf College, 211 Steeles Ave. E – Single gender Male	1008	974.25	97%	1092.0	0
*St. Joseph Morrow Park, 3379 Bayview Ave, North York – Single gender Female	543	775.5	143%	823.0	10
Secondary Totals:	2571	2876.53	112%	2960.0	10
*Facility located outside study area					

APPENDIX C: FACILITY INVENTORIES (Cont.)

CHILD CARE

WARD 33		
Program	Licensed Capacity	Details
Parkway Forest Jr. Y Day Care 102 Parkway Forest Dr. (Non-Profit)	36 preschool 38 school age Total spaces: 74	Fee subsidy available Located in Residential Building
Lescon Learners 34 Lescon Rd. (Non-Profit)	24 preschool 30 school age Total spaces: 54	Fee subsidy available Located in Lescon P.S.
Head Start Montessori 260 Yorkland Blvd. (Commercial)	10 toddler 48 preschool Total spaces: 58	No fee subsidy Located in a Place of Worship
St. Gerald School Age 200 Old Sheppard Ave. (Non-Profit)	15 school age Total spaces: 15	No fee subsidy Located in St. Gerald Catholic School
Muirhead School Age YMCA 25 Muirhead Rd. (Non-Profit)	22 school age Total spaces: 22	Fee subsidy available Located in Muirhead P.S.
Brian Petits Amis Day Care 95 Brian Dr. (Non-Profit)	36 school age Total spaces: 36	Fee subsidy available Located in Brian P.S.
Kateri Kids Day Care 70 Margaret Ave. (Non-Profit)	16 preschool 30 school age Total spaces: 46	Fee subsidy available Located in Blessed Kateri Tekawitha Catholic School
Finch East Child Care Centre 3000 Victoria Park Ave. (Commercial)	15 toddler 56 preschool Total spaces: 71	Fee subsidy available Located in Residential Building
Ernest School Age Program 150 Cherokee Blvd. (Non-Profit)	30 school age spaces Total spaces: 30	No fee subsidy Located in Ernest P.S.
Don Valley Christian 25 Axsmith Cres. (Non-Profit)	6 infant 15 toddler 32 preschool Total spaces: 53	Fee subsidy available Located in a Place of Worship
Phoenix Child Care 625 Seneca Hill Dr. (Non-Profit)	30 preschool 30 school age Total spaces: 60	Fee subsidy available Located in Seneca Hill P.S.
Rendezvous Child Care 18 Dallington Dr. (Non-Profit)	36 preschool 45 school age Total spaces: 81	Fee subsidy available Located in Dallington P.S.
Shaughnessy Child Care 30 Shaughnessy Blvd. (Non-Profit)	10 toddler 64 preschool 60 school age Total spaces: 134	Fee subsidy available Located in Shaughnessy P.S.
Crestview School Age YMCA 101 Seneca Hill Dr. (Non-Profit)	30 school age Total spaces: 30	Fee subsidy available Located in Crestview P.S.
Brian Petits Amis Child Care 95 Brian Dr. (Non-Profit)	36 preschool Total spaces: 36	Fee subsidy available Located in Brian P.S.
Montessori Education Centre 80 George Henry Blvd. (Commercial)	45 preschool Total spaces: 45	No fee subsidy Located in Place of Worship

Seneca Hill Centre For Early Learning 350 Seneca Hill Dr. (Non-Profit)	20 infant 20 toddler 50 preschool Total spaces: 90	Fee subsidy available Located in Residential Building
Van Horne Child Care 201 Van Horne Ave. (Non-Profit)	32 preschool 24 school age Total spaces: 56	Fee subsidy available Located in Residential Building
Shaughnessy-St. Matthias 30 Shaughnessy Blvd. (Non-Profit)	30 school age Total spaces: 30	No subsidy Located in St. Matthias S.S.
All About Kids Sheppard 2005 Sheppard Ave. East (Commercial)	10 infant 15 toddler 24 preschool Total spaces: 49	No fee subsidy Located in Commercial Building
Kids & Company 251 Consumers Rd. (Commercial)	10 infant 10 toddler 16 preschool 14 school age Total spaces: 50	No fee subsidy Located in Commercial Building
OTHER CHILD CARE SERVICES	TYPE OF SERVICE	DETAILS
Family Day Care Services 332 Consumers Rd.	Ontario Early Years Centre – Parent Resource Centre	Located in Commercial Building – Largely drop-in and educational programs for families with young children (0-6 years)
J & F Home Child Care Services 211 Consumers Rd.	Home Child Care	Main office located in Office Building

WARD 33

Program	Licensed Capacity	Details
Bayview Gardens 3125 Bayview Ave. (Commercial)	15 toddler 64 preschool Total spaces : 79	Fee subsidy available Located in Place of Worship
Elkhorn Junior YMCA 10 Elkhorn Dr. (Non-Profit)	16 preschool 30 school age Total spaces: 46	Fee subsidy available Located in Elkhorn Jr P.S.
North York Junior YMCA 567 Sheppard Ave. East (Non-Profit)	15 toddler 60 preschool Total spaces: 75	Fee subsidy available Located in YMCA building
Mini-Skool Child's Place 685 Sheppard Ave. East (Non-Profit)	30 infant 30 toddler 128 preschool 25 school age Total spaces : 203	Fee subsidy available Located in stand alone building
Sheppard Business Park 1220 Sheppard Ave. East (Commercial)	15 toddler 64 preschool/Kg Total spaces: 79	Fee subsidy available Located in Commercial Building
Forest Grove Montessori 43 Forest Grove Dr (Commercial).	10 toddler 40 preschool Total spaces : 50	No fee subsidy Located in Place of Worship

Infants (0-18 months)	36
Toddlers (18 months – 2 ½ years)	135
Preschool (2 1/2 – 5 years)	714
School Age (5 – 10 years)	391
TOTAL NO. OF LICENSED SPACES	1276

APPENDIX C: FACILITY INVENTORIES (Cont.)

HUMAN SERVICES

<i>Service Provider</i>	<i>Type of Service</i>	<i>Client Type</i>
Topicana Community Services Organization (AYCE Employment Centre) 505 Consumers Rd	Employment and Training	Youth
TDSB Toronto North Employment Centre 150 Consumers Rd.	Employment and Training	All
JVS Employment Resource Centre 2255 Sheppard Ave. East	Employment and Training	All
Canadian Arab Federation (LINC Centre) 250 Consumers Rd.	Employment and Training	All
Saint Elizabeth Health Centre 2 Lansing Square	Home Support Services	All
North Yorkers for Disabled Persons 2880 Bayview Ave.	Housing- Supportive	All
Bayview Community Services – 250 Consumers Rd.	Home Support Tenant Services Adult Day Services Housing - Supportive	All
Seniors Tamil Centre – 2975 Don Mills Rd	Referrals Cultural Activities	Seniors
Iranian Women’s Organization of Ontario – 2975 Don Mills Rd.	Recreation Cultural Activities	All
Somaililand Canadian Society of Metro Toronto- 2975 Don Mills Rd.	Settlement Services Referrals	All
Association of Women of India in Canada (AWIC) – 3030 Don Mills Rd.	Settlement Services Women’s Support Groups	All
Armenian Community Centre – 45 Hallcrown Pl.	Multi-Service Settlement/Immigration Education	New Immigrants
Community Information Fairview – 1800 Sheppard Ave. East	Information and Referrals	All
Oriole Community Services Association (OCSA)– 2975 Don Mills Rd.	Multi-Service Meeting Space Workshops	All
Legal Aid Ontario (North York)– 1800 Sheppard Ave. East	Legal Aid	All
Willowdale Community Legal Services 245 Fairview Mall Dr.	Legal Aid	All
Centre for Information and Community Services of Ontario (CICS) – 2975 Don Mills Rd.	Settlement Services Referrals Workshops	All
*Better Beginnings NOW CAP-C –100 Ravel Rd.	Early Parenting Home Support Children’s Programs	Families with Young Children (0-6 years)

***Facility located outside study area**

APPENDIX C: FACILITY INVENTORIES (Cont.)

LIBRARIES

Library	Services/Programs	Type of Facilities
<p>Fairview District Branch 5 Fairview Mall Drive</p> <p>4 storey, 64,670 ft² stand alone facility</p>	<p>Circulation(2006): 1,267,462 Collection Size: 250,166 Population Served: 50,420 Collection Type:</p> <ul style="list-style-type: none"> • extensive collections in wide variety of languages (e.g. CDs, videos, print, periodicals in Armenian, Chinese, French, Greek, Gujarati, Persian, Romanian, Tamil and Turkish) <p>Services/Programs:</p> <ul style="list-style-type: none"> • wide range of programs for preschool, children, youth and adults, seniors, etc. • user education centre • adult literacy services/centre • private study booths • children's story room • reading support programs such as learning to read, adult literacy, user education • exhibit/art gallery • internet work stations • equipment for people with disabilities • rental space for meetings • coffee/refreshment kiosk • library seating for 242 	<ul style="list-style-type: none"> • 6 meeting rooms with access to shared kitchens • 3 kitchens • 260 seat theatre, including dressing rooms, piano, and after hours security
<p>Bayview Neighbourhood Branch 2901 Bayview Avenue</p> <p>Located within the Bayview Village Shopping Centre Approx. 6,333 m²</p>	<p>Circulation (2006): over 230,000 Collection Size: 41,183 Population Served: 33,061 Collection Type:</p> <ul style="list-style-type: none"> • Adult Literacy Materials • Best Bets • Books on Tape or CD/Audiobooks/Cassette books • English as a Second Language Materials (Adult) • Language Learning Kits • Large Print Collection • Parenting Collection • Graphic Books • Maps <p>Services/Programs:</p> <ul style="list-style-type: none"> • Children's Reading Programs • Teen RAMP Programs • Book Drop – 24 hours • Equipment for People with Disabilities • Internet Workstations (6) • Large Print Terminals/Workstations • Word Processing Workstations (1) • Library seating for 48 	<ul style="list-style-type: none"> • No Meeting Space Available

<p>Pleasant View Neighbourhood Branch 575 Van Horne Avenue</p> <p>One storey, 7,000 ft² stand alone facility</p>	<p>Circulation(2006): 161,422 Collection Size: 36,854 Population Served: 12,981 Collection Type:</p> <ul style="list-style-type: none"> • adult multilingual collections • French collections • adult literacy materials • tape/audio books/cassette books • ESL materials • language learning kits • large print collections • parenting collection <p>Services/Programs:</p> <ul style="list-style-type: none"> • 7 internet workstations • large print terminals/workstations • adult literacy programs • homework clubs • youth advisory group • library seating for 50 	<ul style="list-style-type: none"> • One large 1,160 ft² auditorium with seating for 100 people • Kitchen • Wheelchair accessible washrooms
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APPENDIX C: FACILITY INVENTORIES (Cont.)

5. PARKS AND OPEN SPACE

	Park Name	Ward	Size	Amenities
1	Alamosa Park	33	0.20 ha	Public Tennis
2	Ambrose Parkette	24	0.21 ha	
3	Bayview Village Park	24		Public Tennis, Softball, Splash Pad/Wading Pool, Playground
4	Bellbury Park	33	4.13 ha	Public Tennis (Lit), Multi-Purpose Sports Pad, Splash Pad/Wading Pool, Playground
5	Bessarion Parkette	24	0.11 ha	
6	Blue Ridge Park	24	2.57 ha	
7	Clarinda Park	24	0.80 ha	Playground
8	Clovercrest Parkette	33	0.18 ha	Playground
9	Clydesdale Park	33	2.79 ha	Softball, Public Tennis (Lit), Soccer, Bocce Court (Lit), Playground
10	Dallington Park	33	4.17 ha	Playground
11	East Don Parkland	24/33	72.21 ha	
12	Elkhorn Parkette	24	0.34 ha	Playground
13	Elmira Road Allowance	24	0.06 ha	
14	Godstone Park	33	2.87 ha	Soccer, Playground, Softball
15	Fenside Park	34	3.32 ha	Public Tennis (Lit), Splash Pad/Wading Pool, Softball (Lit), Playground
16	Havenbrook Park	33	16.19 ha	Public Tennis (Lit), Softball, Playground
17	Hawksbury Park	24	1.17 ha	Public Tennis (Lit), Playground
18	Hickorynut Parkette	33	0.24 ha	Walkway
19	Hobart Park	33	2.28 ha	Softball, Playground
20	Leslie Park	33	0.80 ha	Multi-Use Sports Pad, Playground
21	Lescon Park	33	3.33 ha	Playground
22	Linus Park	33	1.71 ha	Soccer, Playground
23	Lynedock Park	34	1.52 ha	Playground
24	Maureen Parkette	24	0.34 ha	Playground
25	Muirhead Park	33	2.12 ha	Softball (Lit), Playground
26	New Leslie Park	33	0.29 ha	
27	Newtonbrook Creek	24	14.21 ha	
28	Old Sheppard Park	33	3.1 ha	Picnic area, Playground
29	Oriole Park	33	2.62 ha	Outdoor Pool, Splash Pad/Wading Pool, Public Tennis (Lit), Softball (Lit), Playground
30	Parkway Forest Park	33	5.21 ha	Public Tennis (Lit), Softball, Soccer, Multi-Purpose Sports Pad, Playground
31	Pinto Park	33	2.33 ha	Softball, Playground
32	Pleasantview Park	33	0.32 ha	Public Tennis, Splash Pad/Wading Pool, Bocce, Soccer, Outdoor Pool, Playground
33	Rean Park	24	1.06 ha	Playground
34	Roywood Park	34	3.31 ha	Public Tennis (Lit), Soccer, Multi-Purpose Sports Pad, Playground
35	Sandover Park	34	0.92 ha	Softball, Playground
36	Seneca Hill	33	2.18 ha	Public Tennis (Lit), Soccer, Playground
37	Talara Park	24	0.37 ha	Playground
38	Van Horne Park	33	4.05 ha	Public Tennis, Splash Pad/Wading Pool, Outdoor Pool, Soccer, Indoor Bocce, Playground
39	Villaways Park	33	1.51 ha	Playground

APPENDIX C: FACILITY INVENTORIES (Cont.)

6. COMMUNITY AND RECREATION FACILITIES

a) Existing Facilities

Primary Facilities			
Facility Name & Address	Ward	Bldg. & Amenities	Program Types Offered
Fenside Arena 30 Slidell Crescent	34	Size: 26,309 ft ² (2,444 m ²) Constructed: 1968 <ul style="list-style-type: none"> • Public tennis • Arena • Splash pad • Softball diamond 	<ul style="list-style-type: none"> • Skating
Oriole Community Centre 2975 Don Mills Road West	33	Size: 64,350 ft ² (5,978 m ²) Constructed: 1969/89 <ul style="list-style-type: none"> • Indoor ice rink/arena • Tennis court (NYTA) • Softball diamond • Splash pad • Outdoor pool • Gym • Multi-purpose rooms • Weight Room 	<ul style="list-style-type: none"> • Arts • Camps • Fitness & Wellness • General Interest • Leadership/ Youth • Older Adults (Fitness) • Preschool • Skating • Sports • Swimming
Pleasantview Arena & Community Centre 545 Van Horne Avenue	33	Size: 47,170 ft ² (4,382 m ²) Constructed: 1975/1996 <ul style="list-style-type: none"> • Outdoor pool • Arena • Large Multi-Purpose Room • Preschool Room • Indoor Bocce Courts 	<ul style="list-style-type: none"> • Swimming • Arts • Camps • Fitness • Older Adults • Preschool Programs
Seneca Village CC 1700 Finch Avenue East <i>* Seneca Village is leased from Toronto Community Housing</i>	24	Size: 9,400 ft ² (873 m ²) Constructed: 1979 <ul style="list-style-type: none"> • Gymnasium • Multi-purpose room • Meeting Room • Kitchen • Offices 	<ul style="list-style-type: none"> • Preschool programs • Permits • Camps
Satellite Facilities			
Facility Name & Address	Ward	Bldg. & Amenities	Program Types Offered
Forest Manor PS 25 Forest Manor Drive	33	<ul style="list-style-type: none"> • Classrooms • Single Gymnasiums • Kitchen/Staff Room 	<ul style="list-style-type: none"> • Camps • General Interest
Georges Vanier CI 3000 Don Mills Road	33	<ul style="list-style-type: none"> • Indoor Pool 	<ul style="list-style-type: none"> • Swimming
George S. Henry Academy 200 Graydon Hall Drive	34	<ul style="list-style-type: none"> • Double Gym • Ball Diamond • Soccer Field 	<ul style="list-style-type: none"> • Camps • Sports
Rene Gordon ES 20 Karen Road	34	<ul style="list-style-type: none"> • Gym 	<ul style="list-style-type: none"> • Sports

Seasonal Facilities			
Facility Name & Address	Ward	Bldg. & Amenities	Program Types Offered
Crestview PS 101 Seneca Hill Drive	33	<ul style="list-style-type: none"> • Single Gymnasium • Tiny Tots Room 	<ul style="list-style-type: none"> • Camps • Preschool
Don Valley JH 3100 Don Mills Road	33	<ul style="list-style-type: none"> • Classrooms • Double Gymnasium • Staff Room 	<ul style="list-style-type: none"> • Camps
Lescon PS 34 Lescon Road	33	<ul style="list-style-type: none"> • Single Gymnasiums • Staff Room 	<ul style="list-style-type: none"> • Camps
Our Lady of Guadalupe SS 3105 Don Mills Road	33	<ul style="list-style-type: none"> • Gym 	<ul style="list-style-type: none"> • Camps
Roywood PS 11 Roywood Drive	34	<ul style="list-style-type: none"> • Gym 	<ul style="list-style-type: none"> • Camps
St. Isaac Jogues CS 1330 York Mills Road	34	<ul style="list-style-type: none"> • Gym 	<ul style="list-style-type: none"> • Camps

**APPENDIX D: PROPOSED PROGRAM - PARKWAY FOREST
COMMUNITY CENTRE**

COMMUNITY CENTRE		
Program	Area (ft²)	Area (m²)
1 Gymnasium		
Double Gym	8,342	775
Gym Storage	1,076	100
2 Change Rooms		
Female Change	1,615	150
Male Change	1,615	150
3 Lobby		
	3,466	322
4 Multi-Purpose Rooms		
Multi-Purpose Rooms + Kitchenette	6,458	600
Storage Rooms	1,076	100
5 Offices		
	1,292	120
6 Fitness		
Aerobic/Dance	1,991	185
Weights	1,722	160
7 Kitchen		
	538	50
8 Workroom		
	538	50
9 Public Washrooms		
	1,399	130
Community Centre Net Floor Area	31,130	2,892
CHILDCARE CENTRE		
Program	Area (ft²)	Area (m²)
1 Infant Room		
Play Room	350	32.5
Sleep Room	250	23.2
2 Toddler Rooms		
Playrooms/Sleep Rooms	700	65
Washrooms	96	9
3 Preschool Rooms		
Playrooms/Sleep Rooms	1,120	104
Washrooms	96	9
4 Jr / Sr Kindergarten Rooms		
Playrooms/Sleep Rooms	700	65
Washrooms	96	9
5 Kitchen		
	200	18.6
6 Staff Room		
	200	18.6
7 Staff Washrooms		
	60	5.6
8 Offices		
	300	27.9
Childcare Net Floor Area	4,168	387.2
Childcare Gross Floor Area	7,627	708.5
Project Net Floor Area	38,751	3,600
Project Gross Floor Area	48,439	4,500