



# Midtown

## Community Services and Facilities Strategy

May 16, 2018

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**In collaboration with:**  
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**Toronto Public Health**

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# 1.A Community Services and Facilities Strategy for Midtown

Community services and facilities (CS&F) are an essential part of vibrant, inclusive and complete communities. Community service facilities provide a foundation for a diverse range of non-profit programs and services that build communities, contribute to quality of life and act as neighbourhood focal points where people gather, learn, socialize and access services. These facilities and the services they provide are fundamental components of a neighbourhood's liveability and must be planned for and provided in a timely manner to support future growth.

The Midtown Community Services and Facilities Strategy has been developed to inform the policies and implementation of the Yonge–Eglinton Secondary Plan, which provides a blueprint for growth and infrastructure in Midtown over the next 25 years. The Plan's policies recognize the importance of CS&F to maintaining the vitality of Midtown. It's policies acknowledge that meeting future community needs in a mature urban context will require creative solutions that maximize the use of existing public assets, advance partnerships, emphasize integration and co-location, and respond to identified priorities.

The Midtown Community Services and Facilities Strategy identifies community space and facility needs, and sets out priorities to support growth by CS&F sector

(Recreation, Child Care, Library, Public Schools, and Human Services). The Strategy takes a comprehensive approach to securing required infrastructure, ensuring collaboration amongst sectors, and aligning strategic, capital and operational directions and decisions where possible.

The Strategy will be used to both guide development review and inform capital planning processes of the City and other public agencies. It will be reviewed regularly with the City's service and facility partners to ensure that, as the community changes and progress is made in providing new, renovated and/or expanded facilities, it is reflected in the City's approach to the delivery of CS&F for Midtown.

## **1.1 Process and Engagement**

Led by the City Planning Division, the Strategy was developed in collaboration with service providers and representatives of these City Divisions, Boards and Agencies:

- Parks, Forestry and Recreation (PFR);
- Toronto Children's Services (TCS);
- Toronto Public Library (TPL);
- Toronto Catholic District School Board (TCDSB);
- Toronto District School Board (TDSB);
- Social Development, Finance and Administration (SDFA);
- Toronto Public Health (TPH); and
- Toronto Employment and Social Services (TESS).

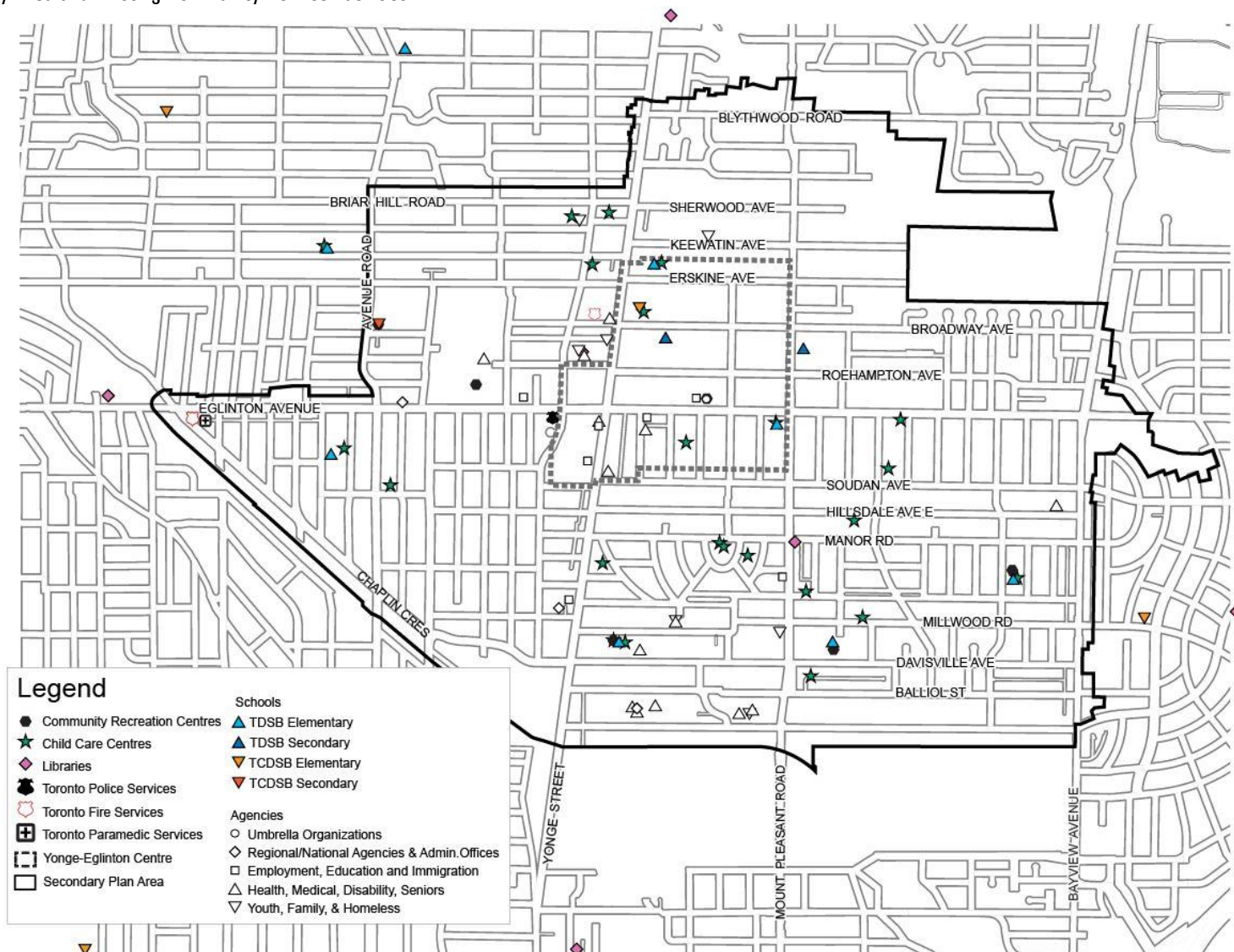
Community services and facilities was a topic at all public consultations held for Midtown in Focus: Growth, Built Form and Infrastructure Review, and the focus of several divisional and agency workshops, and two Midtown Planning Group meetings.

The first phase of work involved a comprehensive inventory of existing assets, capacity and emerging gaps in the community service facilities serving Midtown. The Yonge–Eglinton CS&F Assessment was completed in the fall of 2016 and identified a series of emerging priorities and strategic directions.

The second phase of work focused on deepening collaboration with and between the five CS&F sectors and improving the connection of sector service and capital plans to estimated growth. This work informed the CS&F policies in the Yonge–Eglinton Secondary Plan and is reflected in the priorities and key directions of the CS&F Strategy.

# 1.2 Study Area

Map 1. Study Area and Existing Community Service Facilities



# 2. Growth and Change

## 2.1 Demographic Profile

### Midtown's Age Profile is Shifting

Between 2006 and 2016, the population of the Secondary Plan area increased from roughly 51,000 to 60,000 people, meaning that over a 10-year period, the population grew by just under 9,000 people, or approximately 17%. During this period, over half of this growth occurred in the Yonge Eglinton Centre, which grew by nearly 5,000 people.

Figure 1. Population Growth in Secondary Plan Area

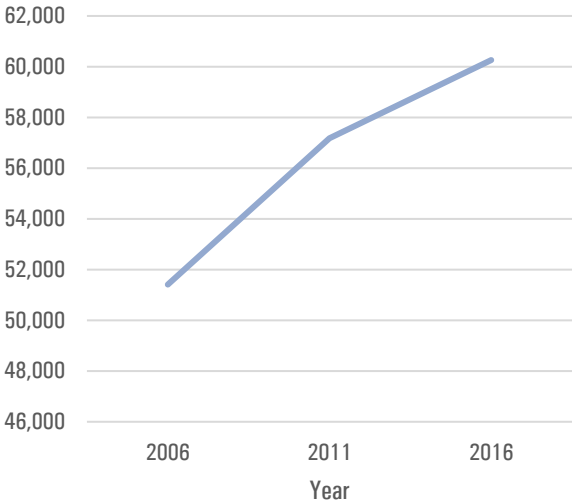
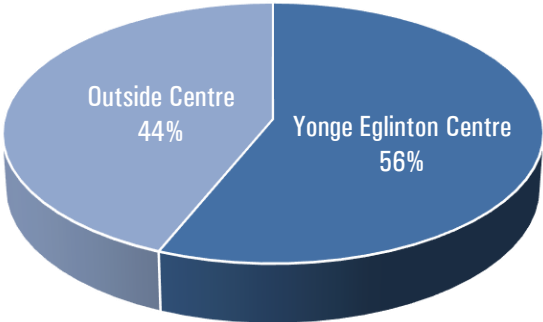
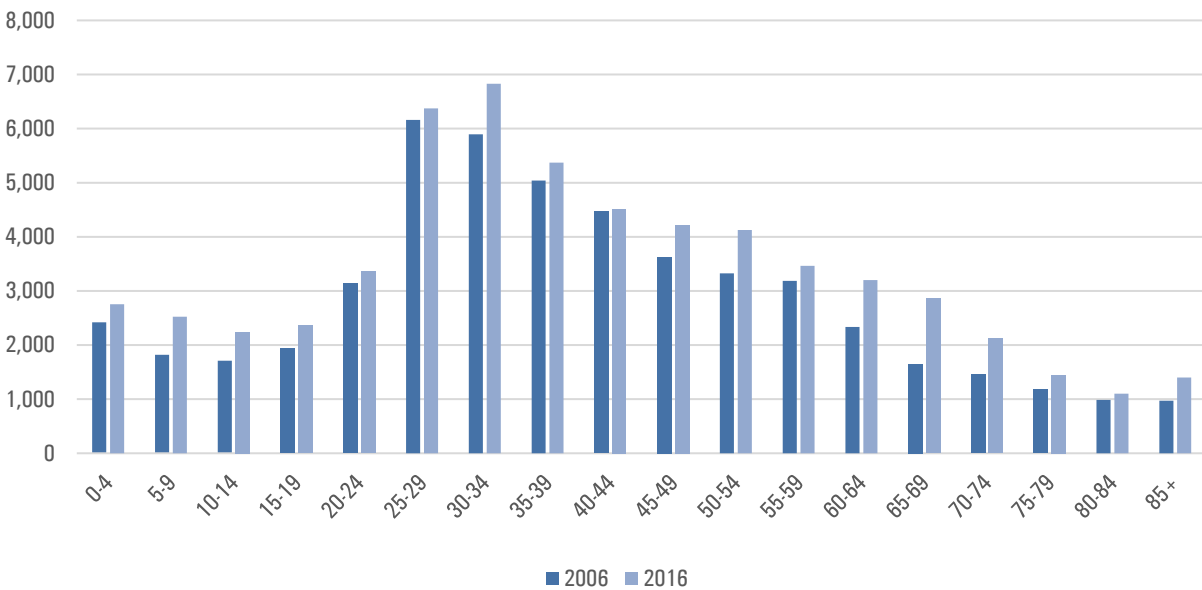


Figure 2. Population Growth in Midtown 2006 to 2016



Since 2006 the overall proportion of children 0–14 years in Midtown has steadily increased. This is in contrast to the city as a whole where the proportion of children 0–14 years has been in decline. Specifically, the number of children 0–4 years living in the Secondary Plan area increased by 14%, and the number of school age children from 5 to 14 years increased by 35%. Yonge–Eglinton Centre alone accounted for over half of the increase in children 0–4 years and 20% of the increase in school age children in the area.

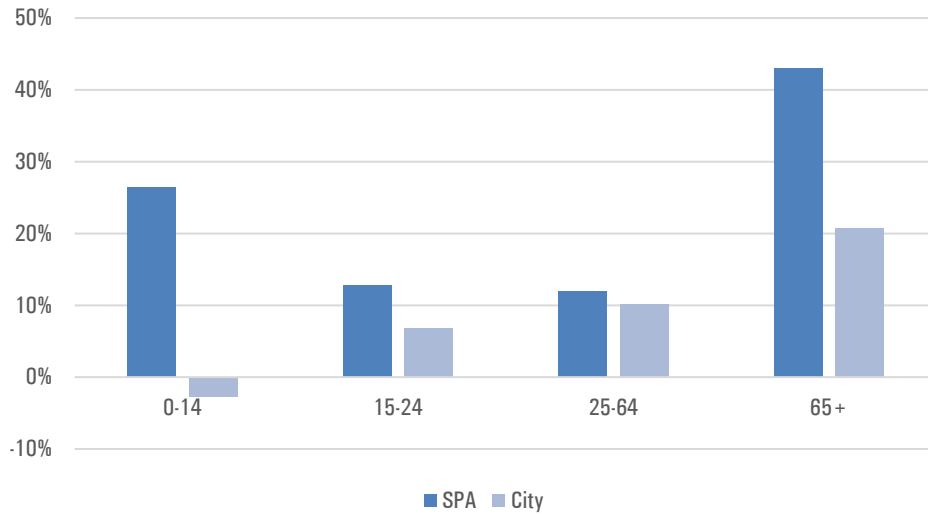
**Figure 3. Population by Age in Secondary Plan Area 2006 and 2016**



Midtown continues to have a significant proportion of working age adults from 25 to 64 years old. This group was 63% of the total population in 2016 and remains above the city-wide average of 57%. In absolute numbers this age group grew from 34,035 people in 2006 to 38,095 people in 2016, accounting for approximately 45% of the area's total population growth.



Figure 4. Percentage Change in Age Groups 2006 to 2016

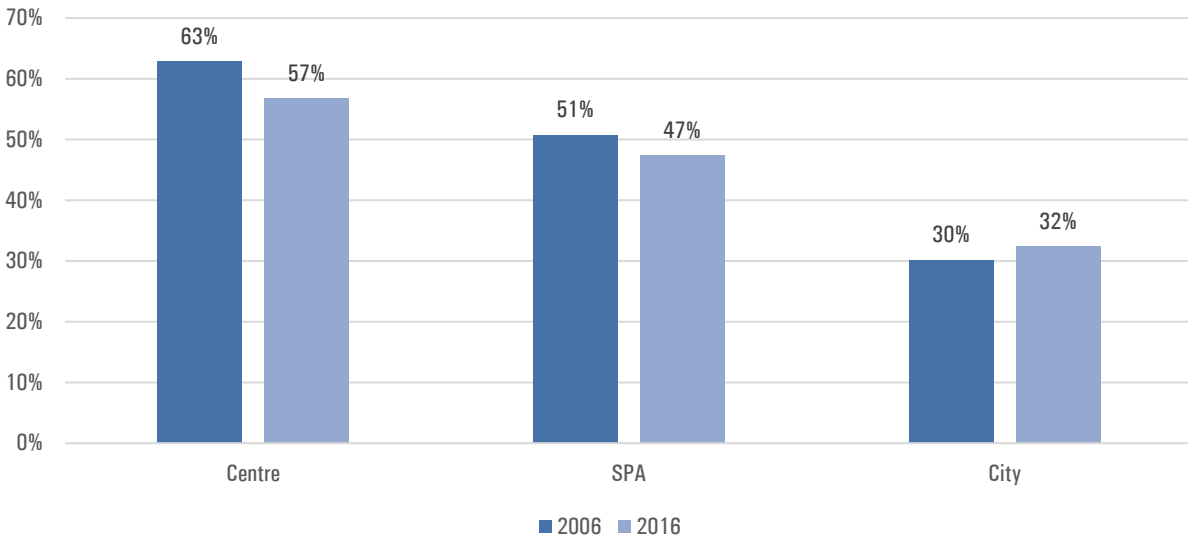


While working adults continue to represent a large proportion of Midtown's population the rate of growth has slowed in recent years. In contrast, the proportion of adults 65 years and over increased at double the city-wide rate. Growing from 6,245 people in 2006 to 8,930 people in 2016, this age group increased from 12.2% to 14.8% of the total Midtown population.

### The Number of Families in Midtown is Rising

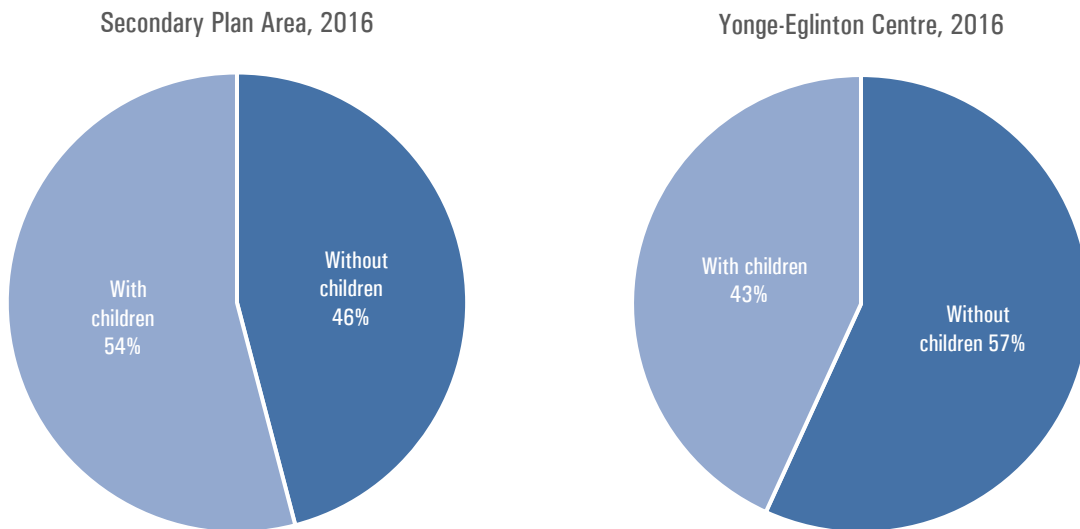
Analysis of family and household statistics show additional shifts in household composition. Single person households accounted for 47% of all households in Midtown in 2016. This was down from 51% ten years earlier. Over the same period, the number of family households increased by 25%, rising from 11,955 to 14,895 households.

**Figure 5. Percentage of Single Person Households**



Yonge–Eglinton Centre saw a 55% increase in the number of family households, from 2,885 to 4,470. The number of families with children in the Centre increased by nearly 50% from 2006 to 2016, or an additional 635 families. Despite these changes, a majority of family households in the Centre do not have children. That said, the increasing number of family households could result in future increases in the number of children living in the Centre.

**Figure 6. Family with Children Secondary Plan vs. Yonge-Eglinton Centre**



## 2.2 Estimated Future Population Growth

Midtown is both one of the densest communities in Toronto and one of the fastest growing areas. In particular, this growth is concentrated within and adjacent to the Yonge–Eglinton Centre. The level of development and population growth has exceeded the City's projections made in the previous decade.

In 1991, approximately 11,000 people lived in and 17,000 people worked in the Yonge–Eglinton Centre. Today, the Centre accommodates over 19,000 people and 18,000 workers. The population across the existing Secondary Plan area has grown by 33 per cent during this same period, while employment growth has remained relatively flat in comparison to the population boom.

The rapid pace of population growth is expected to continue and accelerate in the near term. Growth pressures are now also extending to the area's Avenues and the Yonge–Davisville area. As of May 2018, there were 25 Official Plan and Zoning By-law amendment applications under review by the City. Cumulatively, approved and proposed applications would have the potential to add an additional 20,000 to 25,000 people living and working in the Centre. This concentration of residents and workers far exceeds the Growth Plan's minimum growth targets for the area. Overall, the number of residents in the broader Secondary Plan area is estimated to grow from over 61,000 people to 97,000 people based on the applications currently under review by the City.

Based on the land use and built form direction set out in the updated Yonge–Eglinton Secondary Plan, the area is expected to be home to over 124,000 people and over 45,000 jobs in 20–30 years. This additional growth is anticipated to take place both within the Yonge–Eglinton Centre and in other areas identified in the Secondary Plan as appropriate locations for new tall buildings or low- and/or mid-rise intensification. Conformity to the updated plan will enable the City and other service providers to more accurately project population growth, undertake long-range capital planning and deliver adequate infrastructure.

# 3. Policy Rationale

Provincial legislation, plans and policies and the City's Official Plan emphasize the importance of planning for community service facilities and ensuring their delivery at pace with growth in an effective and aligned manner. These policies provide a strong foundation and support the more detailed policy direction of the Yonge–Eglinton Secondary Plan.

## 3.1 Provincial Policy Framework

The Province uses and defines the term *Public Service Facilities* to identify the range of facilities, programs and services that support and contribute to the achievement of complete communities. This term is defined in the Provincial Policy Statement 2014 (PPS 2014) along with policy direction around optimization and effectiveness:

*“Public Service Facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services…”*

The PPS 2014 contains important policy guidance for municipalities to inform their community services and facilities planning:

- Planning for… *public service facilities* shall be coordinated and integrated with land use planning so that they are: a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs. (Policy 1.6.1)

- Before consideration is given to developing new *infrastructure* and *public service facilities*: a) the use of existing *infrastructure* and *public service facilities* should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible. (Policy 1.6.3)
- *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation. (Policy 1.6.5)

The Growth Plan for the Greater Golden Horseshoe 2017 (Growth Plan 2017) references Public Services Facilities policies within the chapter on Infrastructure to Support Growth and directs that "(i)investment in public service facilities – such as hospitals, long-term care facilities, libraries and schools – should be planned and located to keep pace with changing needs, maximize existing infrastructure and to support the achievement of complete communities, co-locating services in community hubs and prioritizing strategic growth areas as appropriate." (Growth Plan, Section 3.1)

The Growth Plan 2017 includes the following policies relevant to this Strategy:

#### Policy 2.2.1.4

- Applying policies of this Plan will support the achievement of *complete communities* that:... d) ii. *public service facilities*, co-located and integrated in community hubs;

#### Policy 2.2.3.1

- Urban growth centres will be planned: a) as focal areas for investment in regional *public service facilities*, as well as commercial, recreational, cultural and entertainment uses;

#### Policy 3.2.8

1. Planning for *public service facilities*, land use planning and investment in public service facilities will be coordinated to implement this Plan.
2. *Public service facilities* and public services should be co-located in community hubs and integrated to promote cost-effectiveness.
3. Priority should be given to maintaining and adapting existing *public service facilities* and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments.

4. Existing *public service facilities* that are located in or near *strategic growth* areas and are easily accessible by *active transportation* and transit, where that service is available, should be the preferred location for community hubs.
5. Municipalities will collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other *public service facilities*.
6. New *public service facilities*, including hospitals and schools, should be located in *settlement areas* and preference should be given to sites that are easily accessible by *active transportation* and transit, where that service is available.

## 3.2 City of Toronto Official Plan

Our neighbourhoods are more than our homes. Our trees, parks, schools, libraries, community centres, child care centres, places of worship and local stores are all important parts of our daily lives. The Official Plan establishes and recognizes that strategic investment in social infrastructure encourages greater levels of equity, equality, access, participation and social cohesion across the City and within communities.

The City's ability to grow wisely depends on responding in a timely way to the demand for new or additional services and facilities that is generated as the population grows. Addressing the community service and facility needs of Toronto's communities requires effective and coordinated planning, the involvement of all human service sectors and investment in a comprehensive network of social infrastructure.

Ensuring this kind of timely response requires a strategy that sets out the facilities required to expand the capacity of local service providers. The Official Plan requires that CS&F Strategies be prepared for areas experiencing major growth or change and acknowledges the importance of pursuing the most efficient use of existing resources, promoting shared use and identifying and aligning funding.

An existing network of community facilities provides a strong foundation upon which to build. Preserving and improving access to facilities in established neighbourhoods and providing for a full range of community services and facilities in areas experiencing major or incremental physical growth is a responsibility to be shared by the City, public agencies and the development community.

Key policies are found in Section 2.2.2 (Centres), Section 2.3.1 (Healthy Neighbourhoods), Section 3.2.2 (Community Services and Facilities) and Section 4.1 (Neighbourhoods) and 4.5 (Mixed Use Areas).

#### Policy 2.2.2.2

Each *Centres* will have a Secondary Plan that will: g) assess the adequacy of existing community services, facilities and local institutions and establish a strategy for the timely provision of service and facility enhancements and new facilities to meet the need of the growing population.

#### Policy 2.3.1.7

Community and neighbourhood amenities will be enhanced where needed by: a) improving and expanding existing parks, recreation facilities, libraries, local institutions, local bus and streetcar services and other community services; and b) creating new community facilities and local institutions, and adapting existing services to changes in the social, health and recreational needs of the neighbourhood.

#### Policy 3.2.2

1. Adequate and equitable access to community services and local institutions will be encouraged by: a) providing and preserving local community service facilities and local institutions across the City dedicated to this purpose; b) improving and expanding local community service facilities and local institutions in established neighbourhoods that are under or poorly served; and c) ensuring that an appropriate range of community services and facilities and local institutions are provided in areas of major or incremental physical growth.
2. Keeping surplus schools for community service purposes will be pursued where the need for such facilities has been identified as a priority. Where this is not feasible, alternate uses of closed schools must be compatible with the surrounding neighbourhood and should provide City residents with continued access to school playgrounds and playing fields.
3. Shared use of multi-service facilities will be encouraged. Shared use of municipal and/or school facilities, places of worship and lands for community service purposes will be particularly encouraged. The addition of other uses on school sites, including other community service facilities, residential units or office space, is permitted provided all uses can be adequately accommodated.

4. Council recognizes that schools are an integral community resource that serve not only as learning institutions but also as socio-cultural centres and a source of valuable community open space. The City will encourage and promote the shared use of schools, parks and public open space. The City will consider acquiring publicly owned school sites...for parks and open space purposes should they no longer be needed as learning institutions.
5. Strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change and will be informed through the preparation of a community services strategy, which will include:
  - a) a demographic profile of area residents; b) an inventory of existing services within the area, or readily accessible to area residents; c) identification of existing capacity and service gaps in local facilities; d) identification of local priorities; e) recommended range of services and co-location opportunities; and f) identification of funding strategies including, but not limited to, funds secured through the development approval process, the City's capital and operating budgets and public/private partnerships.

#### Policy 4.1.1

In *Neighbourhoods*, low scale institutions play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as: schools, places of worship, community centres, libraries, day nurseries and private home daycares.

#### Section 4.2

Residents in *Apartment Neighbourhoods* should have a high quality urban environment, safety, quality services and residential amenities.

#### Policy 4.5.2(g)

In *Mixed Use Areas* development will: have access to schools, parks, community centres, libraries and child care.

### 3.3 Yonge Eglinton Secondary Plan

Growth and change varies in scale and intensity across the city. To implement provincial and Official Plan policy direction for community services and facilities, the Yonge-Eglinton Secondary Plan has been updated to provide a localized policy framework based on a comprehensive assessment of growth-related needs over the next 25 years. The Plan states that "As Midtown continues to grow and evolve, the elements of a liveable and complete community will be provided in parallel with



growth. Residents and workers will be served by new, improved, and expanded *community service facilities* and resilient *physical infrastructure*."

Section 6 of the Plan establishes community services and facilities policies to achieve this vision and should be referenced in conjunction with this Strategy. The Plan's policies call for the timely provision of needed facilities, the preservation and replacement of existing spaces, maximizing public assets, advancing partnerships, and emphasizing integration and co-location. The policies also provide guidance on facility location and design, and the priority of on-site and temporary facilities.

# 4. Strategic Directions

The CS&F Assessment for the Midtown in Focus: Growth, Built Form and Infrastructure Review undertook a comprehensive inventory of the existing assets, capacity and emerging gaps in community services and facilities. Based on these findings and extensive consultations with local stakeholders and sector representatives, a number of strategic directions were identified to guide the development of this CS&F Strategy to support future growth in Midtown.



- Reinvest in and maximize the use of existing public assets through retrofits, expansions, and redevelopment to expand service capacity;



- Identify innovative and integrated service delivery models to address CS&F needs in a mature urban context;



- Pursue partnerships and co-location opportunities with City Divisions, agencies, boards, community-based organizations and the development industry;



- Ensure new space and facilities keep pace with growth; and



- Link capital planning and funding tools to identified CS&F priorities.

These strategic directions have informed the priorities and key directions in the sector strategies that follow.

# 5. Schools

There are 14 public schools that serve the Yonge–Eglinton Secondary Plan area, ten of which are operated by the Toronto District School Board (TDSB) and four by the Toronto Catholic District School Board (TCDSB). Eleven of the schools are elementary level and three are secondary schools. Three of the elementary schools serving the area are located outside the Secondary Plan boundary. They include Holy Rosary Catholic School, Our Lady of the Assumption Catholic School and Allenby Jr. PS. In addition to providing education for students, 7 of the 11 elementary schools also house child care facilities.

## 5.1 Policy Rationale

Schools are part of a range of facilities, programs and services that the Provincial Policy Statement (PPS) 2014 and Growth Plan 2017 recognize as supporting and contributing to the achievement of *complete communities*. Provincial policy calls for the coordinated and integrated planning of these *public service facilities* that includes asset management based on current and projected needs, and optimization of existing facilities to promote cost-effectiveness and the long-term viability of public investments.

The Official Plan recognizes schools sites and facilities as playing a broader role than simply as learning institutions (Section 3.2.2). They are an integral community resource providing support and services for the families of students, safe play spaces for neighbourhood children, and green and open spaces that are generally well-used by community members when school is not in session. The Province and Council encourage planning for schools in a coordinated manner that supports shared use, co-location and cost effectiveness.

## 5.2 Key Sector Messages

The scale and pace of growth and demographic changes underway in Midtown present unique challenges for schools serving the Yonge–Eglinton Secondary Plan area. Review and consultation of existing school facilities and enrolment trends indicate the following.

- TDSB advises that Midtown has one of the highest shares / concentrations of school-aged population. Most local elementary schools in the area are at or over capacity, as of 2018. This growth is anticipated to continue through 2026 and beyond.
- Secondary school enrolment is anticipated to remain relatively stable due to different enrollment and program requirements.
- Constrained sites limit opportunities for the expansion of some existing facilities. Existing and future growth pressures may be accommodated through internal renovations and/or expansions (where and if possible), in new school space currently identified by the TDSB, and in new school space that will need to be secured in the Midtown area.
- As a result of the estimated rate of population growth and the limitations of existing school sites and buildings, a new TDSB elementary school is required within the Midtown area.
- More innovative school models will be required given Midtown's mature urban environment. This may include satellite school facilities, shared/multi-use facilities and identifying new and creative funding and design solutions to support required school facilities.

## 5.3 Planning for Schools

Each School Board undertakes on-going evaluation and monitoring to inform program and accommodation planning. The City circulates all development applications to the TDSB and the TCDSB for review and comment. Development data and other inputs are used to prepare and update the Boards' long-term accommodation plans and guide school delivery.

### TCDSB

- The Long Term Accommodation and Program Plan (LTAPP) outlines the Board's facility direction (school openings/closures) for the next 15 years. The LTAPP is generally reviewed and updated annually.

- Pupil Accommodation Reviews (PARS) are undertaken by the Board to determine the future of a school or group of schools, and often lead to school consolidations and closures. The LTAPP proposes 2-3 PARS per year. PARS use current and projected enrolment rates.
- TCDSB Planning Services staff monitors development growth and use the City's development pipeline data to inform enrolment projections.

## TDSB

- The Long-Term Program and Accommodation Strategy (LTPAS) is a ten-year rolling plan that outlines program and accommodation planning priorities. It is reviewed annually to produce an Annual Planning Document that is presented to the Board for approval, and includes a number of studies, including capital projects, to be undertaken to address issues and gaps across the system.
- TDSB's approach to growth is guided by provincial requirements. These regulations require that the Board review and explore grade, program and/or boundary changes to shift students to underutilized schools, and temporary accommodations (i.e. portables) prior to any significant capital expenditure requests, such as additions to existing schools or new builds.

## 5.4 Service Targets

For a typical new build, a range of 400–600 pupil places is recognized by both Boards as an ideal size for the elementary level. The TDSB plans for 1000–1500 pupil places at the secondary level while the TCDSB plans for 1000–1200 pupil places.

Given Midtown's mature urban context and anticipated future growth, both Boards may be required to consider alternative service thresholds and delivery models that provide greater flexibility to respond to opportunities for expanded school capacity in the area. An example of an alternative model could include a specific grade(s) only, such as a Kindergarten satellite co-located with a child care within a mixed-use development.

## 5.5 Future Needs to Support Growth

Both Boards acknowledge the need to expand capacity in the Yonge–Eglinton Secondary Plan area to support current and future growth.

### TDSB

In 2015, the TDSB initiated a Program Area Review Team (PART) to develop short- to medium-term solutions to address projected enrolment pressures in area schools. The PART involved Davisville Jr PS/Spectrum Alternative School, Eglinton Jr. PS, Oriole Park Jr. PS, Maurice Cody Jr. PS, Forest Hill Jr and Sr PS, and Hodgson MS. Key issues explored included:

- significant enrolment increases at Eglinton Jr. PS on a constrained site;
- enrolment pressures and facility conditions at Davisville Jr. PS; and
- new accommodation options for appropriate long-term provision.

In February 2016, the Board approved a series of recommendations from the first phase of the Yonge–Eglinton PART that resulted in a boundary change, grade changes and program changes that took effect in September 2017. The Board has also been successful in securing Provincial funding for two capital projects to expand capacity in the area. These include:

- construction of a new 731 pupil-space school on the Davisville Jr. PS site (including Spectrum Alternative Program) that will replace the existing school facility and provide 193 additional pupil spaces; and
- a 12-classroom addition to Hodgson Middle School that will provide over 270 new pupil places.

TDSB's 2017 LTPAS identifies additional planning work for the area through the second phase of the Yonge–Eglinton PART. This work will:

- explore opportunities to utilize the Bannockburn facility, located at Avenue Road, north of Lawrence Avenue, to mitigate growth in the Midtown area;
- respond to long-term need and identify further opportunities for additional school capacity; and
- pursue innovative partnerships with the City and private sector to ensure long-term accommodation requirements are addressed by securing new school space in the area.

The Board will also be reviewing additional boundary changes at Eglinton Jr. and Maurice Cody Jr. PS to address more immediate needs in the area. These reviews are intended to explore and provide mid-term accommodation solutions for area schools.

Based on the growth estimates provided through the Midtown in Focus study, the TDSB projects a shortage of 800 elementary pupil spaces over the long-term and has advised that a new elementary school, or schools, will be required to accommodate the estimated growth in Midtown.

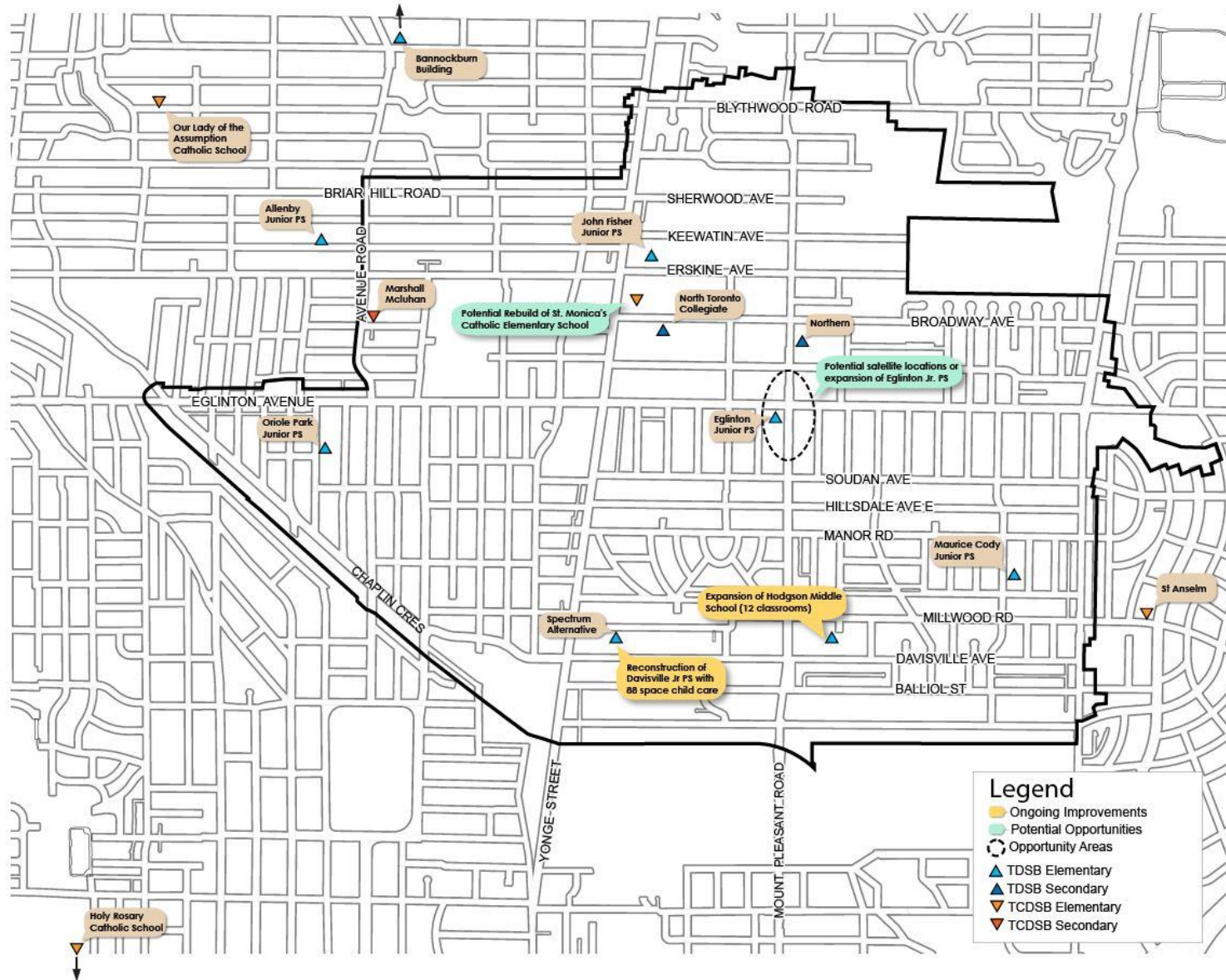
### **TCDSB**

Board approved projections indicate that elementary schools in this Secondary Plan area will experience a significant increase in enrolment as a result of planned development. There is currently insufficient capacity to accommodate projected growth in the area. The LTAPP process identifies areas of need and informs TCDSB requirements for Ministry funding approvals for Capital Projects. The Board will be looking at opportunities to expand their capacity to serve the area through the LTAPP review process, including potential replacement options for St. Monica's elementary school.

### **Planned Facilities and Identified Opportunities**

Despite ongoing area reviews to address near and mid-term needs, both school boards have advised that elementary enrolment growth based on the long-term population and employment estimates prepared and provided through the Midtown in Focus study cannot be accommodated within existing land and/or buildings. This growth will require additional school capacity to be provided in the Midtown area, and could be secured as part of a new mixed-use development or new school site within the area. The Strategy identifies both planned capital projects and several opportunities where new school capacity should be pursued.





Map 2. Schools – Planned Facilities and Identified Opportunities








## 5.6 Priorities and Key Directions

Based on the Strategic Directions in Section 4.0, current planning and anticipated growth, the following Priorities and Key Directions have been identified to support the delivery of schools in Midtown.

	Action	Lead(s)	Partner(s)	Timing
	As part of the Yonge–Eglinton Program Area Review identify: <ul style="list-style-type: none"> <li>a) additional school space requirements to 2026 and beyond based on City's long-term growth estimates;</li> <li>b) recommended grade, program and boundary changes; and</li> <li>c) priority capital projects.</li> </ul>	TDSB	CP	Ongoing
	Explore opportunities for new funding tools such as EDCs to address school capacity issues in high growth areas	TDSB	Ministry of Education	Short term (1–3 yrs)
	Establish space and design requirements for innovative school models, including satellite schools	TDSB, TCDSB	CP, PFR	Short term (1–3 yrs)
	Engage development partners in the area of Mount Pleasant Road and Eglinton Avenue East for a new elementary school presence, satellite location or expansion of Eglinton Jr. PS	TDSB	CP	Short term (1–3 yrs)

	Action	Lead(s)	Partner(s)	Timing
	Renewal of EDC by-law to include the Yonge–Eglinton Secondary Plan area.	TCDSB		Short term (1–3 yrs)
	Evaluate replacement options for St. Monica's Catholic school within the Yonge–Eglinton area and identify and secure funding for recommended project.	TCDSB		Medium term (3–5 yrs)
	Identify sites of interest within the Secondary Plan area to accommodate new school spaces and engage development partners	TCDSB/ TDSB	CP	Medium term (3–5 yrs)

# 6. Child Care

Midtown has been experiencing significant growth in the number of children under 4 years old in recent years. This is in contrast to the proportion of children in this age group for the City as whole which has declined over the last 15 years. According to the 2016 Census, there were approximately 2,800 children aged 0 to 4 years living in Midtown. There are 26 existing child care centres in the area that provide a total of 2,014 licensed spaces delivered by a mix of non-profit and commercial operators. Given their location, these centres serve child care needs of households residing in the Yonge–Eglinton area as well as employees and others traveling to and through Midtown.

## 6.1 Policy Rationale

Child care is part of a range of facilities, programs and services that the Provincial Policy Statement (PPS) 2014 and Growth Plan 2017 recognize as supporting and contributing to the achievement of *complete communities*. Provincial policy calls for the coordinated and integrated planning of these *public service facilities* based on current and projected needs, and optimization of existing facilities to promote cost-effectiveness and the long-term viability of public investments.

The Official Plan acknowledges the importance of access to community services. Policies contained in the Official Plan encourage CS&F including child care facilities in Healthy Neighbourhoods (Chapter 2.3.1), Neighbourhoods (Chapter 4.1), Mixed Use Areas (Chapter 4.5). In addition, Chapter 3.2.2 of the Plan requires the undertaking of CS&F Strategies to identify CS&F priorities, including child care facilities to respond to growth and change across the City.

## 6.2 Key Sector Messages

Assessment of the existing child care sector in Midtown found the following:

- There is existing capacity to serve approximately 50% of the population from 0–4 years but ongoing intensification and demographic trends will require additional spaces to be provided, particularly for infants and toddlers, to keep pace with growth.
- Locating new child care spaces, especially infant spaces, in schools is a priority for Toronto Children's Services (TCS). Seven child care centres are currently co-located in local elementary schools.
- Limited capital resources and the high cost of land limit Children's Services ability to increase licensed capacity in Midtown.
- There are no child care centres within the Apartment Neighbourhood north east of the Yonge and Eglinton intersection. Child care facilities work particularly well within neighbourhoods and should be considered as redevelopment occurs in this area.

## 6.3 Planning for Child Care

[Toronto's Licensed Child Care Growth Strategy \(2017 – 2026\)](#) is the key strategic framework to guide growth. This Council approved document has a vision to serve 50% of children aged 0–4 years by 2026 through an approach that includes growing the number of licensed child care spaces.

[The Children's Services Service Plan \(2015 – 2019\)](#) guides the planning and delivery of services for children and families in the city and informs the development of an annual work plan with specific deliverables, targets and timelines. The 2015–2019 Plan includes a **Capital Strategy** which outlines the priorities for capital expansion.

The [Updated Capital Strategy](#) will use newly announced provincial and federal funding allocations to provide program expansions and additional capacity through additions and renovations to existing and new school sites, community child care centres.

TCS relies on [Section 37](#) funding to increase capacity of licensed child care spaces in those areas of the city that experience significant development. TCS recognizes that there is an overall system shortage of spaces throughout the city and that the opportunities provided by Section 37 funding allow other capital resources to be strategically placed in areas identified as in highest need.

In May 2017, [Growing Up: Planning for Children in New Vertical Communities](#) produced draft guidelines to direct how new development can better function for larger households at three scales: the unit, the building and the neighbourhood. The objective is that developments deliver tangible outcomes to provide for more family-friendly communities. In collaboration with Children's Services, the guidelines provide minimum standards for the design of child care centres within mixed-use buildings.

The planning, design and securing of new child care facilities through Development Agreements must be consistent with Provincial legislation and guided by the following key City documents:

- Growing Up: Draft Design Guidelines
- Child Care Development Guideline
- Toronto Child Care Design and Technical Guidelines
- Toronto Accessibility Guidelines

## 6.4 Service Targets

It is estimated that between 930 and 1,390 new licensed child care spaces will be required to meet growth related demand through to 2041. The estimated demand is based on the Council-approved Child Care Growth Strategy target of providing licensed child care spaces for 50% of children aged 0–4 years, and the estimated number of children aged 0–4 to 2041.

New child care facilities must adhere to the Provincial *Child Care and Early Years Act* and the City of Toronto's *Child Care Design & Technical Guideline R1 2016* and the *Child Care Development Guideline*. Among other requirements, child care centres need to provide separate spaces for different age groups – infant, toddler, and preschoolers. They also should provide a minimum of 2.8 m<sup>2</sup> of unobstructed indoor and 5.6 m<sup>2</sup> of unobstructed outdoor space per child.

## 6.5 Future Needs to Support Growth

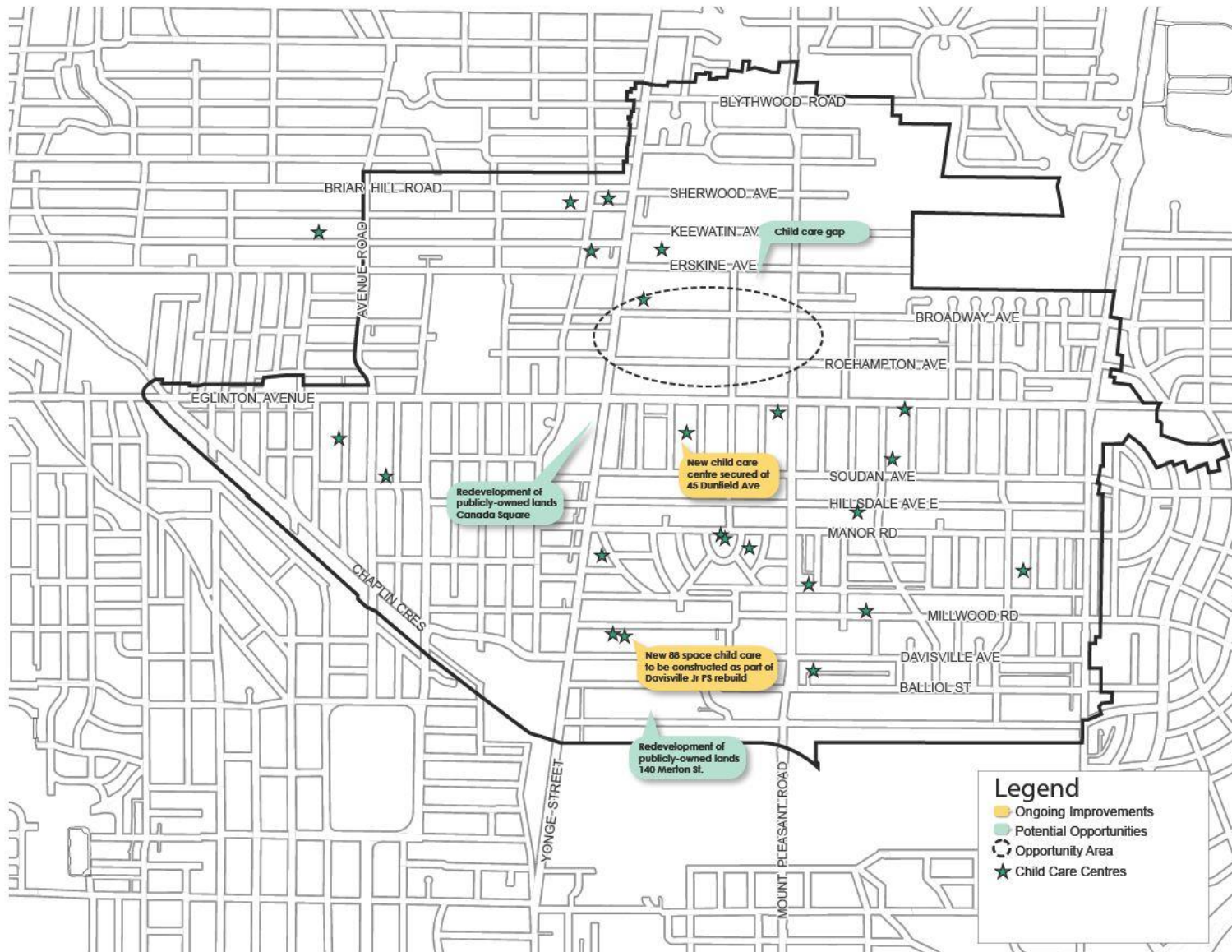
Children's Services estimates for future demand is based on licensed child care spaces (930 to 1,390 spaces). It is expected that some of these spaces will be realized through existing space retrofits, but the majority of spaces will be achieved through new builds. Based on a 62-space model, an additional 16 to 23 new facilities will be required over the next 25 years to provide the estimated number of new child care spaces.

## Planned Facilities and Identified Opportunities

There are two new child care facilities planned for Midtown. This includes a new child care centre secured in the base of a new residential building at 45 Dunfield Avenue and an expanded 88 space facility that has been funded as part of the replacement of Davisville Jr. PS at 43 Millwood Road. Together these projects will add 98 new licensed spaces to Midtown.






Additional opportunities for child care spaces have been identified through redevelopment proposals in the area's apartment neighbourhoods and on City-owned lands.

Map 3. Child Care Sector – Planned Facilities and Identified Opportunities



## 6.6 Priorities and Key Directions

Based on the Strategic Directions in Section 4.0, current planning and anticipated growth, the following Priorities and Key Directions have been identified to support the delivery of child care in Midtown.

	Action	Lead(s)	Partner(s)	Timing
	Continue to pursue Section 37 opportunities for new facilities through development review ensuring planning and design of the child care facilities occurs early in the review process to encourage the development of innovative and integrated child care models delivery	CP, TCS	Development Industry	Ongoing
	City Divisions, Agencies and Boards to integrate child care facilities within existing City assets including recreation centres, libraries and Community Space Tenancies	RES, PFR, TPL, SDFA, CP	TCS	Ongoing
	Share short- and mid-term growth/retention data to refine child care demand estimates	TDSB	TCS	Ongoing
	Assess physical and operational capacity of existing facilities to identify opportunities for expansion or relocation	TCS	CP	Short term (1–3 yrs)
	Identify allocation and funding for new or expanded child care facilities in existing, redeveloped and/or new schools	TCS	TDSB/ TCDSB	Medium term (3–5 yrs)



# 7. Libraries

Toronto Public Library (TPL) operates two libraries located within the Yonge–Eglinton Secondary Plan area, the Northern District Branch and the Mount Pleasant Neighbourhood Branch. Four additional neighbourhood branches also serve parts of Midtown. Together they play a critical role in providing programs, services and spaces for those who live in, work, play and visit the area.

## 7.1 Policy Rationale

Libraries are part of a range of facilities, programs and services that the Provincial Policy Statement (PPS) 2014 and Growth Plan 2017 recognize as supporting and contributing to the achievement of *complete communities*. Provincial policy calls for the coordinated and integrated planning of these *public service facilities* based on current and projected needs, and optimization of existing facilities to promote cost-effectiveness and the long-term viability of public investments.

The Official Plan directs that community and neighbourhood amenities will be enhanced where needed by: a) improving and expanding existing parks, recreation facilities, libraries, local institutions, local bus and streetcar services and other community services (Policy 2.3.1.7).

## 7.2 Key Sector Messages

- Libraries are safe and welcoming community hubs that provide resources for learning, culture, health, leisure, entertainment and work. In addition, Northern District Library provides administrative and program space to several community agencies and serves as a hub in the community.

- There is a state of good repair backlog across the library system and a need to improve technological infrastructure while building and expanding existing facilities to address areas of growth and development like Midtown.
- Rapid growth in Midtown is accelerating the need to expand, refresh and/or replace the area's existing facilities.
- Public realm improvements at Northern District Library have been initiated to create a stronger sense of place; however, further work is required to reflect the facility's role as an existing hub in the Midtown community.

## 7.3 Planning for Libraries

### Facilities Master Plan

In the fall of 2017, TPL initiated a facilities master plan study to prioritize medium- and short-term priorities for capital investment (2018 – 2027) with its existing 100-branch system, and consider longer term investment that aligns with known planning processes that extend to 2037. The Plan is targeted for completion in the fall of 2018.

### Service Delivery Model

TPL's Service Delivery Model serves as the key planning framework to ensure equitable access to library services. It is based on three tiers of service, proximity and population growth based on census data. The Service Delivery Model was changed in 2017 to increase the size range for future neighbourhood branches to 10,000 to 20,000 sq ft. to address the need for public space in response to increasing population density in areas such as Midtown.

### Capital Budget and Plan Preview Report

This report describes the ten-year capital budget and plan for TPL. It provides details on source funds and status (timeline) of capital projects by geography.

## 7.4 Service Targets

TPL currently has no population threshold that triggers a new library or an expansion of an existing branch; however, TPL's Services Delivery Model provides the following guidelines that serve as a useful benchmark for identifying opportunities to expand or improve the capacity of existing facilities:

## Neighbourhood Branches

- Serve a minimum of 25,000 people and residents within 1.5 km radius
- Optimum size of 929 to 1858 m<sup>2</sup> (10,000 to 20,000 ft<sup>2</sup>), depending on population density
- Community spaces, zoned spaces, program space, study space, and group/meeting rooms

## District Branches

- Serve a minimum of 100,000 people and residents within a 2.5 km radius
- Minimum of 2,323 m<sup>2</sup> (25,000 ft<sup>2</sup>)
- Community spaces (100–200 seats), group study rooms, large meeting rooms, zoned spaces, program space, study space/work areas

## 7.5 Future Needs to Support Growth

There is a need to expand, refresh and/or replace the existing facilities in the Yonge–Eglinton Secondary Plan area to maintain existing 100 service levels as Midtown continues to grow.

### Planned Facilities and Identified Opportunities

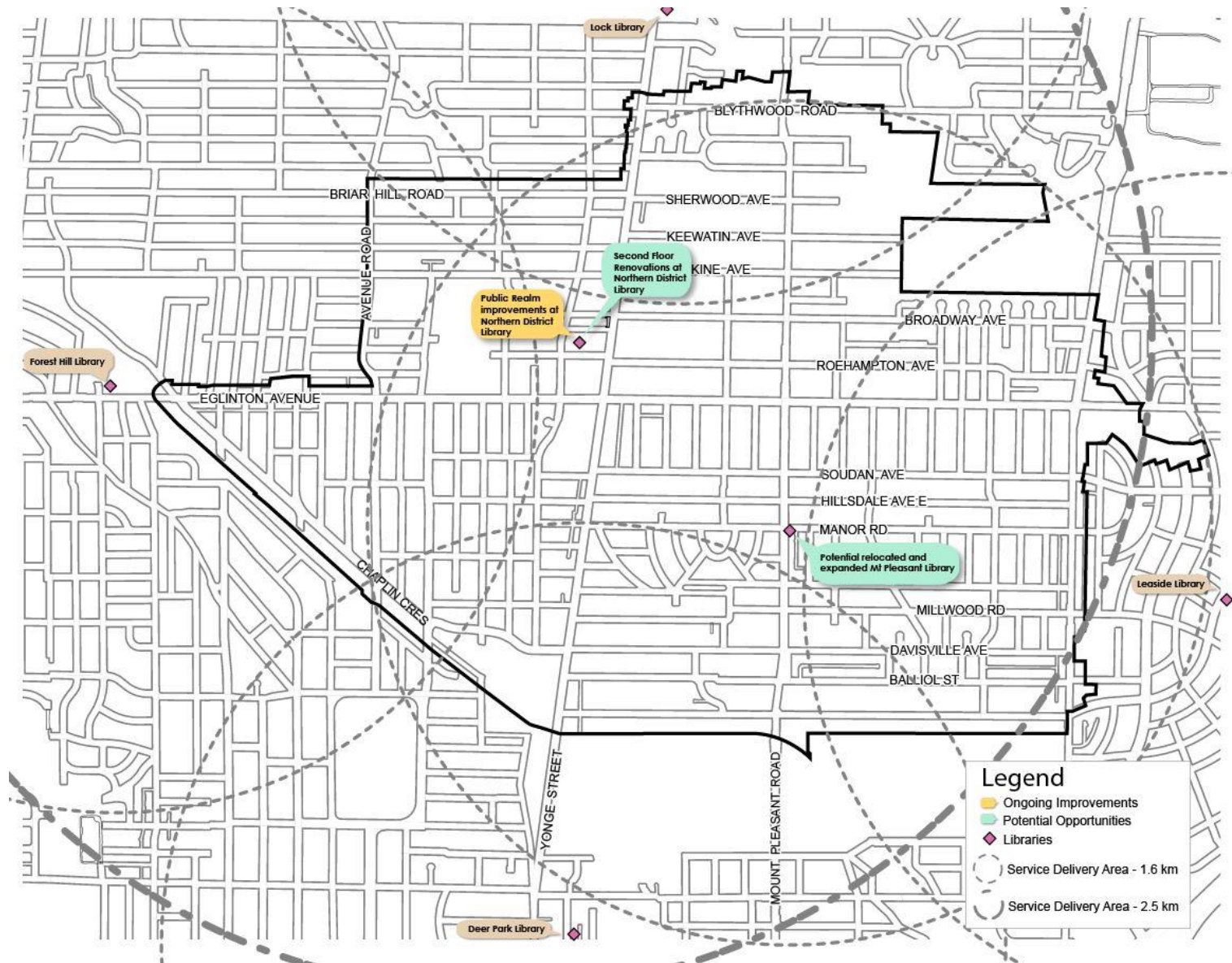
#### Northern District Library

At approximately 4250 m<sup>2</sup> (45,750 ft<sup>2</sup>), Northern District Library is well-sized for a district branch. The facility includes spaces that are used to deliver library services, and for meeting rooms, administrative offices and tenant spaces. The current configuration of the facility does not maximize the use of available space. The second floor provides important spaces for a number of community agencies. Interior renovation and reorganization of these existing spaces could expand library services and the community hub function of the branch and meet future needs.

#### Mount Pleasant Neighbourhood Library








The Mount Pleasant Library is significantly undersized for a neighbourhood branch. Built in 1992, the branch hasn't seen any significant improvements since opening. At approximately 557 m<sup>2</sup> (6,000 ft<sup>2</sup>), the library currently struggles to meet increasing program demands within its existing spaces. Given anticipated growth in the area, the potential relocation and expansion of this branch within a mixed-use building in the Mount Pleasant area has been identified to help meet the needs of future growth.

Map 4. Library Sector – Planned Facilities and Identified Opportunities



## 7.6 Key Directions and Actions

Based on the Strategic Directions in Section 4.0, current planning and anticipated growth, the following Priorities and Key Directions have been identified to support the delivery of libraries in Midtown.

	Action	Lead(s)	Partner(s)	Timing
	Advance ongoing public realm improvements at Northern District Library	TPL	CP	Short term (1–3 yrs)
  	As part of the Library Facilities Master Plan, identify interior renovations at Northern District Library and potential relocation of Mount Pleasant Library as priority projects to support growth	TPL		Short term (1–3 yrs)
 	Develop plans for interior renovations at Northern District Library that expand library service areas and maintains the facility's role as a community hub	TPL		Medium term (3–5 yrs)
	Pursue opportunities to partner to relocate and expand Mount Pleasant Library as part of new development in the Mount Pleasant area	TPL	CP, Development Industry	Long term (6+ yrs)

# 8. Community Recreation

The community recreation sector is composed of a network of service providers that include publicly-funded, non-profit and hybrid models of recreational service delivery. Midtown has two City-run recreation facilities, the North Toronto Memorial Community Centre and the Maurice Cody Community Centre. In addition, the City delivers recreation programs at several satellite locations in the area through partnerships with the local school boards and others.

The Central Eglinton Community Centre and North Toronto Memorial Arena also provide recreational opportunities to residents of Midtown through community-based board-run facilities. These facilities provide different but complementary programs and services in the area.

## 8.1 Policy Rationale

Community recreation centres are part of a range of facilities, programs and services that the Provincial Policy Statement (PPS) 2014 and Growth Plan 2017 recognize as supporting and contributing to the achievement of *complete communities*. Provincial policy calls for the coordinated and integrated planning of these *public service facilities* based on current and projected needs, and optimization of existing facilities to promote cost-effectiveness and the long-term viability of public investments.

The Official Plan notes that community and neighbourhood amenities will be enhanced where needed by: a) improving and expanding existing parks, recreation facilities, libraries, local institutions, local bus and streetcar services and other community services (Policy 2.3.1.7).

## 8.2 Key Sector Messages

- Recreational programs in the area are in high demand; many are at capacity or have waiting lists. Expected growth and improved transit services in Midtown will place additional pressure on the area's recreation facilities.
- Land constraints to accommodate new stand-alone facilities in this area generates a need for creative alternatives to address space issues; renewing and upgrading existing facilities, addressing gaps and growth related needs and working with others to explore opportunities for co-location, shared-use and partnerships are key strategic goals of the Council-approved Facilities Master Plan.
- New, expanded and improved public parks in Midtown should explore additional active recreation/fitness in parks, where feasible, including facility requirements identified in the Council-approved Facilities Master Plan.

## 8.3 Planning for Community Recreation

### Parks and Recreation Facilities Master Plan 2019-2038

The Parks and Recreation Facilities Master Plan (FMP) aims to ensure provision is maintained and consistent across the City for the next 20 years. The Plan is based on three strategic goals: renewal and upgrade of existing facilities; addressing gaps and growth related need; and exploring opportunities for partnership. Through an assessment of the City's entire facility portfolio, estimated population and employment growth based on the development pipeline; the FMP provides provision strategies for a whole host of different types of the facilities.

The Plan identifies a number of growth-related capital projects, including the development of a new community recreation centre and pool in partnership with the TDSB as part of the redevelopment of the Davisville Junior Public School.

An implementation strategy for the FMP will be submitted for Council approval in 2019 to prioritize and provide timelines for recommended facility projects across the City. The implementation strategy will identify capital costs required to deliver new and improved facilities to 2038 and recommend increased investment in state-of-good-repair to accommodate intensification in Midtown. These costs will be considered as part of future capital budgets.

## 8.4 Service Targets

The FMP sets a 1:34,000 per capita provision standard for Community Recreation Centres (CRC). Mid-size and large multi-component centres ranging from 4,200 m<sup>2</sup> to 6,000 m<sup>2</sup> (45,000 ft<sup>2</sup> to 65,000 ft<sup>2</sup>) and service radii of 2–2.5 km, will be the primary models for replacement and new CRC's. Residents today are seeking multi-use, inclusive and inter-generational spaces that provide active spaces and people places. This model allows for increased cross-programming and creates a critical mass that makes CRC's function as destinations.

The per capita provision standard is most applicable in Midtown's dense urban environment. Based on this standard North Toronto Memorial Community Centre and Maurice Cody Community Centre currently meet the needs of Midtown's 2016 population, however additional facilities will be required to support growth anticipated by the Secondary Plan.

## 8.5 Future Needs to Support Growth

The FMP recommends development of a new community recreation centre and pool on the Davisville Junior Public School site to address growing demand in the near term in Midtown. To ensure that facility priorities are up to date, the FMP will be reviewed every five years and updated based on its progress, current data and emerging needs. In this way, it is a living document that will evolve over time.

### Planned Facilities and Identified Opportunities

#### Davisville Community Recreation Centre and Pool

In July 2016, Council approved a partnership project with the Toronto District School Board to develop a new school and City-owned and operated community recreation facility and pool on the Davisville Jr. PS site. The partnership includes providing funding to assist in the construction of a 3-storey school with an expanded gymnasium on the east end of the school site as part of Phase 1 and the construction of a three storey City-owned community recreation facility and pool on the west end of the school site as part of Phase 2. The City-owned facility is planned to be approximately 2,787 m<sup>2</sup> (30,000 ft<sup>2</sup>) with a 25 metre 6 lane pool, a warm water teaching pool and ancillary spaces, and approximately 465 m<sup>2</sup> (5,000ft<sup>2</sup>) of community space on the second floor. Exclusive-use spaces would be City-owned and include the aquatic facilities and community spaces, while shared space would include the school gymnasium and underground parking garage.



### **Future Renewal, Retrofit and/or Expansion of North Toronto Memorial Community Centre**

The North Toronto Memorial Centre (NTMCC) is the only stand-alone recreation facility in the Yonge–Eglinton Secondary Plan area. This multi-use centre includes indoor and outdoor pools, two outdoor ice pads, a fitness centre, weight room, and gymnasium, multi-purpose rooms, meeting spaces, a large lobby and program areas. NTMCC also houses POINT, a community agency that provides social and health care planning and leadership, and delivers community information to those who live, work and study in North Toronto. This large size multi-component facility attracts a diversity of users, and a high-level of demand contributes to long program waitlists. Facility upgrades to NTMCC are currently underway to improve facility operations and services to the community. Future renewal, retrofit and/or expansion of NTMCC has been identified as one potential strategy to explore in order to meet the area's longer-term recreation needs.

### **Additional Community Recreation Facilities and New Parkland**

Given the amount of growth anticipated in the Yonge–Eglinton Secondary Plan, additional recreational facilities will need to be considered through the regular review of the Facilities Master Plan and in conjunction with the Midtown Parks and Public Realm Plan. The Midtown Parks and Public Realm Plan calls for the acquisition of new parkland throughout Midtown. This includes the introduction of a new, medium-sized local park of at least 1.5 hectares in the southeast quadrant of the Secondary Plan area. This new medium-sized park may provide an opportunity to accommodate a new CRC, or relocate and expand existing community recreation facilities. The Parks and Public Realm Plan also identifies a number of smaller local parks in proximity to high-growth areas that could likewise accommodate new CRCs. Other opportunities for new community recreation facilities may also include locating a new recreation facility in the base of future development projects.

The FMP also forecasts the need for up to two splash pads, four multi-use fields and three basketball courts, to serve the residents of Midtown over the next twenty years. In addition to future community recreation facilities, implementation of the Midtown Parks and Public Realm Plan will be important in providing the necessary parkland to meet these needs.

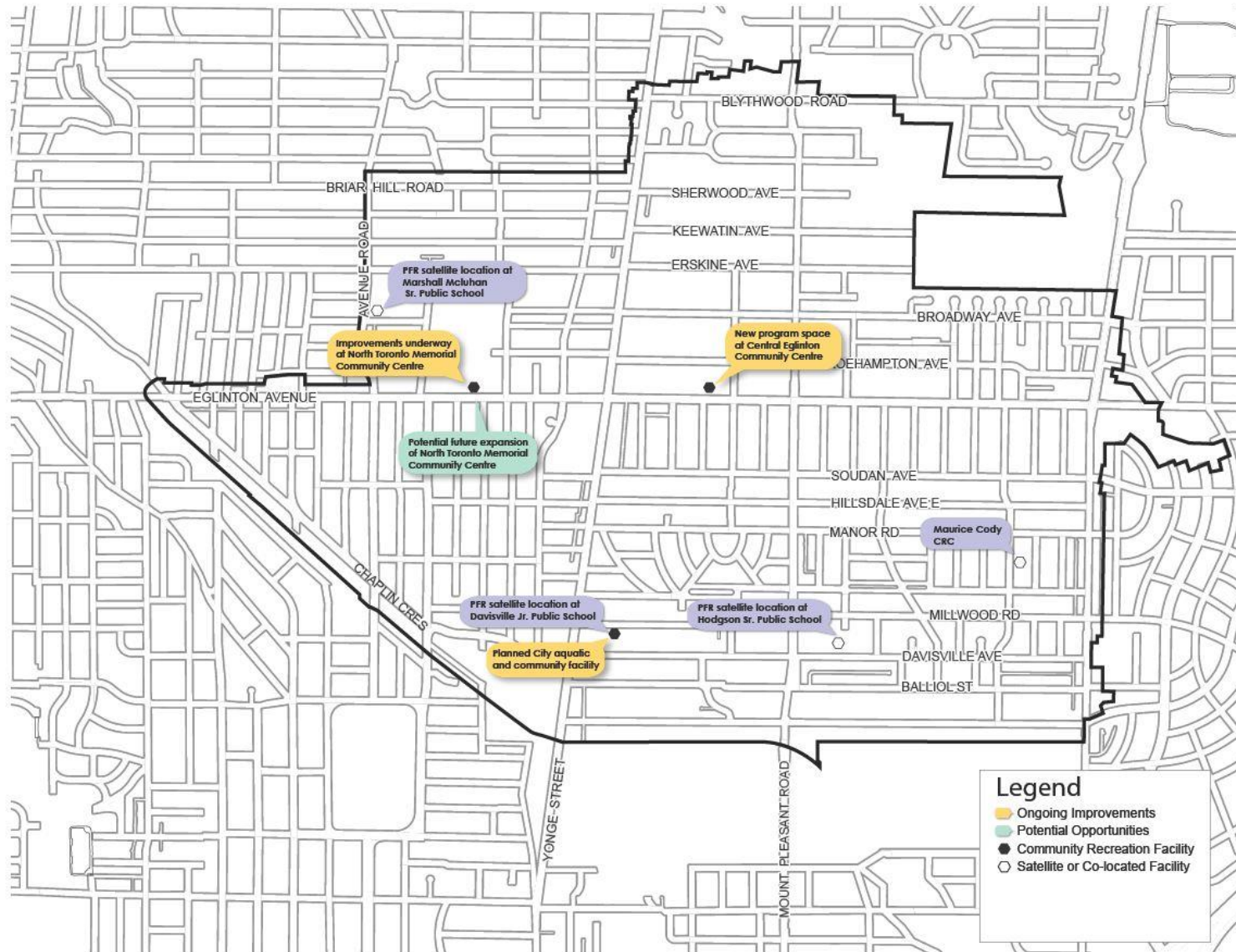
Based on the FMP's city-wide per capita provision standard of 1 to 34,000 residents for community recreation centres, assessment, capital planning and design of additional community recreation facilities will need to be initiated in advance of exceeding the capacity of current and planned facilities as part of the regular review of the Facilities Master Plan to ensure timely provision.

### **Central Eglinton Community Centre**

The Central Eglinton Community Centre (CECC) is a member of the Association of Community Centre (AOCC) which comprises 10 volunteer board-run multi-purpose facilities that provide a broad range of community, recreation and social service programs to local communities. The CECC operates in an office building on Eglinton Avenue East. Occupying space on three separate floors, the Centre offers a wide range of programs and services including drop-in programs, pre-natal/infant/toddler programs, language circles, tax clinics, fitness classes, seniors programs, after-school programs and camps. In response to program demand, the Centre recently renewed and expanded their lease for another 5 years and will occupy a total of approximately 1,300m<sup>2</sup> (14,000 ft<sup>2</sup>) by spring 2018.






Despite recent expansion, continued growth in Midtown will place additional pressures on the Centre from both a programming and space perspective. CECC is the only AOCC in the City that does not occupy a City-owned facility and currently operates on a 5-year lease. Redevelopment in the area presents an opportunity to ensure CECC remains in the community. Relocation of the facility into a new multi-purpose space would expand its programming capacity and provide greater security of tenure.

Map 5. Community Recreation Sector – Planned Facilities and Identified Opportunities



## 8.6 Key Directions and Actions

Based on the Strategic Directions in Section 4.0, current planning and anticipated growth, the following Priorities and Key Directions have been identified to support the delivery of community recreation in Midtown.

	Action	Lead(s)	Partner(s)	Timing
	Advance design and development of the Davisville Community Recreation Centre and Pool and secure additional funding required for construction	PFR	TDSB	Short term (1–3 yrs)
	Collaborate with school boards to improve facilities and develop standard terms to facilitate co-location and community access	PFR, TDSB/TCDSB	RES	Short term (1–3 yrs)
	Pursue opportunities through the redevelopment of City-owned lands or other development to relocate CECC in Midtown	CP, RES, SDFA	CECC	Medium term (3–5 yrs)
	Explore potential future opportunities to retrofit and/or expand NTMCC	PFR	CP	Long term (City-wide FMP Review)
	Monitor growth and initiate review of recreation facility needs for the Secondary Plan area when the population increases by +30,000 people.	PFR	CP	Long term (FMP City-wide Review)

# 9. Human Services

The Human Services Sector contributes to the health, social, economic and cultural well-being of the City. Provision of human services is a collaborative process involving a number of City divisions, other government agencies and a network of non-profit community-based organizations that work in partnership to deliver needed programs and services. Over 50 human service agencies are located in Midtown serving the local community, as well as residents across the City and GTA. They include youth, family and homelessness services; employment, educational and immigrant services; health, medical and disability services; and seniors services.

## 9.1 Policy Rationale

Provincial policy direction around public service facilities focusses on the coordinated and efficient use of existing infrastructure and consultation with sectors to facilitate the planning and coordination of community hubs.

The Official Plan policies recognize the need to ensure that local service providers have the capacity to support growth and that the human services sector is involved in developing strategies to address the quality of life, health and well-being of Toronto's communities.

## 9.2 Key Sector Messages

- Human service providers in Midtown benefit from the supply of office space and transportation connections in the area. However, there is a lack of affordable, secure, accessible, visible spaces to deliver services and programming

- There are a significant number of human service and community agencies operating in Midtown and several agencies occupy leased spaces with or through City agencies.
- The Central Eglinton Community Centre occupies a unique position in the community providing both human services and recreational programming (see Section 8) in the community.
- Continued intensification of the area has resulted in rising rents, the loss of agency space through redevelopment, and competing demands for shared programming spaces (e.g. libraries, community centres, schools)
- There is a concentration of seniors, youth and health services agencies in the area. Many of these agencies have a long history of service in Midtown and act as important anchors in the community.

### 9.3 Planning for Human Services

A number of City divisions are engaged in the human services sector to support the delivery of locally-based programs and services. Various initiatives, policies and programs reinforce and/or support the need to accommodate these services as communities grow and change. City Planning can support the work of City divisions and the sector by addressing facility space needs. The following highlights some of the work underway in support of this sector.

#### Whole of Government Framework to Guide City of Toronto Relationships with the Community-Based Not-for-Profit Sector

City Council adopted this framework in December 2017 which provides a vision, objectives, principles and commitments to enable the City to optimize its relationship with the non-profit sector and to respond to the sectors contributions to the City in a more strategic and consistent manner. Three short-term actions of this framework are of relevance to planning for the sector: the establishment of a City-Sector Advisory Table to identify issues, opportunities and challenges; actions to strengthen and sustain collaborative planning including planning for integrated programming; and a sharing of best practices to maximize collaboration and consultation.

#### Community Space Tenancy Policy (CST)

Adopted by City Council in November 2017, the Policy is an updated Below Market Rent policy that provides a framework for a consistent, fair, accountable and transparent approach to leasing City space to the non-profit community-based sector and cultural organizations at less than market rates and fostering

partnerships that support these organizations to meet resident needs and the City's strategic objectives.

### **Human Services Integration Project (HSI)**

The Human Services Integration project is a collaborative initiative across Toronto Employment and Social Services (TESS), Shelter, Support and Housing Administration (SSHA) and Toronto Children's Services divisions to integrate access and intake to core City income support programs, Ontario Works, child care fee subsidies, and housing subsidies. The objective of the project is to deliver integrated channels of access for human services via web, phone, and in person.

## **9.4 Service Targets**

Given the wide range of programs and services provided by the sector, and the nature and availability of program funding from various levels of government, there is no methodology to quantify the total demand for growth-related human services space and/or facilities. However, based on the work completed through the CS&F Assessment, it is clear that access to affordable, secure space is a key challenge for the sector and most organizations have experienced increased demand for services.

## **9.5 Future Needs to Support Growth**

As growth continues, need for affordable, accessible and adequate spaces for the delivery of a wide variety of programs and services will remain important to sustaining a complete community in Midtown.

### **Planned Facilities and Identified Opportunities**

#### **Existing City Supported Human Service Spaces**

A number of human service agencies currently occupy space through leases with the City or its agencies. These include:

Table 1. Existing City-owned or Leased Human Service Spaces

Agency/Service	Location	Tenure	Existing Space Est.
POINT	North Toronto Memorial Community Centre	City-owned facility	50.2 m <sup>2</sup> /540 ft <sup>2</sup>
ADDUS	Northern District Library	City-owned facility	295 m <sup>2</sup> / 3,170 ft <sup>2</sup>
Skylark Youth Services	Northern District Library	City-owned facility	1,141 m <sup>2</sup> /12,284 ft <sup>2</sup>
SPRINT	140 Merton Street	City-owned facility	1,152 m <sup>2</sup> /12,400ft <sup>2</sup>
Central Eglinton Community Centre	160 Eglinton Avenue East	City lease	1,394 m <sup>2</sup> /15,000ft <sup>2</sup>
Toronto Employment and Social Services	150 Eglinton Avenue East	City lease	2,880 m <sup>2</sup> /31,000ft <sup>2</sup>

The redevelopment of City-owned lands presents an important opportunity to demonstrate the City's commitment to the sector and principles of co-location and service integration, while expanding service capacity and delivering greater security of tenure for these valuable community partners.



### **Replacement, Improvement and Expansion of Human Services Space**

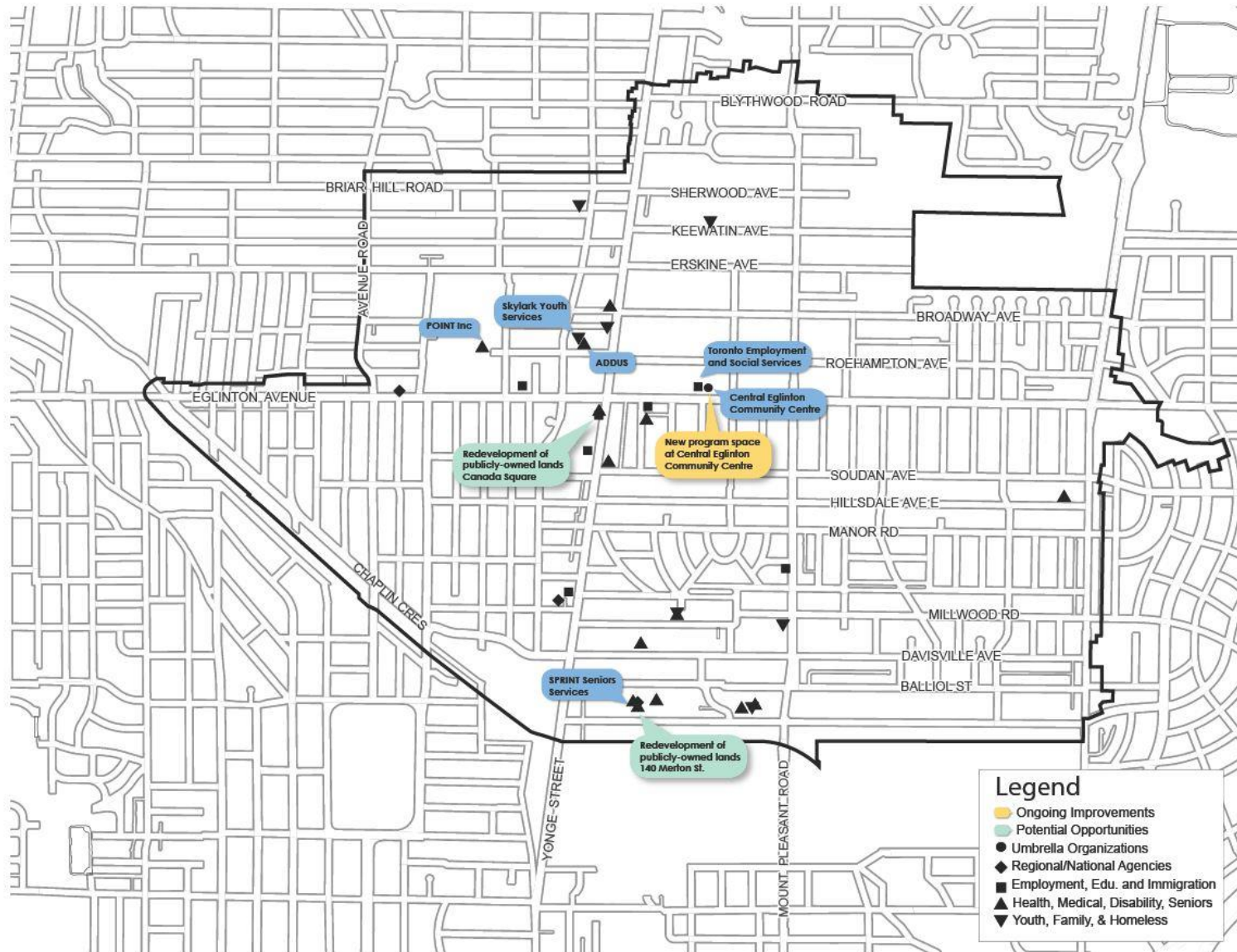
Consultations with agency representatives emphasized that affordable and adequate space is important to their continued service in the area. While the local agencies in Midtown are very adept at maximizing use of their existing spaces, many of these spaces limit the agencies' ability to expand capacity as demand for programs and services continues to increase. A lack of service space or visibility at street level is of particular concern, especially for seniors and youth programming.

The vast majority of human service agencies in Midtown occupy leased space. While some are located in spaces owned or leased by the City, many other community agency spaces could be lost through redevelopment. To ensure no-net-loss of community agency space in Midtown, the Yonge Eglinton Secondary Plan requires that development replace existing community service facilities that may be impacted by redevelopment. This along with Community Space Tenancy Policy provides a useful framework for maintaining and expanding the supply of affordable agency space through the development review process. Given the magnitude of anticipated growth in Midtown, it is estimated that at least 2–3 new 1,395 m<sup>2</sup> to 1,860 m<sup>2</sup> spaces will be needed to meet future demand.

### **Yonge-Eglinton Services Network**






The Yonge Eglinton Services Network is a network of agencies working to build capacity and collaboration amongst different providers and identify ways to improve service delivery coordination throughout the Yonge–Eglinton area. The Network was formed through in 2012 and has brought together over 10 organizations operating in the study area. As it matures, the Network will continue to provide opportunities for additional local area agencies to share information and potentially explore complementary program delivery options.

Map 6. Human Service Sector – Planned Facilities and Identified Opportunities (See Appendix for full listing)



## 9.6 Priorities and Key Directions

Based on the Strategic Directions in Section 4.0, current planning and anticipated growth, the following Priorities and Key Directions have been identified to support the delivery of human services in Midtown.

	Action	Lead(s)	Partner(s)	Timing
	Review terms and protocols for securing community agency space through the planning approval process that prioritizes existing service providers	SDFA	CP, RES	Short term (1–3 yrs)
	Secure new and replacement human services space through the planning approval process, where appropriate	CP	SDFA	Short term (1–3 yrs)
	Replace and expand existing community agency space on City-owned lands at 140 Merton Street	RES, SDFA	CP	Medium term (3–5 yrs)
	Pursue opportunities through the redevelopment of City-owned lands or other development to relocate CECC in Midtown	RES, SDFA	CP	Medium term (3–5 yrs)
	Explore opportunities to advance the in-person service objectives of the Human Services Integration Project through the creation of an integrated human service centre through the redevelopment of City-owned lands in Midtown	SDFA, RES	TESS, SSHA, TCS, CP	Long term (6+ yrs)

# 10. Emergency Services

Midtown is well-served by emergency services. This includes a stand-alone fire station at 16 Montgomery Avenue, 53 Division Police Station at 75 Eglinton Avenue West and a co-located facility at 641-643 Eglinton Avenue West that houses Toronto Paramedic Services Station 18 and Toronto Fire Services Station 125.

## 10.1 Policy Rationale

Emergency services such as police, fire and emergency medical services are part of a range of facilities, programs and services that the Provincial Policy Statement (PPS) 2014 and Growth Plan 2017 recognize as supporting and contributing to the achievement of *complete communities*.

The Official Plan recognizes that community services and facilities include a whole system of government and community resources, programs, facilities and social networks that contribute to people's health, safety, mobility and wellbeing (Section 3.2.2).

## 10.2 Planning for Emergency Services

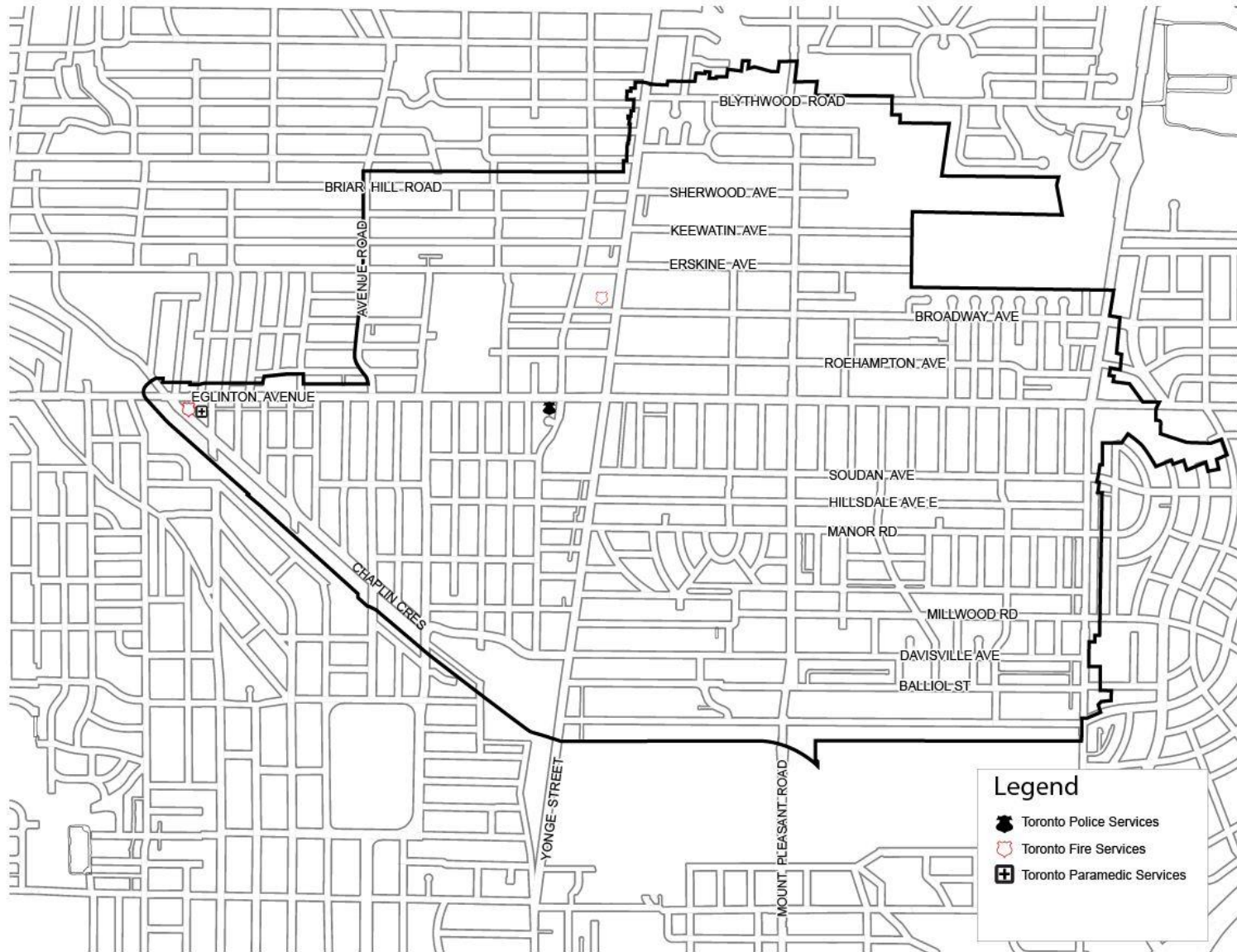
Emergency services play a unique role and function. Unlike facility or program-based demands, planning and provision of emergency services is driven by specific factors such as call volumes, response times and other service level standards. Determining the need for stations and/or service posts is a City-wide exercise and is guided by provincial legislation and delivery requirements for each type of service.

### **10.3 Future Needs to Support Growth**

Despite their unique delivery models, growth will have an impact on how each of these service areas will meet the changing needs of Toronto's communities. The City's emergency service divisions are actively working with Real Estate Services and Facilities Management to review their existing stations to optimize service levels to support continued growth and change across the City. For Toronto Paramedic Services, this includes exploring a new service delivery model that utilizes four large district-based stations and a series of small posts distributed throughout the city.




The ongoing review of the City's emergency service delivery models presents a number of opportunities to be explored as Midtown continues to grow and change. These opportunities include the co-location of small ambulance posts at the base of new developments and/or the repurposing existing service stations into other community service facilities.

Map 7. Emergency Service Stations



## 10.4 Priorities and Key Directions

Based on the Strategic Directions in Section 4.0, current planning and anticipated growth, the following Priorities and Key Directions have been identified to support the delivery of emergency services in Midtown.

	Action	Lead(s)	Partner(s)	Timing
	Consult with City Planning on recommended facility needs within the Midtown area	RES (TFS, TPS, EMS)	CP	Short term (1–3 yrs)
	Identify opportunities for the reuse of decommissioned stations to provide needed community service facilities in Midtown	RES, SDFA	CP	Short term (1–3 yrs)
	Identify location criteria to be considered in co-locating within mixed-use buildings	CP	RES (Fire, Police, EMS)	Medium term (3–5 yrs)

# 11. Implementation

The Midtown Community Services and Facilities Strategy has been developed to support the development and implementation of the Yonge–Eglinton Secondary Plan. The Strategy is a reference document for all stakeholders to inform and direct the provision of community services and facilities through development review and capital planning processes.

The Strategy should be referenced early in the development review process to inform facility priorities and development design considerations. The TDSB, TCDSB, Toronto Public Library, and Parks, Forestry and Recreation Division are all circulated on development applications for comment. Where opportunities arise that support the implementation of identified Priorities and Key Directions outside of circulated divisions and agencies, City Planning will serve as a liaison to connect relevant stakeholders, such as the Social Development Finance and Administration, Toronto Children's Services, Toronto Employment and Social Services, or Real Estate divisions.

This Strategy reflects the current capital and service plans for service providing divisions, boards and agencies. The Priorities and Key Directions will inform future capital and service plans for Midtown. City Planning will work with various City divisions, boards and agencies to inform the scope, timing and costing of priority projects to support future growth.

The Strategy will be reviewed and updated on a regular basis in collaboration sector partners to ensure its continued relevance as a key implementation document for the Yonge–Eglinton Secondary Plan.



# 12. Appendix

Inventory of Human Service Agencies

## Inventory of Human Service Agencies

Address	Agency Name	Services Provided	Web Address	Service Area
<b>Umbrella Organizations</b>				
200 Eglinton Ave W.	POINT	A nonprofit organization providing a list of nearby services for families in the community  Community information and referral, free WiFi, registries, seasonal tax clinic, summer gardening program for children, social planning and development of social and health services in Toronto	<a href="http://www.pointinc.org">www.pointinc.org</a>	Local
150 Eglinton Ave East	Yonge Eglinton Employment and Social Services	Employment programs, health services, youth services, newcomer and settlement programs, recreation opportunities	<a href="http://www.toronto.ca/socialservices/index.htm">www.toronto.ca/socialservices/index.htm</a>	Local
160 Eglinton Ave East	Central Eglinton Community Centre			Local
<b>Youth, Family &amp; Homelessness Services</b>				
2345 Yonge St	Big Brothers Big Sisters of Toronto	Community based non-profit youth group  Youth Mentoring	<a href="http://www.bbbst.com">www.bbbst.com</a>	Municipal
40 Orchard View Blvd, 45 Hillside Ave E (Group Home)	Delisle Youth Services & Delisle Group Home	Charitable youth services organization  Counselling, respite, mental health services, LGBT counselling, anti-drug, therapy	<a href="http://www.delisle youth.org">www.delisle youth.org</a>	Local
250 Merton St	Moorelands Community Services	Not-for-profit organization catering to children and youth of low income families	<a href="http://www.moorelands.ca">www.moorelands.ca</a>	Local

Address	Agency Name	Services Provided	Web Address	Service Area
		BLAST, Leadership, Wilderness Camp, Baby Bundles and Christmas Sharing		
196 Keewatin Ave	Jewish Family and Child	Charitable organization for Jewish youth and families  Increasing safety and security, reducing the effects of poverty, mental health and wellness, family resource centre, Jewish child adoption	<a href="http://www.jfandcs.com">www.jfandcs.com</a>	Local
124 Merton St	Teresa Group Child and Family Aid	A charitable organization geared towards low income families and youth, and for those affected by HIV/AIDS  Family support programs, youth support programs, increased access to public transit, summer camp	<a href="http://www.teresagroup.ca">www.teresagroup.ca</a>	Regional (GTA)
70 St Clements Ave	Out of the Cold Meal Programs	A church offering many programs for the community  Hot meals, clothing, information and referrals	<a href="http://www.stclements-church.org">www.stclements-church.org</a>	Local
<b>Employment, Education &amp; Immigrant Services</b>				
539A Mount Pleasant Rd	Junior League of Toronto	Charitable organization of women volunteers  Tea to Help Teens Program, advocates for voluntarism, developing the potential of women, and building better communities. Its purpose is exclusively educational and charitable.	<a href="http://www.jlt.org">www.jlt.org</a>	Local
55 Eglinton Ave E	Working Skills Centre	An organization as a resource for newcomers, particularly women  Settlement programs, English as Second Language assistance, career assesment and counselling, computer	<a href="http://www.workingskillscentre.com">www.workingskillscentre.com</a>	Local

Address	Agency Name	Services Provided	Web Address	Service Area
		skills development		
2180 Yonge St	Independent Learning Centre	A provider for distance education  Flexible educational services for adults and youth	<a href="http://www.ilc.org">www.ilc.org</a>	Local
55 Eglinton Ave E	Academy of Computer and Employment Skills	A post-secondary institution  Courses and diplomas in computerized office admin, office clerk, medical receptionist, administrative assistant, supply chain clerk	<a href="http://www.workingskillcentre.com/dip_loma_programs.html">www.workingskillcentre.com/dip_loma_programs.html</a>	Local
1992 Yonge St	Midaynta Community Services	Charity organization acting as a social and settlement services agency  Settlement services, providing courses, seminars, meetings, counselling and support services for refugees and immigrants in need	<a href="http://www.midaynta.com">www.midaynta.com</a>	Local
2221 Yonge St, Ste 201 Toronto, ON M4S 2B4	Toronto Community Employment Services	A non-profit agency offering free employment services  Workshops and information sessions for individuals looking for a job, and placement services to employers in a variety of industries	<a href="http://www.toronto-jobs.org/">http://www.toronto-jobs.org/</a>	Municipal
<b>Health &amp; Medical Services</b>				
55 Eglinton Ave. East, Suite 502 (previously at 2221 Yonge)	Hospice Toronto	Offers a community-based, not for profit, in-home hospice palliative care program  In home support, young carers program, Kit for Kids, bereavement support, advocacy and consultation, expressive arts therapy	<a href="http://www.hospicetoronto.ca">www.hospicetoronto.ca</a>	Municipal
727 Hillside	Morgentaler	Abortion Clinic	<a href="http://www.morgentale.com">www.morgentale.com</a>	Local/Muni

Address	Agency Name	Services Provided	Web Address	Service Area
Ave E	Clinic	Clinical abortion procedure, after care, therapy, and medical services (covered by OHIP)	<a href="#">r.ca</a>	unicipal
2398 Yonge St	Anne Johnston Health Station	Community Health Centre. A hub for health services and programs in the Yonge–Eglinton Area.  Health care, foot care, counselling, nutrition services, occupational therapy, senior and youth programs	<a href="http://www.ajhs.ca">www.ajhs.ca</a>	Local/Municipal
<b>Disability Services</b>				
40 Orchard View Blvd	Addus	Nonprofit organization aiming to enable people with disabilities to actively participate in their community  Individualized planning, day activities, supported environment, employment equity workshops, weekend respite, social clubs, volunteer development	<a href="http://www.addus.org">www.addus.org</a>	Local
112 Merton St	Geneva Centre for Autism	A charitable organization that acts as a center for people with autism  Respite programs, homework clubs, recreational programs, social skills programs, sexuality programs, life skills and vocational programs, transit navigation, emotional regulation	<a href="http://www.autism.net">www.autism.net</a>	Local
25 Imperial St	Integra	Charitable organization specializing in children's mental health issues complicated by learning disabilities  Psychological consultation, therapy and counselling, parenting group program, mindfulness martial arts, young warriors program, social competence group program, Camp Towhee	<a href="http://www.integra.on.ca">www.integra.on.ca</a>	Municipal

Address	Agency Name	Services Provided	Web Address	Service Area
250 Merton St	Project Work	An employment agency for people with intellectual disabilities  Offers employment services and opportunities, as well as educational resources	<a href="http://www.projectwork.ca">www.projectwork.ca</a>	Local
112 Merton St	Respite Services	An agency connecting the community with respite services  Offering families requiring respite care resources and educational tools, camp, and financial funding	<a href="http://www.respiteservices.com">www.respiteservices.com</a>	Municipal
55 Eglinton Ave E	Link Up Employment Services for Persons with Disabilities	Not-for-profit employment services agency funded by the Government of Canada  Employment services for people with disabilities	<a href="http://www.linkup.ca">www.linkup.ca</a>	Local
<b>Seniors Services</b>				
140 Merton St	SPRINT Senior Care	Not-for-profit community support service offering low-cost services to seniors  Alzheimer's disease and dementia care, caregiver support, day programs, foot care, health and wellness programs, home care, house calls, nutrition, safety, supportive housing, transportation	<a href="http://www.sprintseniorcare.org">www.sprintseniorcare.org</a>	Local
30 Soudan Ave	VHA Home HealthCare	Not-for-profit charitable organization  24/7 health care and support services for seniors	<a href="http://www.vha.ca">www.vha.ca</a>	Local
174 Orchard View Blvd	Second Mile Club of Toronto	Not-for-profit organization enhancing the well being of seniors and disabled adults	secondmileclub.ca	Local

Address	Agency Name	Services Provided	Web Address	Service Area
		Adult day program, caregiver support, community support services, senior recreation centres, congregate dining, and bowling		
140 Merton St	Care Watch Toronto	Volunteer-run not-for-profit agency led by seniors  Providing choice, a voice and support for services and programs that enable seniors to be productive and active in the community	<a href="http://www.carewatchtoronto.org">www.carewatchtoronto.org</a>	Municipal
268 Merton St	Ewart Angus Homes	One of the residences in partnership with SPRINT Senior Care  Provides seniors with long term care, caregiver support, and information and resources to help cope with dementia and Alzheimer's	<a href="http://www.sprint-homecare.ca">www.sprint-homecare.ca</a>	Local
155 Millwood Rd	Meighen Retirement Residence / Meighen Health Centre / Salvation Army	The Meighen Health Centre provides Seniors Supportive Housing and Long Term Care services through the combination of the Meighen Retirement Residence and the Isabel & Arthur Meighen Manor.  a lively and inviting home for retirees. Residents of the Meighen Retirement Residence enjoy a variety of services and support while maintaining their independence in a friendly community setting	www.sa-mhc.ca	Local
84 Davisville Ave.	Isabel and Arthur Meighen Manor / Meighen Health Centre / Salvation Army	The Meighen Health Centre provides Seniors Supportive Housing and Long Term Care services through the combination of the Meighen Retirement Residence and the Isabel & Arthur Meighen Manor.  168 bed Long Term Care Facility which offers top quality services and support	<a href="http://www.sa-mhc.ca">www.sa-mhc.ca</a>	Local

Address	Agency Name	Services Provided	Web Address	Service Area
		for its residents and their families.		
<b>Regional &amp; Global Agencies</b>				
20 Eglinton Ave W	Alzheimer Society of Toronto	Charitable organization that raises money to fund research for Alzheimer's disease and dementia  Social workers, counselling, support groups, "field trips" for dementia patients, additional resources	www.alheimerto ronto.org OR: <a href="http://alz.to">http://alz.to</a>	Municipal/ Regional
1992 Yonge St	Amnesty International	A global movement to promote human rights  Host events, book clubs, yoga day, etc for human rights in the community	www.amnesty.c a	Internation al
124 Merton St	Asthma Society of Canada	Charitable organization that raises money to fund research for asthma and allergies  Counselling, educational resources, learning modules, support	<a href="http://www.asthma.ca">www.asthma.ca</a>	National
245 Eglinton Ave E	Plan Canada	Plan International  International support for children in need and human rights through programs like Gifts of Hope, I am a Girl, and child sponsorship	<a href="http://www.plancanada.ca">www.plancanad a.ca</a>	Internation al
2300 Yonge St	Heart and Stroke Foundation of Toronto	Nonprofit organization that raises money to fund research for heart disease  Jump Rope for Heart, Hoops for Heart, advocate for healthy living in the community and in schools, CPR training	<a href="http://www.heartandstroke.on.ca">www.heartandstr oke.on.ca</a>	Provincial
161 Eglinton	AISEEC	The Canadian chapter of the world's largest student-run non-profit	<a href="http://www.aiesec.ca">www.aiesec.ca</a>	National



Address	Agency Name	Services Provided	Web Address	Service Area
Ave E	Canada	organization  Leadership development and global internships.		
2345 Yonge St	Muscular Dystrophy Canada	Organization that raises money for muscular dystrophy research and treatment  Financial assistance, support, and educational tools	<a href="http://www.muscle.ca">www.muscle.ca</a>	National
55 Eglinton Ave E	Ontario Physiotherapy Association	An information hub for physiotherapists and potential patients  Career development, enabling patients to find physiotherapists, courses and seminars, relevant classified ads	<a href="http://www.opa.on.ca">www.opa.on.ca</a>	Provincial
36 Eglinton Ave W	Adoption Council of Ontario	ACO ; Adopt Ontario ; Adoption Resource Centre ; AdoptOntario ; Ontario Adoption Council ; Youth Network  Provides families looking to adopt a child with information and resources, as well as support and counselling for the children.	<a href="http://www.adoption.on.ca">www.adoption.on.ca</a>	Provincial
1867 Yonge St	College of Massage Therapists of Ontario	Educational Institution  Post secondary education in massage therapy	<a href="http://www.cmtto.com">www.cmtto.com</a>	Provincial
2221 Yonge St	Cystic Fibrosis Canada	A non-profit organization that raises money to fund research for cystic fibrosis  Educational services and support	<a href="http://www.cysticfibrosis.ca">www.cysticfibrosis.ca</a>	National
1867 Yonge St	College of Optometrists of Ontario	Educational Institution  Post secondary education in optometry	<a href="http://www.collegeoptom.on.ca">www.collegeoptom.on.ca</a>	Provincial

Address	Agency Name	Services Provided	Web Address	Service Area
110 Eglinton Ave W	College of Psychologists of Ontario	Educational Institution Post secondary education in psychology	<a href="http://www.cpo.on.ca">www.cpo.on.ca</a>	Provincial
240 Eglinton Ave E	Certified General Accountants of Ontario		<a href="http://www.cga-ontario.org">www.cga-ontario.org</a>	Provincial
2200 Yonge St	YMCA of Greater Toronto	A charity focused on community support  Health, fitness and recreation programs, child and family programs, employment programs and skill development for newcomers.	<a href="http://www.ymcagta.org">www.ymcagta.org</a>	Regional (GTA)
263 Eglinton Ave W	Raising the Roof	A nonprofit organization for the homeless  Homeless youth and family programs, projects and initiatives geared towards ending homelessness, toque campaign, humans for humans campaign	<a href="http://www.raisingtheroof.org">www.raisingtheroof.org</a>	National
2180 Yonge St	Canadian Tire Jumpstart	Charitable community based organization  Enables families in need to enrol their children in organized sports, dance or other physical activities	<a href="http://www.canadiantire.ca/jumpstart/">www.canadiantire.ca/jumpstart/</a>	National
110 Eglinton Ave W	OCASI			Provincial
150 Eglinton Ave E	Camp Awakening	Outdoor recreation for youth with physical disabilities  Summer camp program, youth	<a href="http://www.campawakening.com">www.campawakening.com</a>	Regional

Address	Agency Name	Services Provided	Web Address	Service Area
		leadership development retreat		
124 Merton St	Hope Air	Not for profit organization  Arranges and provides free airline flights for people who cannot afford airfare to seek medical treatments abroad	<a href="http://www.hopeair.ca">www.hopeair.ca</a>	National
234 Eglinton Ave E	Alcoholics Anonymous	A meeting place for people affected by alcoholism  Group counselling and support for people affected by alcoholism	<a href="http://www.aatoronto.org">www.aatoronto.org</a>	Municipal/ Regional
140 Merton St	Concerned Friends of Ontario Citizens in Care Facilities	Non-profit corporation and registered charity dedicated to improving the long-term care system in Ontario  Toll-free helpline, reconciliation of long-term care issues, provide report card on long-term care homes	<a href="http://www.concernedfriends.ca">www.concernedfriends.ca</a>	Provincial
55 Eglinton Ave E	Dying with Dignity	National nonprofit organization committed to improving the quality of dying and expanding end-of-life choices  Advocacy for compassionate end-of-life choices and physician-assisted dying, information on legal end-of-life choices, advocacy for patient rights	<a href="http://www.dyingwithdignity.ca">www.dyingwithdignity.ca</a>	National
40 Holly St	Easter Seals Canada	Nonprofit organization enhancing the quality of life, self-esteem and self-determination of Canadian people with disabilities  Active living, family and community support, assistive devices programs	<a href="http://www.easterseals.ca">www.easterseals.ca</a>	National
36 Eglinton Ave W	Mood Disorders Association	Not for profit organization for people living with depression, anxiety or	<a href="http://www.mooddisors.ca">www.mooddisors.ca</a>	Provincial

Address	Agency Name	Services Provided	Web Address	Service Area
	of Ontario	bipolar disorder  Provincial peer support program, peer recovery program, family programs, students and young adults, workplace support, online programs, research opportunities *new programs offered monthly		