

Bloor Dundas ‘Avenue’ Study
Assessment of Community Services and Facilities
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A. Introduction

This Community Services and Facilities Assessment forms part of the Bloor Dundas ‘Avenue’ Study undertaken by City Planning Division, City of Toronto.

The Official Plan requires assessment of community services and facilities as part of an Avenue Study. The purpose is to determine the ability of existing publicly funded schools, libraries, daycare centres, community centres, other social service agencies and parks and open space serving the local population to accommodate additional demand, and to identify emerging priorities for additional community resources that should be considered when planning for future growth along the *Avenues*.

B. The Study Area

The study area for the Community Services and Facilities Assessment is irregularly shaped, and is illustrated in Appendix A. The assessment covers a larger area than the Bloor Dundas ‘Avenue’ Study in recognition of residents’ ability to access key services and programs in the broader community.

C. Organization

The assessment is organized into four main sections:

- demographic profile
- assessment of community services and facilities
- conclusions regarding service availability
- recommendations

D. Demographic Profile

When reviewing the 2006 Census and conducting analysis it is important to take into consideration the following three items.

1. Population Data - The Undercount

Although Statistics Canada makes a great effort to count every person, some people are missed in each Census. Statistics Canada takes this into account and estimates an ‘undercoverage’ rate for the urban region (CMA) every Census, but not for the City, which will be released in the near future.

The 2006 Census counted an unexpectedly high number of unoccupied dwelling units. This leads City staff to suspect that the Census may have missed more households than usual.

2. Structure Type - Probable Data Problem

The 2006 data shows large changes in various dwelling structures. For example, the number of single and semi-detached dwellings fell by 55,600, whereas the number of duplexes and apartment units in buildings under 5 storeys increased by 66,400. Please note that this data may not reflect actual construction and demolition patterns, thus the data must be analyzed with caution.

3. Data Suppression

Statistics Canada suppressed some Census data within the study area, so totals may not always add to the total population figure.

2006 Demographic Summary

2006 Census data for the study area has been analyzed to develop a demographic profile of area residents to better understand the service needs in this area.

In 2006, there were 38,185 residents in the study area of the Community Services and Facilities Assessment. Over the last five years, the population fell by 1,794 persons or by 1.8%, from 2001. As noted above, the 2006 Census counted an unexpectedly high number of unoccupied dwelling units in Toronto. This leads City staff to suspect that the Census may have missed more households than usual, resulting in low population counts within the study area.

In 2006, there were a total of 17,700 private households housing 9,700 families (7,935 couples/1,755 lone-parents) and 8,310 non-family households.

Compared to Toronto as a whole, the study area has a slightly lower proportion of children aged 0 to 19 years and more young adults between the ages of 20-39 – the age when household formation rates are high. The area has a higher proportion of 1-person and 2-person households compared to the City. The study area has 39.5% one person households and 31% two person households, while the City has 30.2% and 28.9% respectively.

The study area contains young households with fewer children than Toronto's average. Families with children comprise 59.7% of all families, as compared to 67% for the City as a whole. The study area also has fewer lone parent families, which comprise 18.1% of the population, as compared with 20.3% City-wide.

Although the relative proportion of families with children in study area falls below Toronto's average, it is interesting to note that it has a higher proportion of children at

home under the age of 6 compared to the City (23.3% as compared with the City-wide average of 20.4%).

The study area has a higher proportion of non-family persons (29% vs. 19% for the City), and a relatively large proportion of them are seniors aged 65 years or older.

Structurally the area is a mix of dwelling types many of which are pre-war housing stock. Ground-related stock accounts for 27% of all dwellings. Apartment buildings with 5 storeys or more and apartment buildings with 5 storeys or less account for the majority of the stock representing 36.4% and 36.3% respectively. The City-wide figures are 38.8% and 16.6%. The high proportion of apartments in the area is reflected in the tenure split where renters outnumber owners 3 to 1.

The study area is not quite as strong of an immigrant community compared to Toronto as whole. Immigrants account for 44% of the population versus 50% for the City. Conversely, the study area contains a slightly higher proportion of non-permanent residents, which comprise 3.7% of the total study area population and 2.2% of the City.

Compared to the City, residents in the study area experience a higher rate of mobility – 50% of all residents moved in the last five years, as compared with the City-wide figure of 45%. Most of the movers are non-migrants (i.e., they lived at a different address in Toronto within the last five years). Of those who moved into the study area from outside of the City, half came from outside the country and half came from elsewhere in Canada.

Residents in the study area are more highly educated than the general public, with 44.6% having received a university certificate or degree, as compared to 37.4% across the City. However, the area is characterized by lower average family and household incomes than the City. The average family income in the study area was \$84,643, as compared with the City average of \$91,449.

The top three occupations for study area residents are:

1. Sales and Service,
2. Business, Finance and Administration, and
3. Social science, education, government service and religion.

The top industries are classified as Professional, scientific and technical services; Educational services; Health Care and social assistance.

Notwithstanding the limitations of the census data described earlier, the demographic information for the study area indicates that the area is home to a diverse and well-educated population comprised of young singles and couples, families with young children and seniors.

D. Assessment of Services

This section summarizes the availability of community services and facilities in the study area. The assessment is based on information provided by City Divisions, school boards and local service agencies. Based on this information, an inventory was compiled of the following community services and facilities:

1. Schools
2. Licensed Daycare
3. Libraries
4. Recreation
5. Community-based Health Services
6. Youth Employment Services
7. Food Programs
8. Supportive Housing and Shelter Services
9. Immigrant and Settlement Services
10. Other
11. Places of Worship
12. Parks and Open

A map of major community services located within the study area can be found in Appendix B. A description of programs and capacities is provided below.

1. Schools

There are a total of 14 publicly funded, English-speaking schools facilities located within the community services and facilities study area. The elementary schools in closest proximity to the Bloor Dundas 'Avenue' Study area are at- or over-capacity, however changes to the enrolment boundaries of other local schools may serve to ameliorate the current enrolment pressures.

i) Toronto District School Board (TDSB)

The following TDSB schools serve local residents.

School	Address	Capacity	FTE Enrolment (Oct. 31/08)	Utilization Rate
Elementary				
Brock Jr PS	98 Margueretta St	325	160	49.2%
Howard Jr PS	30 Marmaduke St	483	477	98.8%
Indian Road Crescent Jr PS	285 Indian Road Crescent	311	251	80.7%
Keele Street Jr PS/Mountview	99 Mountview Ave	383	380.5	99.4%

School	Address	Capacity	FTE Enrolment (Oct. 31/08)	Utilization Rate
Alternative Jr PS				
Lucy McCormick Sr PS	2717 Dundas St. W	171	77	45.0%
Perth Avenue Jr PS	14 Ruskin Ave	262	176	67.1%
Secondary				
West Toronto CI	330 Lansdowne Ave	969	307.5	31.7%
Bloor CI	1141 Bloor St. W	834	476.6	57.2%
Humberside CI	280 Quebec Ave	1041	1066.3	102.4%

ii) Toronto Catholic District School Board (TCDSB)

The following TCDSB schools serve local residents.

School	Address	Capacity	FTE Enrolment (Oct. 31/08)	Utilization Rate
Elementary				
St. Rita	178 Edwin Ave	386	132	34%
St. Josaphat *	160 Franklin Ave	542	171	32%
St. Luigi	2 Ruskin Ave	412	348	84%
St. Vincent de Paul	116 Fermanagh Ave	532	218	41%
Secondary				
Bishop Marrocco/Thomas Merton	1515 Bloor St. W	1158	772	67%

* St. Josaphat is a school dedicated to serving eastern rite catholics, and is currently undergoing extensive renovations. The program has been temporarily located to 55 Pelham Avenue.

Generally, both school boards have indicated that while there are specific facilities that are currently experiencing enrolment pressures, there is sufficient capacity in the system overall to accommodate the residential growth anticipated in the Bloor Dundas 'Avenue' Study. Enrolment issues related to specific facilities will be assessed throughout the build-out of the area and may be dealt with through boundary changes, if required.

2. Licensed Child Care

There are a total of 14 facilities with a combined licensed capacity of 735 child care spaces. As of April 27, 2009 there were a total of 22 vacancies. It should be noted that there are several for-profit programs located within the study area that do not provide fee subsidies to low income families, and therefore do not provide information regarding enrolment levels, and in some instances vacancies.

Name	Address	Ages Served	Enrolment	Capacity
One Step at a Time (no fee subsidy)	21 Quebec Ave	1.5 to 2.5 yrs	No Info	15
		2.5 to 5 yrs	No info	20
High Park Early Learning Centre	17 High Park Ave	0 to 1.5 yr	9	10
		1.5 to 2.5 yrs	22	25
		2.5 to 5 yrs	31	32
Keelmount Daycare	99 Mountview Ave	2.5 to 5 yrs	23	24
		6 to 12 yrs	29	30
Novus	236 Keele St	2.5 to 5 yrs	32	32
Bloorview-High Park	285 Indian Road Cresc	2.5 to 5 yrs	24	24
High Park Jr YMCA	2665 Dundas St. W	1.5 to 2.5 yrs	9	10
		2.5 to 5 yrs	42	42
		6 to 12 yrs	29	30
Perth Ave Early Learning Centre	14 Ruskin Ave	2.5 to 5 yrs	23	24
		6 to 12 yrs	21	24
The Candy Factory	1411 Bloor St. W	0 to 1.5 yr	9	10
		1.5 to 2.5 yrs	15	15
		2.5 to 5 yrs	47	48
Howard Park Daycare	30 Marmaduke St	2.5 to 5 yrs	20	20
		6 to 12 yrs	56	57
Sunnyside Daycare (no fee subsidy)	10 High Park Blvd	0 to 1.5 yr	No info	5
		1.5 to 2.5 yrs	No info	10
		2.5 to 5 yrs	No info	33
Friendship Lodge (no fee subsidy)	91 Geoffrey St	No info	No info	No info
My School Co-op (no fee subsidy)	116 Fermanaugh Ave	2.5 to 5 yrs	No info	24
St. Vincent Sunshine (no fee subsidy)	116 Fermanaugh Ave	2.5 to 5 yrs	No info	24
		6 to 12 yrs	No info	30
Brock Daycare	93 Margueretta St	2.5 to 5 yrs	45	52
		6 to 12 yrs	25	45

The relative shortage of licensed spaces coupled with low vacancy rates indicates that the provision of a new licensed daycare facility should be a priority for this area. During the consultation process on the Bloor Dundas 'Avenue' Study members of the community also identified this need. In particular, a non-profit program that includes care for infants

should be a consideration when determining an appropriate range of community benefits for new development.

3. Libraries

There are a total of three public libraries located within the study area, which are described below.

Name	Address	Facilities	Programs
Perth Dupont	1589 Dupont Street	Book drop; equipment for people with disabilities; internet and word processing work stations	Children's reading and story time programs; adult literacy; ESL; homework help for teens
Annette	145 Annette Street	Book drop; equipment for people with disabilities; internet and word processing work stations	Large print collection; parenting collection; West Toronto Junction Historical Society; Macaulay Child Care Centre drop-in; adult literacy programs; ESL, children's reading and story time programs
High Park	228 Roncesvalles Avenue	Book drop; equipment for people with disabilities; internet and word processing work stations	Adult literacy; ESL; home work help for teens; children's reading and story time programs;

The High Park Branch is scheduled for renovation in 2017, and is expected to result in enhanced circulation and greater ability to provide programs for local residents.

4. Recreation

The Keele Community Recreation Centre is the only public recreation facility within the study area and is located at 181 Glenlake Avenue. The City-run facility is housed within the Keelemount Junior Public School complex, and consists of a dedicated office for staff, a gym and some program space. The indoor pool has been closed for some time now, and aquatics programs have been re-located to indoor and outdoor pools outside of

the study area. Programming at this facility is largely focused on children and youth, with an extensive summer camp program. The ability to accommodate additional programs and more public assembly space is constrained at this location.

5. Community-based Health Services

There are several community-based health care services located within the study area, as described below.

i) Choice in Health Clinic

Choice in Health is a non-profit health clinic focused on women's health issues. Services are funded through OHIP and focus primarily on reproductive health.

ii) Friends and Advocates Centre

The Friends and Advocates Centre is an agency which serves consumers of mental health care services and/or survivors of mental illness. The agency is member-run, and provides counselling, peer support, referrals and recreational programming. Funding is provided by the Ministry of Health and Long Term Care, which enables the agency to provide services and programs at little or no cost, and with no waiting lists.

iii) Four Villages Community Health Centre

Four Villages is a primary health care agency operated on a non-profit basis, with broad connections with other local agencies. The Centre provides a variety of health care services and programs, including:

- treatment of acute illnesses and chronic conditions
- mental health counselling
- physiotherapy and occupational therapy
- diabetes management and support
- nutrition counselling and education
- seniors/ arthritis management and foot care
- pregnancy care and education
- family drop-ins
- assistance for newcomers with OHIP applications and legal advice
- community kitchens

In addition, Four Villages is currently collaborating with three other local agencies in a program called Early Years 2. The emphasis of this initiative is on the provision of a seamless array of support services for families with children between the ages of 2 to 6 years. The ultimate goals of the program are to increase access to early identification and primary health support for young children, and to increase parent/caregiver knowledge and skills related to parenting nutrition, physical health and child

development. An inter-disciplinary team works in the community, in partnership with other community agencies and community groups, to meet the needs of individual families.

The agency is currently looking at acquiring additional space in close proximity to their present location to accommodate the growing demand for their programs.

6. Youth Employment Services

There are two agencies within the study area that provide youth employment programs and services.

i) Crossways Adult and Youth Job Centre

Crossways is one of many programs run under the Youth Employment Services (Y.E.S.) umbrella. The agency provides young people with counselling and training to attain their career goals. There is a recognition of the impact of chronic youth unemployment can have on individuals and the communities in which they live. The mentorship approach used throughout Y.E.S. programs is intended to deal with the full spectrum of a young adult's needs, and can extend to assistance with physical or mental disability as well as low self-esteem.

ii) Bloor-Dundas Employment Resource Centre

This agency is also part of the Y.E.S. umbrella of youth-serving organizations and is located at 1610 Bloor Street West. Their services include basic career information, computer skills enhancement courses, employment seminars, and access to computers, internet, phones, fax, printers and photocopiers.

7. Food Programs

The High Park Baptist Church houses a food and clothing bank. There is one other foodbank located within the study area.

i) Roncesvalles Foodsharing

Roncesvalles Foodsharing is housed within St. Vincent de Paul Church at 263 Roncesvalles Avenue. It is affiliated with the Daily Bread Food Bank and provides basic food bank services along with information about nutrition and healthy food preparation.

8. Supportive Housing and Shelter Services

i) Habitat Services

Habitat Services serves individuals with mental health issues by providing supports that will enable them to find appropriate housing and on-going support mechanisms. Habitat enters into contracts with selected owners of boarding houses and rooming houses located primarily within the west end of the East York and Toronto Community Council area to provide required services and housing standards. In exchange, the landlords are provided with a per diem subsidy for each client. To ensure compliance with the terms of each contract, Habitat assigns a Liaison Worker to each site where a contract is in place.

Habitat has a number of sites located within the study area, where residents receive primarily on-site services and programs.

ii) Loyola Arrupe Centre for Seniors

The Loyola Arrupe Centre is housed within a seniors' housing complex located at 1709 Bloor Street West, and offers a support network of programs, services and resources for older residents wishing to continue living independently in their homes. In addition, they offer recreation programs, computer training, a foot care clinic and a tax clinic for senior residents.

iii) Salvation Army, Evangeline Residence

Evangeline Residence is a facility located within the study area which provides emergency shelter for women. The agency also offers on-site programs and services, including life skill classes, counselling, housing and health care referrals, recreation, transportation and translation services.

iv) Romero House

Romero House is an organization that works primarily with refugee claimants, and is located at 1558 Bloor Street West. The agency provides a limited amount of housing, but also provides settlement services, translation, paralegal services, job search support, literacy programs, summer camp and a homework club.

9. Immigrant and Settlement Services:

There are several agencies serving newcomers located in the area, serving a range of ethnicities and cultures

i) South Asian Women's Centre

The South Asian Women's Centre's primary mandate is to provide services and support to South Asian women. They provide basic interpretation and translation services to new immigrants in a wide variety of languages and dialects as part of their immigrant settlement programming. Services such as family counselling, advocacy and crisis intervention are also offered.

The centre provides a number of innovative programs such as the Sewing Project which is intended to promote economic self-sufficiency by providing opportunities to design and sew products using local materials. A violence against women program provides culturally sensitive counselling and information in a language they are comfortable in.

In addition, there are programs specific to the youth and seniors' populations that provide information, referrals and drop-ins.

ii) Elderly Vietnamese Association Toronto

The Elderly Vietnamese Association is located at 2001 Dundas Street West and provides social and recreation programs for older Vietnamese, a drop-in program, information and translation services. Agency staff also make visits to homes and hospitals, where required.

iii) Afghan Women's Counselling and Integration Community Support Organization

The Afghan Women's Organization (AWO) is a non-profit organization committed to assisting vulnerable Afghans in Toronto. The AWO promotes the successful settlement of Afghan Refugees in Canada through advocacy, and a wide range of settlement services, which it delivers primarily within the Greater Toronto Area.

iv) Somali Family and Child Skills Development Services

The Somali Family and Child Skills Development Services is a satellite of the Parkdale-High Park Ontario Early Years Centre, and offers parent-child drop-in programs, parenting information and family support.

v) High Park Baptist Church, Outreach Ministries

High Park Baptist Church is located at 9 Hewitt Avenue and houses a food and clothing bank, summer day camp and sports clinics. Staff are also available for various types of counselling.

10. Other

There are two other services providing integral services and programs to local residents that do not fit the standard definitions of community service facilities. They are described below.

i) Goodwill Store

Low cost clothing, furniture, etc. is available at 28 Roncesvalles Avenue. Proceeds from the sale of these goods are applied to community programs and services benefiting low income individuals.

ii) Salvation Army, Central Ontario Recycling Centre, Family Thrift Stores

The Salvation Army has a Thrift Store located at 1219 Bloor Street West. Like Goodwill, the proceeds from the sale of the donated items benefits other types of programs serving low income residents.

11. Places of Worship

The study area is home to a total of 25 places of worship, which have varying practices with respect to the broader community's use of any available facilities for meetings and local programming. An inventory of these various places of worship is contained below.

Name	Address
Riwoche Tibetan Buddhist Temple	28 Heintzman Street
Hebrew Church of God	2774 Dundas Street West
The House of Faith	2770 Dundas Street West
Keele Street Church of Christ	99 Annette Street
First Polish Baptist Church	2611 Dundas Street West
Ukrainian Orthodox Church	1622 Dupont Street
Ukrainian Catholic Church	110 Franklin Avenue
The Redeemed Christian Church	1444 Dupont Street
Perth Avenue Seventh Day Adventist Church	243 Perth Avenue
Third Church of Christ	70 High Park Avenue
St. Martin's in the Fields	151 Glenlake Avenue
The Canadian Islamic Trust	56 Boustead Avenue
Church of the First Born	72 Perth Avenue
Church of the Crusaders	1307 Bloor Street West
Britten Memorial Church	1287 Bloor Street West
High Park Baptist Church	9 Hewitt Avenue
Kingdom Hall of Jehovah's Witness	2101 Dundas Street West
Chua Linh-Son	1 Howard Park Avenue
St. Vincent de Paul Church	265 Roncesvalles Avenue
Olivet Baptist Church	36 Margueretta Street

Name	Address
St. Helen's Church	1678 Dundas Street West
St. Helen's Roman Catholic Church	1674 Dundas Street West
St. Joan of Arc	1701 Bloor Street West
Lutheran Church of the Redeemer	1691 Bloor Street West
Kingdom Hall of the Jehovah's Witness	2393 Dundas Street West

12. Parks and Open Space

Within the study area there are a limited number of park types, ranging from small parkettes with more passive recreational opportunities, to local parks that contain active recreational amenities as identified in the table below. The majority of parks, especially those which are greater than 1 hectare in size, are located in the northern portion of the study area. To the west of the study area is High Park, which serves a District Park function and provides a range of passive and active recreational amenities attracting users from across Toronto.

i) Parks

Park Name	Address	Size (ha)	Facilities
Chelsea Avenue Playground	103 Chelsea Avenue	0.15	1 fieldhouse, 2 playgrounds, 1 spray pad
Columbus Parkette	1985 Dundas Street W.	0.24	1 fieldhouse, 1 playground, 1 wading pool
Indian Valley Crescent	2 Indian Valley	0.17	
Ritchie Avenue Parkette	77 Ritchie Avenue	0.08	1 playground
Baird Park	275 Keele Street	0.98	1 club house, 2 lawn bowling, 2 natural ice rinks, 1 perennial bed, 1 playground, 1 spray pad, washrooms, 1 outdoor pool
Dundas-Watkinson Parkette	2742 Dundas Street W	0.09	1 playground
Lithuania Park	155 Oakmount Road.	2.23	1 annual flower bed, 1 ball diamond, 2 fieldhouses, 1 mixed bed, 1 natural ice rink, 1 naturalized meadow, 1 playground, 1 senior soccer field, 1 wading pool, washrooms

Park Name	Address	Size (ha)	Facilities
Campbell Avenue Playground	225 Campbell Avenue	1.4	1 artificial ice rink building, 4 outdoor ice pads, 1 ball diamond, 1 multipurpose field, 1 naturalized meadow, 1 wading pool, 1 wooded area, washrooms
Carlton Park	20 Edith Avenue	1.06	1 ball diamond, 1 basketball court, 2 natural ice rinks, 1 playground, 1 wading pool
Erwin Krickhahn Park	151 Rankin Crescent.	0.45	1 playground
Macgregor Park	346 Lansdowne Avenue	1.46	1 basketball court, 1 fieldhouse, 1 hardball field, 1 outdoor bocci, 1 playground, 1 wading pool, washrooms
Perth Avenue Parkette	160 Perth Avenue	0.06	1 basketball court, 1 mixed bed, 1 fieldhouse, 1 playground, 1 spray pad, washrooms
Perth Square Park	350 Perth Avenue	0.72	1 fieldhouse, 1 playground, 1 spray pad, washrooms
Symington Avenue Playground	360 Symington Avenue	0.6	1 ball diamond, 1 multipurpose court, 1 outdoor tennis court

ii) Other Parks Forestry & Recreation Properties

Name	Address	Size (ha)
Indian Mound Traffic Island	72 Indian Trail	0.04
College/St. Helens Traffic Island	College Street and St. Helens	0.03
Dundas W-Dupont Traffic Island	2640 Dundas Street W.	0.15
Oster Walkway	Osler Street and Dundas Street W	0.02

With respect to local parkland, most of the study area and all of the Bloor Dundas 'Avenue' Study fall within the lowest range of parkland provision (0-0.4 hectares/1,000 people) on Map 8B, Local Parkland Provision, in the Official Plan, and have been designated as a Parkland Acquisition Priority Area in the City's Alternate Parkland Dedication Rate Bylaw. Accordingly, a larger dedication of land (greater than 5%) for

parks purposes will be required for new higher density residential development or the residential portion of mixed use development. New development, particularly redevelopment of large sites, should provide new public parkland to serve both existing and future residents.

The City also applies the Alternate Parkland Dedication Rate By-law to all *Avenues* identified in the Official Plan, which includes Bloor Street West and Dundas Street West in this area. As well, a new Harmonized Parkland Dedication By-law will soon come to effect that may effect parkland dedication for non-residential developments as outlined in Chapter 165 of the Toronto Municipal Code.

iii) Bishop Marrocco Playing Field

In addition to securing public parkland through new development, the opportunity to take better advantage of the large playing field at Bishop Marrocco Secondary School should be explored with the Toronto Catholic School Board. This green space is largely under-utilized outside of school hours. Increased public access would provide a large playing field for active recreational opportunities in the community.

D. Conclusion

This Community Services and Facilities Assessment provides a demographic profile of the study area and reviews the inventory of key community resources that are currently serving the local population. In general, the study area is served by an array of facilities and service providers who in many cases have provided programs to local residents for many years.

Schools: some local schools have enrolment pressures which school board personnel have indicated will be monitored throughout any build-out period, and will likely be resolved through adjustment to attendance boundaries and optional enrolment policies.

Public Library: High Park Library, the branch in closest proximity to the Bloor Dundas 'Avenue' Study area, is scheduled for renovation and expansion, and in conjunction with the other libraries in the area, is expected to accommodate any additional residential growth which may occur.

Child Care: there is a need for additional licensed child care for children aged 0 to 5 to meet both existing and projected demand.

Recreation / Public Assembly Space: the existing Keele Community Recreation Centre's ability to accommodate additional demand is hampered by the lack of space currently available within Keelemount Junior Public School. In addition, the loss of the indoor swimming pool at this location has meant that local residents must travel outside of the study area for aquatic programs.

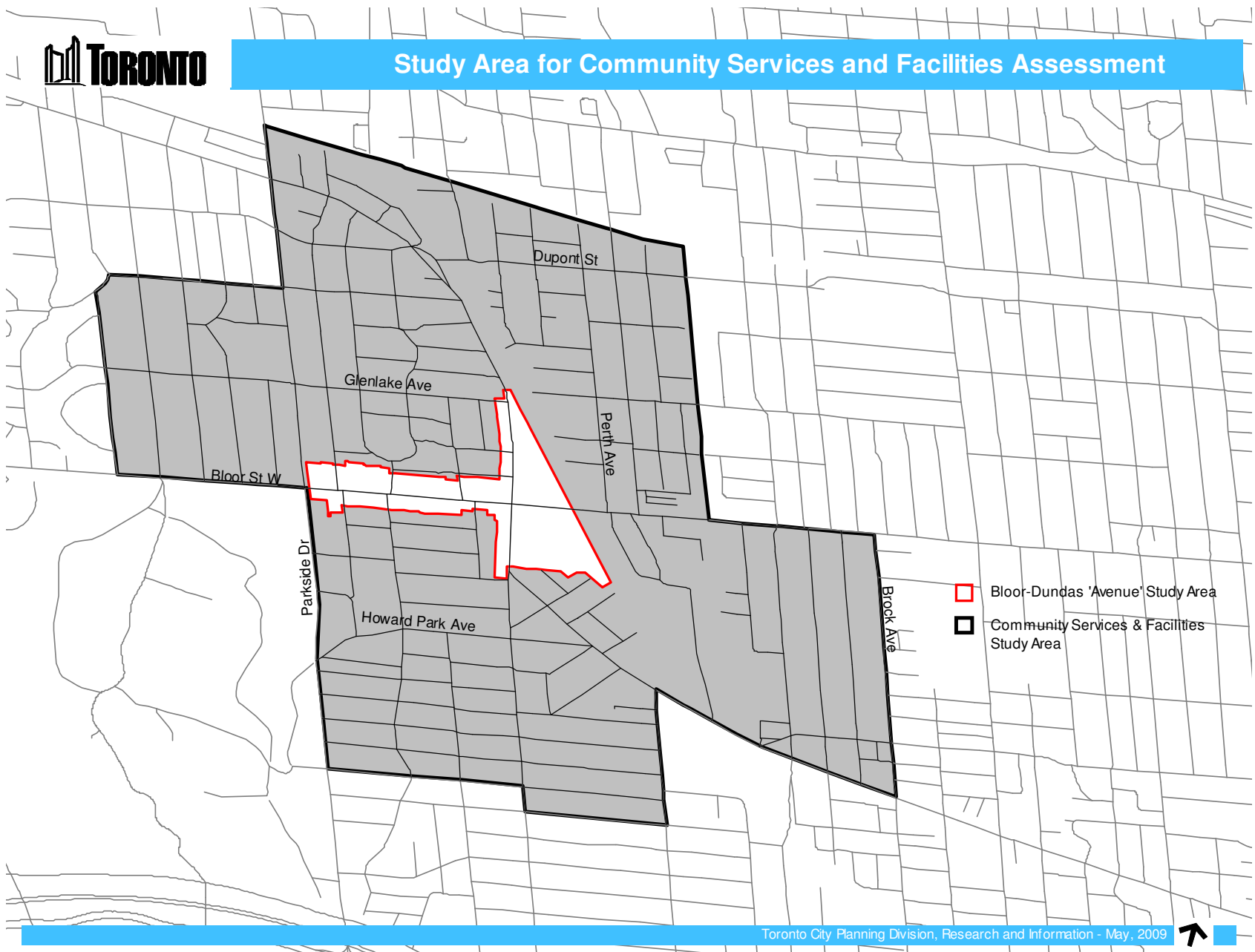
Human Service Providers: smaller agencies have indicated a need for satellite space to supplement their existing facilities in order to meet the growing needs of the existing population. New development should have regard for the accommodation of multi-purpose community service space that may be used flexibly by a variety of agencies.

Parks and Open Space: the area has been identified as under-served with respect to local public parkland, and additional parks are needed to serve both existing and future residents. Additional parkland can be acquired through the planning approvals process and the City's Alternate Parkland Dedication Rate Bylaw. Redevelopment of larger sites provides opportunities to secure new public parkland as part of comprehensive development plans and should be part of any deliberations regarding public benefits.

E: Recommendations

It is recommended that as new development occurs in the Bloor Dundas 'Avenue' Study area, consideration should be given to the provision of the following community services and facilities:

- new non-profit daycare facilities providing licensed child care spaces to serve current and future demand. Infant and toddler (aged 0 to 5 years) space is in particular need.
- multi-purpose / recreation facilities for a changing array of programs to meet the needs of an evolving and growing population. Further consultation with the service agencies and the City will be required during the application review process for new development to assess their particular needs and ensure that suitable space is obtained.
- additional public parkland in the immediate area to provide a variety of park types and recreational opportunities for existing and future residents.
- increased public access to the playing field, as well as the indoor swimming pool located in Bishop Marrocco Secondary School as a means of compensating for the loss of the aquatic programming at Keelemount Public School.



Appendix B: Major Community Facilities and Services within the Study Area

