

**Community Services and Facilities Assessment
In Support of the Tippet Road and Dufferin/Wilson
Regeneration Areas Studies**

Strategic Initiatives, Policy & Analysis
City Planning Division
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COMMUNITY SERVICES AND FACILITIES ASSESSMENT

TIPPETT ROAD and DUFFERIN/WILSON REGENERATION STUDY AREAS

1 INTRODUCTION

Community services and facilities (CS&F) are a vital part of neighbourhoods in the City, contributing to the quality of life for residents and creating liveable communities. CS&F include: non-profit child care centres; community recreation centres; pools and arenas; parks; public libraries; public schools (TDSB and TCDSB); and, human services. Human service agencies are non-profit community based organizations providing services and programs that include: health; employment and training; food banks; counselling services; home support; housing; legal aid; immigrant and settlement services; and others.

These support networks, the facilities which provide opportunities for recreational, leisure and educational activities, and the interaction that takes place in a neighbourhood's facilities and agencies that provide services, supports and builds the linkages among groups and individuals that promote liveable communities. For the young and seniors, their neighbourhood is often the primary focus in which they live their lives. Accordingly neighbourhoods that contain a full range of accessible services and facilities, and broader social programs are essential in providing a good quality of life. Investments in CS&F are the building blocks of vibrant, strong, and complete communities since they provide residents with the common spaces and services in which human interaction and community networks are cultivated. Further, ensuring that there are adequate CS&F to meet both existing and future community needs in areas where growth is anticipated are fundamental considerations in planning for new development as these facilities form the foundation for neighbourhoods across the City.

This Community Services and Facilities (CS&F) Assessment has been prepared in support of two Regeneration Area Studies initiated to assess the appropriateness of introducing additional uses including residential on lands previously designated only for employment in the Tippet Road and Wilson Avenue Area and in the Dufferin Street and Wilson Avenue Area. This Assessment, based upon the work and research undertaken by an interdepartmental staff team from City Planning, Parks, Forestry and Recreation, Social Development, Finance and Administration, and Children's Services, in association with staff from the Toronto District School Board, the Toronto Catholic District School Board, and Toronto Public Library, provides a review of CS&F that are available to residents living in the vicinity of the two Regeneration Areas and existing demands on the available CS&F in order to address existing gaps and emerging priorities when planning for new uses and new growth. Also, the CS&F priorities will help to inform appropriate community benefits to be secured as part of future proposed developments and current applications.

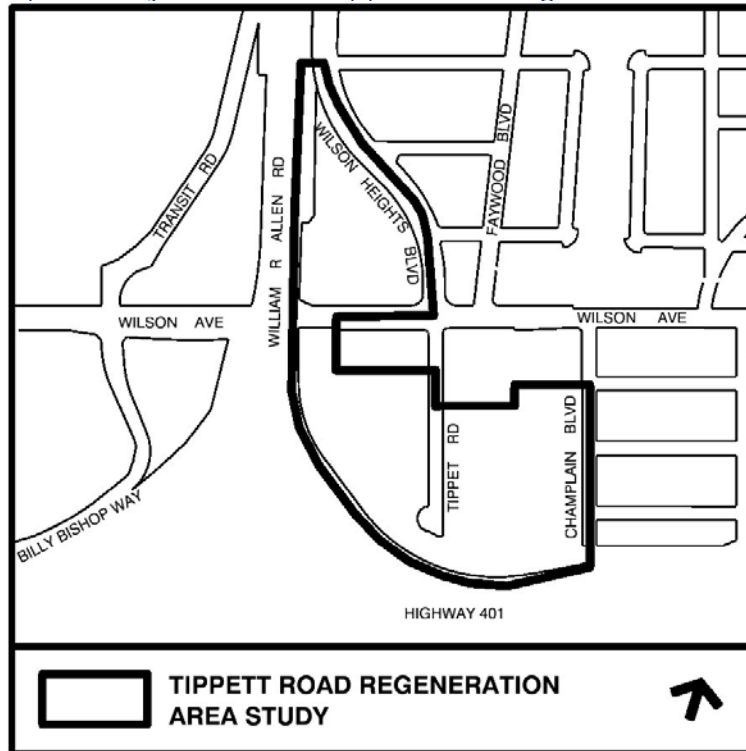
2 BACKGROUND

The purpose of the Tippet Road and Dufferin/Wilson Regeneration Area Studies are to assess the appropriateness of additional land uses, including residential uses that may facilitate reinvestment and growth. Lands in the vicinity of Tippet Road and Wilson Avenue and Dufferin Street and Wilson Avenue were redesignated from *Employment Areas* to *Regeneration Areas* by City Council through the adoption of OPA 231 in November, 2013. The adoption of OPA 231 included Site and Area Specific Policies for both *Regeneration Areas* to guide the studies of the lands required to be undertaken by the Official Plan before development proceeds.

2.1 Tippett Road Regeneration Area Study

The boundaries of the Tippett Road Regeneration Areas Study are formed by Wilson Heights Boulevard, Wilson Avenue, Champlain Boulevard, Highway 401 and Allen Road (See **Map 1**). All lands are located within Ward 10 - York Centre.

Map 1 - Study Area for the Tippett Road Regeneration Area Study



Currently there are 2 planning applications within the Study Area. These applications are for:

- 30 Tippet Road - Two primarily residential buildings on the western portion of the site of 13 and 12 storeys with 290 units and a maximum height of 46 metres. Proposed on the eastern portion of the site are 30 three storey townhouse units in 6 blocks.
- 9 Tippet Road - A residential development with 443 dwelling units. The building would have various heights and is proposed to wrap the western property line (Tippet Road) at 14 storeys, the southern property line at 7-storeys, and the eastern property line at 11-storeys and be connected along the northern property line with a 2-storey amenity wing.

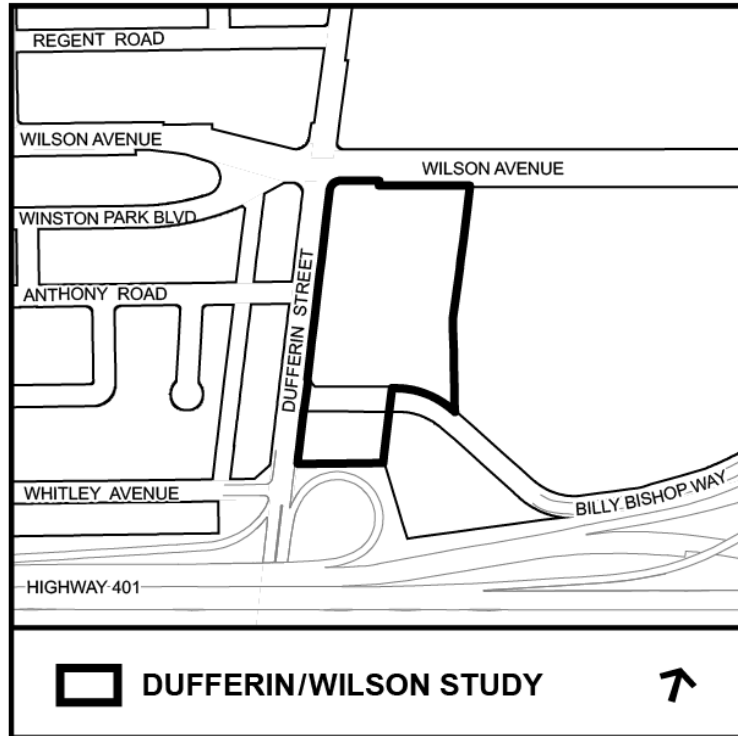
2.2 Dufferin/Wilson Regeneration Area Study

The boundaries of the Dufferin/Wilson Regeneration Areas Study Area are formed by Wilson Avenue, Dufferin Street and Billy Bishop Way. All lands are located within Ward 9 (See **Map 2**).

Currently there is 1 planning application within the Study Area:

- 3621 Dufferin Street - Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications for an 11 storey mixed use building, 186 townhouse units and a public park.

Map 2 - Study Area for the Dufferin/Wilson Regeneration Area Study



2.3 Downsview Area Secondary Plan

The Downsview Area Secondary Plan was originally approved by City Council in 1999 with additional lands incorporated in 2001. A review of the Downsview Area Secondary Plan was initiated in 2009. City Council in 2011 requested that further public meetings where to be held to review transportation issues, both air and road impacts with the local neighbourhood. However, the plan was appealed to the Ontario Municipal Board who approved a revised Secondary Plan. The Downsview Area Secondary Plan forms Part 7 of Chapter 6 of the City of Toronto Official Plan and provides for the creation of a major national urban park with a balanced mix of urban land uses in a park like setting, which can be accommodated within the overall transportation network. The Secondary Plan is supported by a Council approved Transportation Master Plan, as well as the Downsview and Allen-Sheppard Urban Design Guidelines. If fully developed, the Secondary Plan will create a new community with an estimated population of approximately 38,000 residents and workers.

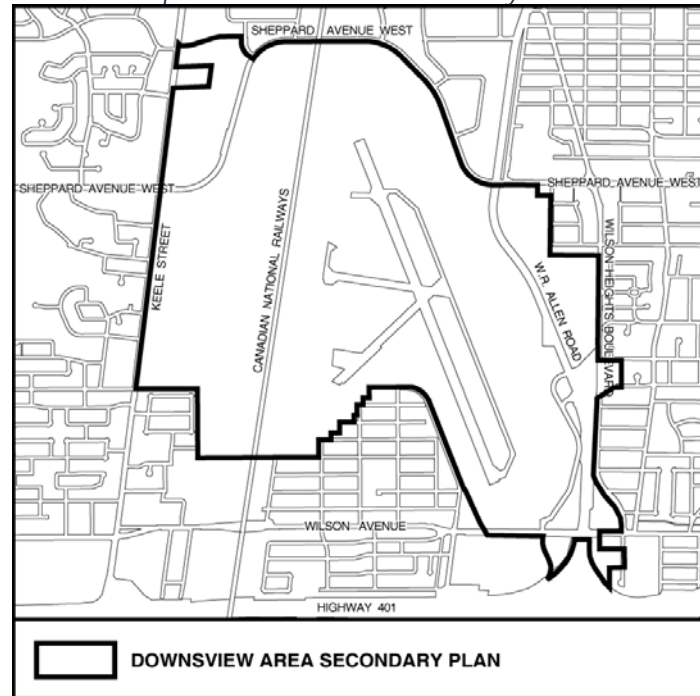
The Secondary Plan area is generally bounded by Keele Street to the west, Wilson Heights Boulevard to the east, Sheppard Avenue to the north and Wilson Avenue and Highway 401 to the south. The total area covered by the Secondary Plan is approximately 530 hectares. (see **Map 3**)

As part of the recent Secondary Plan review, an Area Profile was completed to provide information related to demographics, employment statistics, parks and open space, community services and facilities and the public realm. This background information was prepared in consultation with other City divisions, School Boards, and the Toronto Public Library and assisted in determining community services and facilities requirements that would result from future development.

Based on the land use mix and projected development levels of the Secondary Plan, a number of CS&F priorities were identified including:

- community recreation centre of approximately 6,950 m² (75,000 square feet) supporting a double gymnasium, multi-purpose meeting space and an indoor pool;
- approximately 13 hectares of local parkland; and
- approximately 450 daycare spaces for children up to 9 years of age would be required to service projected development in the Secondary Plan area.

Map 3 - Downsview Secondary Plan Area



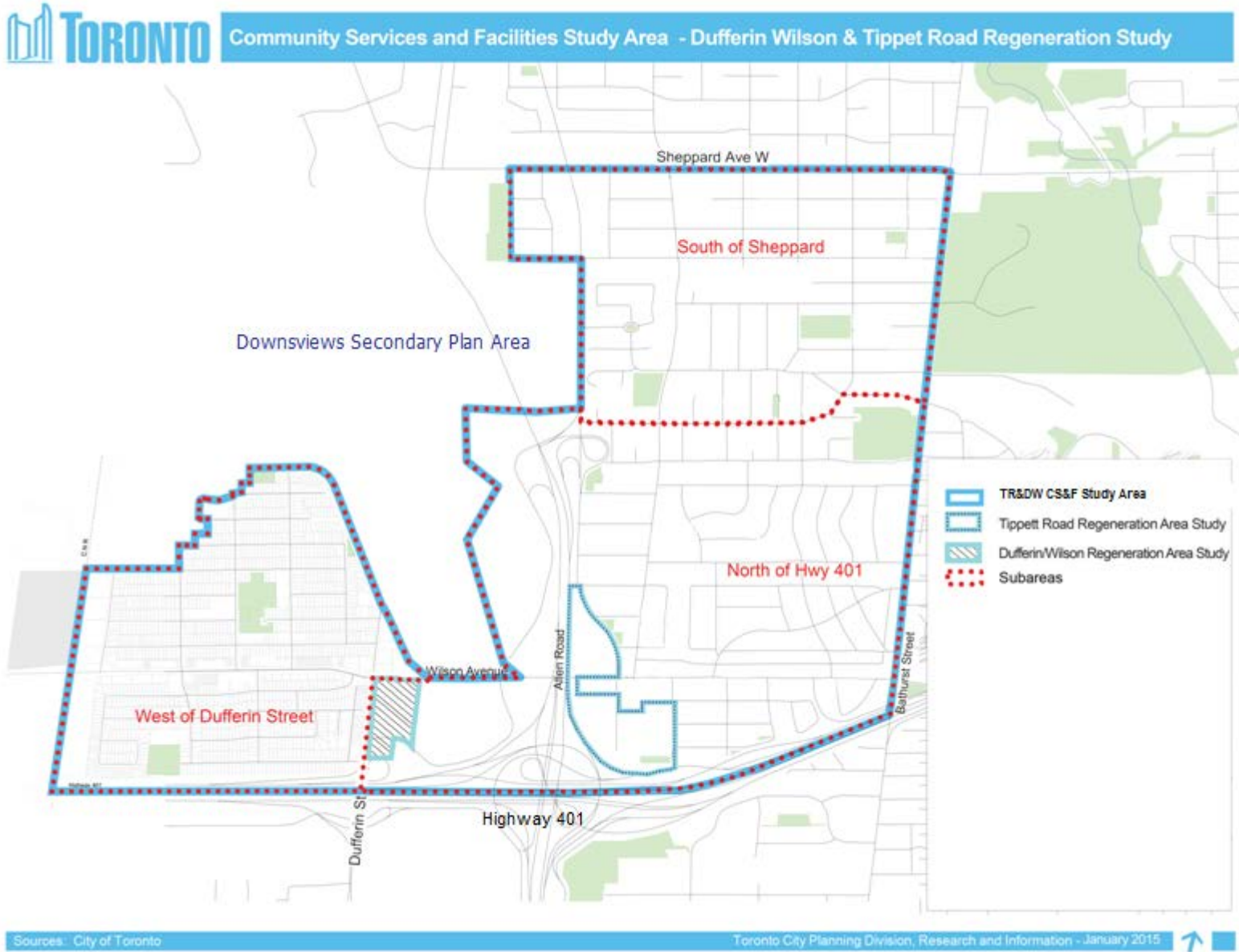
The community services and facilities needs assessment for the Downsview Area Secondary Plan was based on the future projected growth within the boundaries of the Secondary Plan area. The Tippett and Dufferin-Wilson Regeneration Areas are new studies where residential intensification has not been previously identified. However, due to the proximity of the Downsview Study Area, the CS&F priorities identified for the Secondary Plan Area have been considered and incorporated where applicable into the needs assessments for the Regeneration Areas that are the subject of this CS&F Assessment.

3 TIPPETT CS&F STUDY AREA

3.1 Study Boundaries

The Tippett Road and Dufferin-Wilson (hereinafter "TR&DW") CS&F Study Area is generally bounded by Highway 401 to the south, a Canadian National Rail line to the west, the Downsview Secondary Plan Area and Sheppard Street West to the north, and Bathurst Street to the east (see **Map 4**). In selecting the TR&DW Study Area, Highway 401 was chosen as the southern boundary because it effectively acts as a real physical barrier with no street permeability within the majority of the Study Area and also acts as a perceived barrier for residents resulting in greater movement to the north, east and west in order to access community services and facilities. The Study Area established for this CS&F Assessment was utilized to identify the broad range of CS&F that serves the local population and in recognition that the catchment areas for community services may vary and are based on factors as client population, type of service, program design, and physical (real or perceived) barriers which redirect residents selection of services and facilities.

Map 4 - CS&F Study Area



3.2 Demographic Highlights

Understanding how the community is projected to change and grow is key to the timely provision of new and enhanced social infrastructure. The City Planning Division compiled a demographic profile of the TR&DW CS&F Study Area based on 2011 Census data and the 2011 National Household Survey (NHS). In this area there are two Regeneration Areas. This information will help to develop a general profile of the existing residential community as well as to identify trends in the population over a period of time. The redevelopment of these areas to residential uses will bring many new residents into the area and continued investment in the Study Area of Community Services and Facilities will be required to support the well being of local residents and create a complete livable community.

This TR&DW CS&F Study Area is comprised of 3 Sub-areas, determined by Census Tracts boundaries, in recognition each having their distinct neighbourhood character, scale and built form. As identified on **Map 4** the three Sub-areas are:

- South of Sheppard;
- North of Hwy. 401; and
- West of Dufferin.

Highlights of the Study Area residents include:

A growing community - In 2011, there were 19,055 residents living within the 7,210 occupied units in the TR&DW Study Area. Overall, the area experienced a significant 7.0% population growth (1,248 persons) between 2006 and 2011, compared to the City as a whole which grew by 4.5%. The greatest growth occurred in the North of 401 Sub-area (9.7%) and can be attributable to the number of new residential developments in the Area. The West of Dufferin Sub-area grew by 8.8% while South of Sheppard only grew by 2.2%.

A changing demographic profile – The TR&DW CS&F Study Area is comprised of a large population of very young children (0 to 4 years of age) and seniors (65 years of age and older) with each concentrated in specific Sub-areas as reflected by the various neighbourhoods that comprise the area:

- The percentage of young children in the entire Study Area is the 6.3% compared to 5.4% for the City as a whole. Values range within the Sub-areas with the highest percentage of young children being reported in the North of 401 Sub-area where the majority of future growth is projected, while an analysis of the West of Dufferin and South of Sheppard Sub-areas percentages reveals values of 5.4% and 5.7% respectively. As a whole the TR&DW CS&F Study Area has a total percentage of seniors of 16% compared to the City of Toronto as a whole at 14%. Again values range with the Sub-areas with the North of 401 Sub-area having the lowest percentage (12%) followed by the South of Sheppard Sub-area with 18% and then the West of Dufferin Sub-area having the highest proportion at 20%.
- The proportion of children 0-14 years in the Study Area (16.9%) is higher than the City average (15.3%) while the proportion of youth and adults is somewhat lower than the City (67.3% versus 70.2% respectively).

A family-oriented community with larger households – The percentage of families with children in the TR&DW CS&F Study Area (68.2%) is larger than the City as a whole (66.5%). At 70% the North of 401 Sub-area has the highest percentage of families with children.

The Study Area is comprised of larger families with 21.2% of couples having 3 or more children (16.8% for the City as a whole). Further, the percentage of private households with 4 or more persons is larger than the City as a whole (26.3% vs. 22.9%) with the West of Dufferin Sub-area having a significantly higher proportion at 28.1%. Of those couples with children at home there is a slightly higher proportion of young children (0 to 14 years of age) in the CS&F Study Area (51.4%) than the City as a whole (50.2%), however there is considerable variation in the Sub-areas with the South of Sheppard and West of Dufferin having significantly fewer young children (48.6% and 44% respectively) and the North of 401 Sub-area having significantly higher proportion of families with young children (57.2%). Approximately one quarter of the CS&F Study Area's population comprises of seniors living alone; however there is again significant variation with 30% of seniors living alone in the South of Sheppard and North of 401 Sub-areas and only 20% living alone West of Dufferin.

A horizontal community with pockets of renters living in smaller dwelling units – The TR&DW CS&F Study Area is comprised predominately of single detached homes and apartment buildings that are less than five storeys (72.5% for the TR&DW CS&F vs. 41.9% for the City of the whole), however the proportions in the Sub-areas range from 59% South of Sheppard to 91.9% West of Dufferin. In addition, the majority of the dwellings are owned in all Sub-areas except for the North of 401 Sub-area where 53% of the dwelling units are rented. This variation can be accounted by the fact that apartment building (less than 5 stories) make up 37.1% of the dwelling units in this Sub-area and includes several buildings which are owned and operated by the Toronto Community Housing Corporation. Approximately 4.8% of the TR&DW Study Area's dwellings were constructed after 2001, compared with 6.1% of the City. The least change has occurred in the West of Dufferin Sub-area where only 3% of the dwellings were constructed since 2006.

An ethnically diverse community – Proportionately the TR&DW CS&F Study Area has approximately equal numbers of non- immigrants versus immigrants and non-permanent residents (48.6 vs. 51.4 respectively). This split is similar to the percentages for the City of Toronto as a whole (48.9% vs. 51.1%), however there is some distinct variations in the Sub-areas; the South of Sheppard and North of 401 Sub-areas are equally divided between non- immigrants versus immigrants and non-permanent residents (50.2% vs. 48.8%) but the West of Dufferin Sub-area has a significantly higher proportion of immigrants and non-permanent residents (42.9% vs. 57.1%). The TR&DW CS&F Study Area contains a large mix of ethnic groups, religions, languages and nationalities, including concentrations of Italians, Filipinos, Jewish, Ukrainians, Jamaicans and Russians residents, among others. The highest percentage of immigrants arriving in the area from 2006-2011 came predominately from the Philippines.

An economically diverse community. As a whole the TR&DW Study Area's population is highly educated with 73.7% of resident adults (24-64 years) holding a post secondary certificate, degree or diploma compared to the City with 69%. However, when looking at the TR&DW CS&F Study Area as a whole, the higher education does not translate in to a higher average income. The average 2010 household income of residents of the TR&DW CS&F Study Area (\$86,400) was only slightly lower than the residents of City (\$87,000). To understand why there appears to be no correlation between a higher education and average household income one needs to examine the characteristics of the individual Sub-areas. In this case the TR&DW Study Area's averages are skewed by the distinct nature of the West of Dufferin Sub-area. In West of Dufferin Sub-area only 60% of resident adults hold a post secondary certificate, degree or diploma. In

comparison the residents who have postsecondary education in the South of Sheppard and North of 401 Sub Areas respectively are 79.6% and 77%. In addition the average household income for the West of Dufferin Sub-area (\$64,600) is considerable lower than the North of 401 Sub-area (\$90,500) and the South of Sheppard Sub-area (\$96,200). The lower incomes appear to be attributable to the higher percentage of seniors (20%) and the resulting lower labour force participation rate (56.9%). The South of Sheppard and North of 401 Sub-areas with participation rates of 63.1% and 72.1% respectively.

3.3 Projected Growth

As noted above in the Demographic Profile section, the TR&DW CS&F Study Area has experienced significant growth, particularly during the 5 year period between 2006-2011 where the TR&DW Study Area's population has increased significantly (9% vs. City's average at 4.5%). In addition to the future growth identified as part of the current applications in Chapter 2 of this Assessment, it is estimated, based on work to date, that redevelopment in the Regeneration Areas is projected to yield at total of approximately 3,500 to 4,500 new residents.

4 CS&F NEEDS ASSESSMENT AND PRIORITIES

4.1 Methodology

To determine how existing and future community needs will be impacted by intensification in the Regeneration Areas this Assessment included preparation and analysis of:

- the demographic profile of residents living in the area, using population data from the 2006 and 2011 Census data;
- an inventory of existing CS&F located in and serving the TR&DW Study Area;
- consultations with various City Divisions involved in the delivery of community services and facilities, including: Parks, Forestry & Recreation, Children's Services, Social Development, Finance and Administration and the Toronto Public Library, were undertaken to determine existing local priorities, capacity and service gaps and requirements to respond to future growth and changes for the following sectors:
 - child care;
 - libraries;
 - parks and open space;
 - community recreation;
 - schools; and
 - human service agencies.

Based on staff input, this Assessment identifies a series of community service priorities and recommendations to deliver the required CS&F, as well as the opportunity of securing parks and sites for the facilities required to support growth and change.

4.2 CS&F Inventory

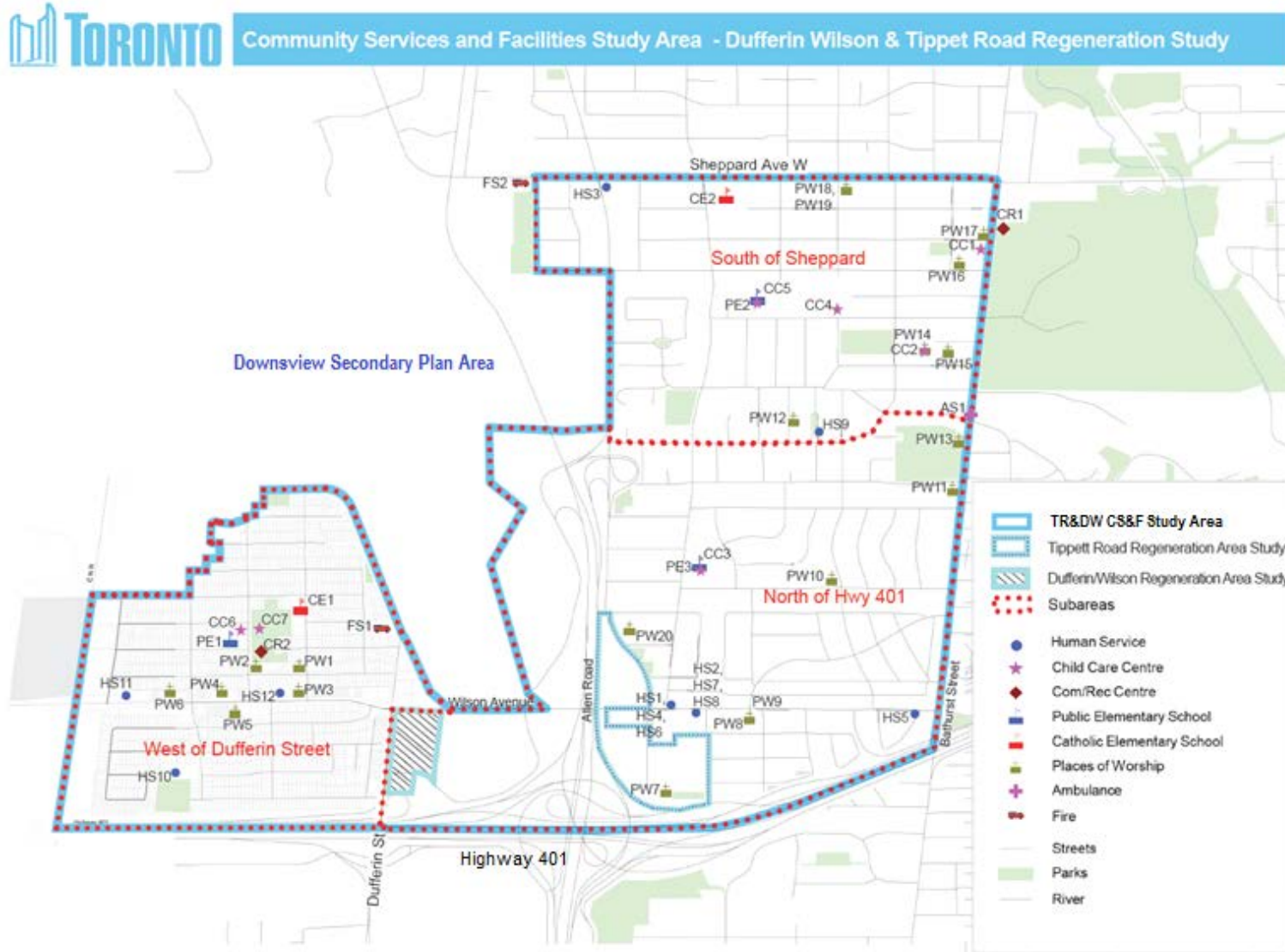
An inventory and map of CS&F that serve the local population in the TR&DW CS&F Study Area is attached as Table 1 below and is identified in Map 5 on page 13.

Table 1 - Tippet/Dufferin/Wilson CS&F Inventory List

CHILD CARE CENTRES		
Map Code	NAME	ADDRESS
CC1	Menorah Nursery	4300 Bathurst St.
CC2	Montessori Jewish Day School Of Toronto	55 Yeomans Rd.
CC3	Faywood Boulevard Child Care Centre	95 Faywood Blvd.
CC4	Dublin Heights Community Child Care	100 Bainbridge Ave.
CC5	St. Robert School Age YMCA	70 Bainbridge Ave.
CC6	Ancaster Satellite	44 Ancaster Rd.
CC7	Ancaster Child Care	45 Ancaster Rd.
COMMUNITY CENTRES		
Map Code	Name	Address
CR1	Ancaster CC	41 Ancaster Rd.
CR2	Earl Bales CC	4169 Bathurst St.
TDSB ELEMENTARY		
Map Code	Name	Address
PE1	Ancaster PS	44 Ancaster Rd.
PE2	Dublin Heights E & MS	100 Bainbridge Ave.
PE3	Faywood Arts-Based Curriculum School	95 Faywood Blvd.
TCDSB Elementary		
Map Code	Name	Address
CE1	St. Norbert	60 Maniza Rd.
CE2	St. Robert	819 Sheppard Ave. W.
Human Service Agencies		
Map Code	Name	Address
HS1	Association of Jewish Seniors	530 Wilson Ave.
HS2	Downsview Services for Seniors	497 Wilson Ave.
HS3	Downsview Community Legal Services	893 Sheppard Ave. W.
HS4	Circle of Care	530 Wilson Ave.
HS5	Ontario Society (Coalition) of Senior Citizens' Organizations	333 Wilson Ave.
HS6	Mary Centre of the Archdiocese of Toronto	530 Wilson Ave.
HS7	Downsview Services for Seniors	497 Wilson Ave.
HS8	Toronto Council on Aging	497 Wilson Ave.
HS9	Elder Connections	9 Midvale Rd.
HS10	Muki Baun Treatment Centre	111 Anthony Rd.
HS11	The Lao Association of Ontario	965 Wilson Ave.
HS12	Patronato INAS	1355 Wilson Ave.

Places of Worship		
Map Code	Name	Address
PW1	Faith Worship Centre	80 Regent Rd.
PW2	St Norbert's Catholic Church	100 Regent Rd.
PW3	Church Of Universal Love	724 Wilson Ave.
PW4	Gospel Light Apostolic Church	832 Wilson Ave.
PW5	Holy Alpha & Omega Church	869 Wilson Ave.
PW6	House Of Zion Assembly	910 Wilson Ave.
PW7	Church Of The Resurrection	1 Tippet Rd.
PW8	Celestial Church Of Christ	465 Wilson Ave.
PW9	Praise Christian Family Four	465 Wilson Ave.
PW10	The First Korean Presbyterian Church	68 Collinson Blvd.
PW11	Torah In Motion	3910 Bathurst St.
PW12	Clanton Park Synagogue	11 Lowesmoor Ave.
PW13	Eemunah Shleima	4116 Bathurst St.
PW14	Beth David B'nai Israel Beth	55 Yeomans Rd.
PW15	Petah Tikva Anshe Castilla	20 Danby Ave.
PW16	Beth Radom Congregation Synagogue	18 Reiner Rd.
PW17	Magen David Sephardic Congregation	10 Mcallister Rd.
PW18	The Holy Flame Korean Method	719 Sheppard Ave. W.
PW19	Anglican Church Of The Apostle	719 Sheppard Ave. W.
PW20	St Joseph Of Arimathea	275 Wilson Heights Blvd.
FIRE STATIONS		
Map Code		ADDRESS
F1	Fire Station 145	20 Beffort Rd.
FS2	Fire Station 143	1009 Sheppard Ave. W.
AMBULANCE STATIONS		
Map Code		ADDRESS
AS1	Toronto EMS Station 54	4135 Bathurst St.

Map 5- CS&F Inventory Map



Sources: City of Toronto

Toronto City Planning Division, Research and Information - January 2015



4.2.1 Child Care

There are seven (7) child care centres within the TR&DW CS&F Study Area providing a total of 438 licensed child care spaces. Five of the centres offer subsidized spaces to eligible families. Only approximately 10% of these spaces are for infants (0-1.5 yrs.) and toddlers (1.5- 2.5 yrs.). In addition a review of the location of the facilities indicates that only one of the child care centres is located in the North of Hwy 401 Sub-area where most of the population growth is anticipated.

Table 2 - Child Care Centres in the CS&F Study Area

Facility (Location)	Number of Licensed Spaces Available by Age Group							
	Type	Subsidy	Infant (0-18 mos.)	Toddler (1.5- 2 yrs.)	Pre- School (2.- 5.5) yrs.	Kindergarten (Junior and Senior)	School Age (5.5-12 yrs.)	Total
Menorah Nursery (S. of Sheppard)	Commercial	No	0	15	32	0	0	47
Montessori Jewish Day School Of Toronto (S. of Sheppard)	Non-Profit	No	0	0	67	0	0	67
Faywood Boulevard Child Care Centre (North of 401)	Non-Profit	Yes	0	0	16	20	45	81
Dublin Heights Community Child Care (S. of Sheppard)	Non-Profit	Yes	0	10	24	40	45	119
St. Robert School Age YMCA (S. of Sheppard)	Non-Profit	Yes	0	0	0	10	30	40
Ancaster Satellite (West Of Dufferin)	Public	Yes	0	0	0	0	28	28
Ancaster Early Learning & Child Care Centre (West of Dufferin)	Public	Yes	10	10	36	0	0	56
Total			10	35	175	70	148	438
% of Total Spaces			2%	8%	40%	16%	34%	

In addition to the number of child care spaces available another indicator of the existing pressures on the delivery of child care is an area's access to Child Care fee subsidies. Low income is a significant barrier for families who need access to licensed child care, however, each child care program is responsible for setting their public fee and the cost of care varies across age groups and between programs. Even at the low range, many Toronto families must rely on fee subsidy to help with all or part of the cost of child care. Based on current City of Toronto funding levels, 24,000 full time child care fee subsidies are available, however only 28 per cent of families with the lowest incomes can access a childcare fee subsidy. Due to the limited number of fee subsidies, Toronto City Council approved an equitable distribution whereby each City ward receives a share of the 24,000 full time fee subsidies based on the proportion of children in the ward who are living below the low-income cut-off (LICO).

Notwithstanding Children's Services current evaluation that advises that the share of child care subsidy in the CS&F Study Area overall is adequate, there are pockets where there is a higher rate of child poverty within the CS&F Study Area that are lesser served than others. Recent data reveals

that there are a significant number of children which are waiting for subsidies in Wards 9 and 10 (see Table 3).

Table 3 - Children Waiting for Subsidy by Age Group and Wardⁱ

Ward	Age Group					
	Infant	Toddler	Pre-School	Kindergarten	School Age	All
9	108	22	58	79	138	406
10	144	60	64	163	161	592

A review of current available information reveals that the North of Hwy. 401 Sub-area currently has average access to child care subsidies, however with an influx of approximately 4,000 new residents in the Regeneration Areas there may be a future demand for additional subsidies. Based on the future growth anticipated in the TR&DW CS&F Study Area, it is estimated that a minimum of 100ⁱⁱ child care spaces will be required. Children’s Services staff advises that access could be greatly improved by targeting the creation of new child care facilities in the Regeneration Study Areas where population growth will be concentrated and there is good access to public transit.

4.2.1.1 Child Care Recommendations

- It is anticipated that as result of growth within the Regeneration Areas, 2 new non-profit licensed child care facilities will be needed. In particular infant and toddler aged space is required to meet the projected demand.
- It is recommended that one additional child care facility be located at the base of new multi-storey developments in the each of the Regeneration Areas.
- Child care facilities should be built in accordance with City of Toronto planning and design guidelines for child care centres.
- Additional financial benefits secured from new development should be targeted to existing child care facilities within neighbourhoods in the TR&DW CS&F Study Area which may provide for facility expansion to address growing demand for space.

4.2.2 **Libraries**

The Toronto Public Library (TPL) operates one District Branch and two Neighbourhood Branches with catchment areas that serve the TR&DW CS&F Study Area but are not themselves located within the boundaries of the Study Area itself. In addition to the libraries, a bookmobile that stops at the Sheppard Plaza located at 630 Sheppard Avenue West, one day a week, serves the northern portion of the Study Area where library catchments areas do not overlap. The bookmobile supports an existing service gap in this area.

District library branches provide extensive collections, reference materials and a broad range of services to diverse populations. District branches are typically a minimum of 25,000 sq. ft. in size, serve areas with populations over 100,000, and have a 2.5 kilometre radius service area. Neighbourhood library branches provide general collections and services for adults and children. Neighbourhood branches are typically between 10,000 – 15,000 sq. ft. in size, serve areas with populations ranging between 25,000 and 50,000, and have a 1.6 kilometre radius service area. The libraries are the following:

ⁱ As of February 16, 2015.

ⁱⁱ Children 0-4 currently represent 6.3% of the population in the Study Area. Assuming an increase of 4,000 new residents will result in a similar split, it is estimated that there will be up to 252 additional children in the community. The labour force participation rate of women living in the City (78.6%) is applied to this number and then divided by 50% to estimate families that will require private child care as opposed to other child care options which provides an indication of the number of new child care spaces required to meet future growth.

1. The Armour Heights Neighborhood Branch located on Avenue Road just south of Wilson Avenue and is located outside of the TR&DW Study Area; however its catchment area includes residents in the North of Hwy 401 Sub-area and both Regeneration Areas. The library is a 1 storey, shared facility with a Community Centre and includes children's and adult program areas.
2. The Barbara Frum District Branch located on Covington Road near the Lawrence and Bathurst intersection is located outside the TR&DW Study Area; however its catchment area includes residents in the North of Hwy 401 Sub-area and both Regeneration Areas. The library is a 3 storey stand alone facility of 39,223 sq. ft. with: children's, adult and young adult program areas; a adult literacy office; one auditorium and one small meeting room with access to shared kitchens available for community use; one small meeting room for library, literacy, and community partnership use; and four study rooms.
3. The Downsview Neighbourhood Branch located on Keele Street, approximately 100 metres north of Wilson Avenue is located outside of the TR&DW Study Area. While the library's catchment area does include the West of Dufferin Sub-area, it does not capture either of the Regeneration Areas. The library is a single storey (plus basement) stand alone facility of approximately 20,000 sq. ft. with: study and lounge areas; a teen area; a periodical reading area; a children's program room for drop in activities; a 1,405 sq. ft. auditorium that seats 74 lecture style; and two meeting rooms available for rental to the community.

These facilities and some of the library's complimentary services are listed in Table 4 below.

Table 4 - Library Branches and Services Serving the Tippett Road CS&F Study Area

Library	Size/Description	Services/Programs
<p>Armour Heights Branch 2140 Avenue Rd. M5M 4M7</p>	<p>1 storey 2988 sq. ft. (278 sq. m.) Shared facility</p> <ul style="list-style-type: none"> • Children's area 	<p><u>General Information</u></p> <ul style="list-style-type: none"> • Open 40 hours per week • Circulation (2013): 207,404 • Visitors (2013): 68925 • Information Requests (2013): 27,675 • Collection Size (2013) 28,202 including multiple formats and access to TPL collections across the library system and electronic resources available through the web site • Population served: 16,653 <p><u>Facilities</u></p> <ul style="list-style-type: none"> • Study and lounge areas, with seating for 30 • Free public access internet/Microsoft Office work stations (5) • Wireless internet access
<p>Barbara Frum District Branch 20 Covington Rd.</p> <p>(located outside the Study Area but provides services to the segment)</p>	<p>3 storeys 39,223 sq. ft. (Approx. 3,645 sq. m.) Stand alone facility</p> <ul style="list-style-type: none"> • Children's and young adult areas • Learning Centre for computer classes • Adult Literacy office • One auditorium and one small meeting room with access to shared kitchens available for community use • One small meeting room for 	<p><u>General Information</u></p> <ul style="list-style-type: none"> • Open 65.5 hours per week plus 3.5 hours on Sundays (Jan.-June, Sept.-Dec.) • Circulation(2013): 613,282 • Visitors (2013): 364,175 • Information Requests (2013): 275,813 • Collection Size (2013): 128,245 including multiple formats and languages based on community needs, plus access to TPL collections across the library system and electronic resources available through the web site • Population Served: 62,399

Library	Size/Description	Services/Programs
	library/literacy/community partnership use <ul style="list-style-type: none"> • Three study rooms • Lower level leased to Parks, Forestry and Recreation for Community Centre 	<u>Facilities</u> <ul style="list-style-type: none"> • study and lounge areas • teen area • children's story room and drop in activities • free public access internet/Microsoft Office work stations (27) • wireless internet access • rental space for meetings
Downsview Public Library 2793 Keele Street (located outside the Study Area but provides services to the segment)	1 floor plus basement 20,016 sq. ft. (Approximately 1,862 sq m) Stand alone facility <ul style="list-style-type: none"> • Children's and young adult areas • Adult Literacy Office • Auditorium with access to shared kitchen for community use • 2 meeting rooms 	<u>General Information</u> <ul style="list-style-type: none"> • Open 59 hours per week plus, 3.5 hours on Sundays (Jan.-June, Sept.-Dec.) • Circulation (2013) 265,652 • Visitors (2013) 153,000 • Information Requests (2013) 86,350 • Collection Size (2013): 81,449 including multiple formats and languages based on community needs, plus access to TPL collections across the library system and electronic resources available through the web site • Population Served: 45,053 <u>Facilities</u> <ul style="list-style-type: none"> • study and lounge areas • teen area • periodical reading area • children's program room and drop in activities • free public access internet work stations (26) • wireless internet access • rental space for meetings • LSP summer program
Sheppard Plaza Bookmobile Stop 630 Sheppard Ave W. Weekly visits, Wednesdays 10:30 am – 12:30 pm	Approximately 175 Sq. Ft. (approx 16 sq. m.)	Houses a collection of DVDs, CDs, books, magazines for children and adults. Customers can also pick up holds. Collection size: approx. 2,800 Circulation (2013) : 4,958

As part of the Downsview Area CS&F review the Toronto District Library Board advised that existing libraries in the Study Area had sufficient capacity to accommodate projected development in the Secondary Plan area assuming there would be improvements within the system to enhance program capacity. However with the significant population growth and change projected from the redevelopment of the Lawrence/Allen Secondary Plan Area, Eglinton Crosstown Focus Areas and Avenues and within the TR&DW CS&F Study Area, TPLB staff indicates that a greater strain will likely be placed on the capacity of the existing TPL facilities. There are currently no plans to build another library branch to accommodate the proposed growth.

To address the increased service demands TPL staff recommend a number of improvements to the libraries providing services to the community, which will serve to improve access, programming potential and enhance service provision. Well designed exterior enhancements (where feasible), the introduction of technological improvements, and the redesign of space within the existing TPL facilities, will assist to serve the anticipated population increase. However, TPL has advised that these upgrades will not compensate for the shortage of accessible satellite community space to

deliver more literacy, after school, technology, life-long learning and employment support programs within the various communities located within the Study Area. It is anticipated that the demand for community space will only increase as a result of residential development.

4.2.2.1 Library Recommendations

- Expand Barbara Frum District Branch within its existing building envelope by incorporating the lower level into the library. Currently the space is used by Parks Forestry and Recreation for a recreation centre. However, once the new recreation facility is built for the Lawrence-Allen area, the library could expand into the current space.
- Downsview Branch would benefit from an interior redesign to increase and enhance services such as the addition of a KidsStop early literacy centre and a computer learning and digital innovation hub. In addition, Downsview requires capital facilities upgrades which include new flooring, shelving, lighting and window replacement.
- Armour Heights requires facility upgrades including new flooring, shelving, lighting, replacement of interior doors and window replacement.
- Interior redesign of the Downsview and Armour Heights Branches would support more efficient layout of branch operations and increase and improve space for seating and quiet study.
- Provision of satellite space and/or accessible community space is required to address both existing and the anticipated future need to deliver more literacy, after school, technology, life-long learning, and employment support programs throughout this community.
- In the longer term, TPL has identified that growth in the Downsview Secondary Plan Area and along Sheppard Avenue West should be monitored in order to assess needs and examine future co-location opportunities for library satellite space in city owned facilities.

4.2.3 **Community Recreation Facilities**

There are two City-owned community recreation centres that provide services and programs to residents of the TR&DW Study Area.

- Earl Bales Park is a very large City Park, located on the east side of the TR&DW CS&F Study Area limits at Bathurst Street and Sheppard Avenue West, in Ward 10. It is a very busy park providing recreation activities that attract users from across the City. It features a ski hill, ski and snowboard centre, community centre, seniors' clubhouse and an amphitheatre. The Earl Bales Ski and Snowboard Centre is operational during the winter season. It offers 2 ski lifts for junior and intermediate downhill skiing, ski and snowboard lessons as well as equipment rentals. The Earl Bales Seniors Clubhouse is located just west of the Community Centre parking lot and offers numerous social programs for seniors. The Clubhouse is programmed through the Earl Bales Senior's Group.

Earl Bales Community Centre has 5 multipurpose rooms and 1 large room/banquet hall that can accommodate up to 150 people. Outside of recreation programming, the room is heavily used by the community. Seniors groups permit the room regularly for entertainment events and other community groups permit it out for end of year concerts, memorials, and cultural ceremonies. The Community Centre offers a range of arts and crafts and fitness programs for residents of all ages year round. The Amphitheatre is situated just south of the Community Centre and used throughout the summer months when the City hosts free music concerts, movies and family events. The amphitheatre is a significant attraction and is well attended by residents and visitors. It is also permitted out by community groups using the park.

Council has approved \$3.45 Million in capital funding for fieldhouse upgrades and the expansion of Earl Bales Community Centre Earl Bales. Concept drawings are currently being developed and construction will commence in 2016.

- Ancaster Community Centre, situated in Ward 9, is located in the west part of the TR&DW CS&F Study Areas a small but very active hub for the Ancaster community located east of the intersection of Wilson Avenue and Dufferin Street. The facility consists of a single gymnasium, 2 multipurpose rooms (with a capacity for up to 35 people) and 2 small meeting rooms. Recreation staff advises that after-school programs for children 6-12 years old offered Monday to Friday are often at capacity. In addition to general programming the Centre offers a drop-in basketball program one day a week for children, youth and adults.
- The City also runs summer camp programs out of St. Roberts Catholic Secondary School and Ancaster Junior Elementary School, both of which are located in the TR&DW Study Area.

Table 5: Community Recreation Facilities Inventory

Location	Sq. Feet	Facility ⁱⁱⁱ	Programs
Earl Bales Community Centre 4169 Bathurst St (Outside TR&DW Study Area)	15,801 (approx. 1,468 sq. m)	5 Multipurpose Rooms (C) 1 large Multipurpose Room/Hall (B)	<u>Arts</u> <ul style="list-style-type: none"> • Arts & Crafts - Early Child • Ballet - Child • Crafts - Child • Dance - Adult • Dance - Early Child • Drama - Early Child • Guitar - Group - Child • Hip Hop - Child • Music - Early Child • Performing Arts - Child • Performing Arts - Youth • Piano/Keyboard - Group - Child • Visual Arts - Adult • Visual Arts - Child <u>Camps</u> <ul style="list-style-type: none"> • Camp Adventure Early Child • Junior Youth Drop -in <u>Fitness and Wellness</u> <ul style="list-style-type: none"> • Cardio - Adult • Cardio Dance - Adult • Pilates - Adult • Yoga - Adult <u>General Interest</u> <ul style="list-style-type: none"> • Adapted General Interest - Adult • Games/Cards - Child • General Interest - Child • General Interest - Early Child • General Interest - Youth <u>Sports</u> <ul style="list-style-type: none"> • General Interest Sports - Child • Martial Arts - Child • Sports - Child • Sports - Early Child • Sports - Youth
Earl Bales Ski and Snowboard Centre		1 Multipurpose Room (c)	<u>Sports</u> <ul style="list-style-type: none"> • Ski and Snowboard - Preschool • Ski and Snowboard - Child

ⁱⁱⁱ Refer to Appendix A for recreation facility type definitions.

Location	Sq. Feet	Facility ⁱⁱⁱ	Programs
Earl Bales Senior Clubhouse		2 Multipurpose Rooms (c)	<ul style="list-style-type: none"> • Ski and Snowboard – Youth • Ski and Snowboard – Adult <p><u>Social Club</u></p>
Ancaster Community Centre 41 Ancaster Rd. (Outside TR&DW Study Area)	5995 (approx. 557 sq. m)	Gymnasium (B) 4 Multipurpose Rooms (C) 2 Meeting Rooms (C)	<p><u>Arts</u></p> <ul style="list-style-type: none"> • Arts & Crafts - Early Child • Ballet - Child • Crafts - Adult • Dance - Early Child • General Interest Arts - Adult • General Interest Arts - Youth • Hip Hop - Child • Jazz - Child • Music - Early Child • Performing Arts - Child • Piano/Keyboard - Private - All Ages • Visual Arts – Child <p><u>Camps</u></p> <ul style="list-style-type: none"> • Camp Adventure Child - All Day Standard • Camp Adventure Early Child - All Day Standard • Camp Adventure Early Child - Half Day Standard • Camp Extended Child • Camp Specialty Child - All Day • March Break Camp Activity Child - All Day Standard • March Break Camp Extended Child • Volunteer Camp Leader Program <p><u>Fitness and Wellness</u></p> <ul style="list-style-type: none"> • Cardio - Adult • Cardio - Older Adult • Cardio Dance - Adult • Child Care for Fitness Programs • Yoga – Adult <p><u>General interest</u></p> <ul style="list-style-type: none"> • Cooking - Child • Cooking - Early Child • Creative Playtime • Science Lab <p><u>Sports</u></p> <ul style="list-style-type: none"> • Basketball - Child • General Interest Sports - Child • Racquet Sports - Adult • Racquet Sports - Child • Soccer - Child • Sports - Early Child • Volleyball – Child

Parks, Forestry and Recreation staff advise that the future recreation needs of the TR&DW CS&F Area will continue to be monitored relative to the capacities of the recreation programs currently being offered at these centres. As development proceeds within the CS&F Area, improvements to Ancaster Community Centre will be required to support the additional demand that will be placed on this facility by the new population anticipated for each of the Regeneration Areas. Suggested

improvements include; expansion of single gym to a double gym, creation of youth dedicated space, teaching kitchen, expansion of lobby area, preschool outdoor playscape, storage room and expansion of existing parking lot. In addition consideration should be given to securing additional satellite space, and/or funding for additional multi-purpose program space in the community centre to be constructed in the Downsview Secondary Plan Area.

Parks, Forestry & Recreation Division is currently undertaking the development of a City-wide Facilities Master Plan to guide investment in parks and recreation facilities over the next 20 years. The Facilities Master Plan is underway and anticipated completion is 2016. It will be used to confirm the priorities of additional services, programs and recreational facilities for this area.

4.2.3.1 Community Recreation Recommendations

- As growth occurs in the Regeneration Areas the recreation needs of the community will be evaluated relative to the capacities of the existing community recreation centres serving the TR&DW CS&F Study Area and the Division's Services and Facilities Plans. Opportunities to address service gaps, unmet demand, cultural and demographic changes through expansions or renovations within existing centres (Ancaster and Earl Bales) and any new facility in the Downsview Secondary Plan Area will be examined; and
- Opportunities to secure multi-use satellite space for recreation programming and/or community agency use should be explored within each of the Regeneration areas.

4.2.4 **Schools**

As part of the Downsview Secondary Plan CS&F needs assessment both the Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB) advised that they did not anticipate that any new school sites will be required to serve the residential development planned for the area. Notwithstanding, policies were included in the Secondary Plan which state that "to address the capital school facility requirements generated by residential development in the Secondary Plan area, the provision of school facilities, or appropriate financial contributions thereto will be sought through appropriate agreements with each residential land owner and the School Boards."

TDSB Schools

The TDSB operates four (4) elementary schools that serve the TR&DW Study Area. The total capacity of the elementary schools is 1,795 pupil places and overall enrolment in 2013-2014 was 1,269. Three (3) of the elementary schools are under capacity (i.e. a threshold percentage of under 80% utilized based on Ministry standards) and one (1) school is operating at a 120% utilization rate. TDSB does not operate any secondary schools in this TR&DW Study Area; however there are two (2) Secondary Schools whose catchment area services the Study Area. Overall enrolment in 2012-2013 for the two secondary schools was 1,969 students. However, the utilization rates of the two schools varies dramatically with Downsview Secondary School having a utilization rate of 52% and William Lyon Mackenzie Collegiate Institute having a utilization rate of 137%

Table 6 - Data Regarding TDSB Schools Servings the Study Area

	Address	Capacity	Enrolment 2013-2014 FTE	Portables	Utilization Rate
Elementary Schools					
Faywood Arts-Based Curriculum School (Grades JK-08)	95 Faywood Blvd, (North of 401)	561	296	0	53%
Dublin Heights Elementary and Middle School (Grades JK-08)	100 Bainbridge Ave (South of Sheppard)	776	510	0	66%

	Address	Capacity	Enrolment 2013-2014 FTE	Portables	Utilization Rate
Ancaster Public School (Grades JK-05)	44 Ancaster Rd. (West of Dufferin)	156	102	0	65%
Summit Heights Public School (Grades JK-06)	139 Armour Blvd. (Out of TR&DW Study Area)	302	361	3	120%
TOTALS		1795	1269	3	71%
Secondary Schools					
Downsview Secondary School (Grades 09-12)	7 Hawksdale Rd. (Out of TR&DW Study Area)	1320	581	0	44%
William Lyon Mackenzie Collegiate Institute (Grades 09-12)	20 Tillplain Rd. (Out of TR&DW Study Area)	924	1274	4	137%
TOTALS		2244	1855	4	87%

TDSB staff indicates that currently there is capacity to address future growth within the public elementary schools. TDSB staff also indicates that there is capacity within the secondary schools to accommodate additional students resulting from population growth in the Regeneration Areas and the Downsview Secondary Plan Area. Staff however does recognize that William Lyon Mackenzie Collegiate Institute is operating overcapacity and any additional residential development in its catchment area will exacerbate enrolment levels. To address any issues TDSB will annually revisit accommodation options for both the elementary and secondary schools in this area.

4.2.4.1 TDSB School Recommendations

- TDSB is circulated development applications and will monitor and identify future needs and pressures as they arise.

TCDSB Schools

The Toronto Catholic District School Board (TCDSB) operates three (3) elementary schools and three (3) secondary schools to serve the TR&DW Study Area. The total capacity of the elementary schools is 1,210 pupil places and overall enrolment in 2014-2015 was 1,495. Two of the three elementary schools are over capacity (i.e. a threshold over 100% enrolment) with St. Margaret Elementary School operating at a 170% utilization rate. The total capacity of the Secondary Schools is 1,872 pupil places. Enrolment in 2014-2015 was 2,572 or approximately 137% capacity utilization of the schools. Of the three secondary schools, Madonna High School, a single-gender school, is operating at a near optimum level, whereas the other two are operating overcapacity.

Table 7 - Data Regarding TCDSB Schools Serving the Study Area

	Address	Capacity	Enrolment 2014-2015 FTE	Portables	Utilization Rate
Elementary Schools					
St. Robert	70 Bainbridge Avenue (South of Sheppard)	501	573	2	114%
St. Norbert	60 Maniza Road (West of Dufferin)	354	320	2	90%
St. Margaret	85 Carmichael Avenue	355	602	2	170%

	Address	Capacity	Enrolment 2014-2015 FTE	Portables	Utilization Rate
	(Out of TR&DW Study Area)				
TOTALS		1210	1495	6	145%
Secondary Schools					
Madonna (Single Gender School – Female)	20 Dubray Avenue (Out of TR&DW Study Area)	690	615	0	89%
Chaminade College (Single Gender School – Male)	490 Queen’s Drive (Out of TR&DW Study Area)	531	908	5	171%
Dante Alighieri (Co-ed School)	60 Playfair Avenue (Out of TR&DW Study Area)	651	1049	20	161%
TOTALS		1872	2575	25	137%

To address current enrollment pressures due to demographic changes on St. Margaret Elementary School, the Board is examining options to expand the school or relocate the school to a larger site. In addition, the secondary school, Dante Alighieri Academy, is over capacity and the student population is accommodated at three different sites including Sir Sandford Fleming Academy and the Columbus Centre, a leased space owned by Villa Charities. On September 1, 2011, the TCDSB received approval to proceed with a 1,300 pupil place replacement facility for Dante Alighieri Academy. The new facility will include all Dante students and eliminate the need for portables.

TCDSB staff indicate while schools serving the area are over capacity, the Board's general enrolment projections indicate that Catholic student enrolments is set to decline in the near future. If enrolment does not decline, growth in the Regeneration Areas and the Downsview Secondary Plan Area will need to be addressed and evaluated on an ongoing basis as development proceeds. If current enrolment trends do not change TCDSB staff advise that they may have to enter into discussions with the City to identify lands suitably located and of sufficient size for elementary school purposes for possible future acquisition by the TCDSB.

4.2.4.2 TCDSB School Recommendations

- TCDSB is circulated development applications and will monitor and identify future needs and pressures as they arise.

4.2.5 Human Service / Community Agency Space

Human service agencies provide a broad range of community-based services to assist residents including immigrant and settlement services, employment and job training, legal aid, home support services, family resource programs, food bank programs, health services, counselling services and others. These agencies can effectively serve the local residents when they are able to offer their services in accessible and visible locations within the community. As such, it is important to ensure that adequate space is available to agencies at minimal cost as locally-based organizations and smaller service agencies lack the resources to secure such space on their own.

Smaller agencies generally partner with the larger multi-service agencies to maximize use of space, office equipment and staff resources.

The CS&F inventory has identified approximately 12 service agencies located in the TR&DW Study Area. **Table 8** below and Map 5 on page 13 provides a listing, location and description of these agencies based on specific services areas. The majority of the services/programs delivered by the agencies in the Study area assist and support seniors.

Table 8: Human Service Agencies Inventory

Name	Street Address	Services
Association of Jewish Seniors	530 Wilson Ave.	Umbrella organization for 28 Jewish seniors groups; coordinates social and political action activities of importance to senior citizens 65 years and over; forums, seminars and monthly general meetings; cultural programs; affiliated with Circle of Care
Downsview Services for Seniors	497 Wilson Ave.	Caregiver support and homemaking service; care coordination; client intervention and assistance; meals on wheels Monday-Friday including special diet requests and frozen weekend packages; Diners Club -- congregate dining; transportation; volunteer and student placements; Healthier Living Centre -- independent seniors day program; social, recreation and education programs; Home at Last -- hospital discharge assistance
Downsview Community Legal Services	893 Sheppard Ave. W.	Community legal clinic; deals primarily with tenant issues, social assistance, criminal injury compensation, Ontario Disability Support Program, pensions, Employment Insurance; may provide representation; summary advice in domestic violence cases; community education; speakers; law reform; referrals; affidavits for Toronto Community Housing Corporation, cooperative housing, child care, Ontario Student Assistance Program; funded by Legal Aid Ontario
Circle of Care	530 Wilson Ave.	Multiservice agency; Adult Day Program -- for individuals 55 years and older with dementia; Home Support Services -- homemaking, housekeeping, personal care; palliative care; companionship; caregiver support/respice care; specialized workers for individuals with Alzheimer Disease or mental health problems; supportive housing services ; transportation; Kosher meals on wheels; fee for all home services; Older Adults Facing Abuse Program -- individual and group counselling for individuals 55 years and over who are experiencing abuse or have experienced abuse in the past; Social Work Services -- information and referral; counselling; case management; support groups; workshops; Volunteer Services -- friendly visiting, security checks/telephone reassurance; intergenerational programs; volunteer hospice program
Ontario Society (Coalition) of Senior Citizens' Organizations	333 Wilson Ave.	Association and social service organization; public education and communication; information and referral, counselling; advocacy; outreach; workshops; policy development and research; alliance building; resource centre; speakers; special projects; volunteer programs
Mary Centre of the Archdiocese of Toronto	530 Wilson Ave.	Residential services; staffed 24 hours; Supported Independent Living Program; Outreach services; Integration through access to community activities for individuals living in group homes or in the community; seniors program; community support programs; day program for individuals with dementia and Alzheimer's Disease; Respice Care Program; one to one in-home caregiver relief; 5 respice care beds at St Bernard's Residence for 1 day to 3 months
Downsview Services for Seniors	497 Wilson Ave.	Supervised, extended adult day program; shift care available; lunch, snacks; socializing, recreation, personal care; transportation may be available; overnight available

Name	Street Address	Services
Toronto Council on Aging	497 Wilson Ave.	Working to improve the quality of life for seniors; networking and volunteer opportunities; safety and accessibility site assessments; newsletter
Elder Connections	9 Midvale Rd.	Computer and educational programs; intergenerational programs; multicultural events; volunteer opportunities
MukiBaum Treatment Centres	111 Anthony Rd.	Provides people who have developmental and emotional disabilities with a assistance and opportunities, become independent become contributing members of society
The Lao Association of Ontario	956 Wilson Ave.	The Lao Association of Ontario was incorporated in 1980 as a non-profit and charitable organization whose objectives include: the provision of services and programs to support the Laotian community with settlement and adaptation to help them successfully integrate and participate in Canadian society; the sharing and exchange information among members and other communities; promotion of mutual understanding and racial harmony with other communities; and, the preservation and promotion of the community's customs and heritage.
Patronato INAS / Social Services for Workers	1355 Wilson Ave.	Staff assist residents with applying for any Italian, Canadian or international benefits and/or pensions, free of charge; assist with workers safety and insurance board claims

Social Development, Finance and Administration (SDFA) staff advise that because of changing demographics in the TR&DW CS&F Study Area there will be an increasing demand for:

- additional programs and resources for youth (i.e. drop-in recreation, employment training, leadership programs);
- additional parent resource and family counselling programs, particularly for newcomer families;
- additional programs and/or services for newcomer families (i.e. immigrant and settlement services, legal aid, employment training, literacy); and
- food bank programs/services.

4.2.5.1 Human Service / Community Agency Recommendations

- As redevelopment occurs the provision of multi-purpose community service space should be secured in the Regeneration Areas.
- The space should be turnkey, accessible, in highly visible locations with strong pedestrian connections. Programming and meeting space should be able to accommodate range of programs.
- Co-location opportunities with other City Divisions providing services and programs should be encouraged to improve accessibility and to maximize resources as well as to offer a wide range of programs/services at one location for all user groups.

5 CS&F IMPLEMENTATION PRINCIPLES

The following planning objectives will have been provided to guide the implementation and provision of community services and facilities identified in this Assessment:

- CS&F will be required to support and meet the needs of residents and/or workers in the Regeneration Area and TR&DW CS&F Study Area, and will be provided in tandem with new development in the area.
- CS&F may be secured through various means that may include agreements pursuant to Section 37 of the Planning Act.
- Innovative approaches for providing community infrastructure will be considered including, shared uses and integrating facilities within private developments.
- Existing Community Services and Facilities will be:
 - Maintained in order to continue to serve the community or expanded to meet growing demand as required; and
 - Guided by the principle of ‘no net loss’. Accordingly CS&F will be replaced in a timely fashion to ensure continuity of service (in some cases temporary facilities may be required to achieve this goal) and provide opportunities for the relocation of CS&F, including human service agencies that may be displaced through redevelopment.
- New Community Services and Facilities will be:
 - Located in the TR&DW CS&F Study Area either in or in close proximity to the Regeneration Area to ensure that community services and facilities are located where the greatest needs and gaps exist;
 - Located in highly visible accessible locations with strong pedestrian and transit connections; and
 - Be designed in a manner that promotes the development of flexible multi-purpose facilities that can be adjusted to meet the needs of the residents and surrounding community; and delivered in a timely manner to support residential and non-residential growth so as not place additional burdens on existing CS&F.

6 CS&F CONCLUSIONS

This CS&F Assessment for the two Regeneration Area Studies identifies a community that is growing and is experiencing a demographic shift to a population that is comprised largely of families with young children mixed with a large number of residents that are seniors. These local population characteristics together with an anticipated population growth will result in the need for additional community services and facilities.

Based on the land use mix and projected development levels within the Regeneration Areas and the cumulative impact resulting from development in the Downsview Secondary Plan Area a number of CS&F requirements have been identified.

- To meet the needs of City operating divisions and various non-profit service agencies, flexible multi-purpose space has been identified as a CS&F priority which could provide for a wide range of programs/services including: community recreation programs, supplemental library space and/or human agency programs (youth, families, seniors and food banks services) .
- It has been determined that one new child care facility will be needed within each of the Regeneration Areas to service the projected population growth. The exact location of the future child care facilities and the space requirements will be evaluated as development proceeds.

- The Toronto District Library Board advised that existing libraries providing services to the TR&DW CS&F Study Area will need to be upgraded to accommodate projected development in the Regeneration Areas when considered in conjunction with the growth projected in the Downsview Secondary Plan.
- The Toronto District School Board advised that they do not anticipate that any new school sites will be required to serve the residential development planned for the area. However, the Toronto Catholic District School Board advises that while no new school sites will be required in the Regeneration Areas, there may be a need to enter into discussions with the City to acquire a new school site in the Downsview Secondary Plan Area in order to address current and future overcapacity issues.
- Community recreation needs arising from development in the Regeneration Areas may be addressed and accommodated through improvements to Ancaster Community Centre and the Earl Bales Community Centre. However opportunities to provide additional satellite space in Ward 10 or cash-in-lieu, may be necessary to expand space in the current facilities or the proposed future community centre in the Downsview Secondary Plan Area.

Appendix A: PF&R Recreation Centre - Facility Type Definitions

Facility Type	A	B	C	Notes
Pools	<ul style="list-style-type: none"> • 25 yards (23m) or greater + 3 to 4 amenities 	<ul style="list-style-type: none"> • 25 yards (23m) or greater + 1 to 2 amenities • Under 25 yards (23m) + 3 amenities 	<ul style="list-style-type: none"> • Under 25 yards (23m) + no amenities, 	<ul style="list-style-type: none"> • Amenities include: Sauna and/or whirlpool, splash/play area and/or tot pool, diving board with blocks, waterslide, permanent seating area, family change room, wheelchair access into pool, 50m pool
Gymnasiums	<ul style="list-style-type: none"> • Double gym - 104'X140' • floor markings • scoreboard • ceiling height • basketball hoops • post sleeves • change rooms 	<ul style="list-style-type: none"> • Double gym - 104'X70' • ceiling height, • floor markings 	<ul style="list-style-type: none"> • Low ceiling height • Limited or no floor markings 	
Rooms	<ul style="list-style-type: none"> • Capacity for 151 to 300 people 	<ul style="list-style-type: none"> • Capacity for 51 to 150 people 	<ul style="list-style-type: none"> • Capacity for up to and including 50 people 	
Kitchens	<ul style="list-style-type: none"> • Domestic appliances and equipment • teaching counter 	<ul style="list-style-type: none"> • Domestic appliances and equipment 	<ul style="list-style-type: none"> • Counter appliances 	