



REPORT FOR ACTION

Update on Central Etobicoke Community Hub Planning

Date: November 20, 2019

To: Economic and Community Development Committee

From: Executive Director, Social Development, Finance and Administration

Wards: Ward 2

SUMMARY

This report provides a review of high-level opportunities to co-locate multi-agency-led spaces in City of Toronto owned redevelopment sites to serve Ward 2. A summary of three recent community-led service and space location assessments of Central Etobicoke is also provided, as well as the results of the Investment Funding grant approved by City Council in June 2016.

Central Etobicoke is an area bounded in the north to Highway 401, south to Burnhamthorpe Road (with some parts reaching Dundas Street), west to include Centennial Park and east just beyond Royal York Road. The area includes the following neighbourhoods: The West Mall, The East Mall, Markland Wood, Eatonville, Richview, Kingsview Village, Mabelle, Scarlettwood Court, Willowridge, and Capri.

RECOMMENDATIONS

The Executive Director, Social Development, Finance and Administration recommends that: 1. The Economic and Community Development Committee receive this report for information.

FINANCIAL IMPACT

There are no financial impacts resulting from this report.

The Chief Financial Officer and Treasurer has been provided with the financial impact information.

DECISION HISTORY

On September 5, 2019, the Economic and Community Development Committee requested that the Executive Director, Social Development, Finance and Administration, in collaboration with Chief Executive Officer, CreateTO and the General Manager, Parks, Forestry and Recreation, report to the Economic and Community Development

Committee by the end of 2019, on the Investment Funding grant approved by City Council on June 7, 2016 [CD12.4], the Central Etobicoke Community Hub Initiative, and on opportunities to co-locate a multi-agency-led service provision model at City of Toronto owned redevelopment sites in Ward 2.
(<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EC7.13>)

In June 2016, City Council adopted item CD12.4 (<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.CD12.4>) which authorized Social Development, Finance and Administration to provide an Investment Funding grant to a not-for-profit organization, to develop a community hub strategy and feasibility study to address the needs of youth and seniors in Central Etobicoke.

In April 2016, the Community Development and Recreation Committee adopted item CD11.1 (<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.CD11.1>) to report on the needs of youth and seniors in lower-income neighbourhoods that are not Neighbourhood Improvement Areas.

COMMENTS

Social Development, Finance and Administration has been requested to report back on an investment funding grant that resulted in a study conducted in 2016 by Social Planning Toronto which included the area between Highway 401, Burmanthorpe Road, west including Centennial Park and east just beyond Royal York Road. Between 2018 and 2019 two other separate community-led service reviews were conducted in Central Etobicoke. The second was in 2018 by Blueprint-ADE for the neighbourhood of Kingsview Village-The Westway and the third was in 2019 by "Let's Get Together!" also in Kingsview Village-The Westway. All three will be summarized in this report.

In 2016, Social Planning Toronto presented to the Community Development and Recreation Committee on the Etobicoke Youth Network Plans for a Community Hub in Central Etobicoke. Following this, City Council directed that an Investment Funding Grant be allocated by Social Development, Finance and Administration to achieve the following:

- Inventory and analysis of programs and services currently being offered in Wards 3 and 4 (now Wards 1 and 2)
- Demographic data and gap analysis of service users in the area
- Identification of emerging priorities and partnership opportunities to help inform the development of the service hub
- Overview of emerging sector priorities and service needs
- Potential service mix and space requirements for the Service Hub

Findings

As a result of the Investment Funding Grant, in December of 2017, Social Development Finance and Administration received the "Central Etobicoke Community Hub Feasibility Study" from Social Planning Toronto. The study included:

- A review of key data sources

- An online survey of 206 residents
- 17 focus groups including 5 for seniors, 4 for youth and 2 for newcomers
- 14 key informant interviews
- A survey of 24 community service organizations

The study's key findings were that:

- Central Etobicoke has fewer community services than most of the rest of Toronto.
- Despite neighbourhoods of affluence, there are large numbers of seniors, youth and low-income Canadians living in Central Etobicoke.
- There are service agencies who are interested in low-barrier spaces for local service provision in Central Etobicoke.
- Residents advocate for services provided by the City of Toronto and the not-for-profit sector.
- Service Providers expressed interest in seeing a hub established.
- Service needs identified included:
 - Services for seniors
 - Youth spaces
 - Health & Mental Health Services
 - Affordable Child Care
 - Parenting Programs
 - Employment Services
 - Community/Social spaces
 - Recreation services (Pool, Gym, Fitness)

In the second service review, in 2018, Blueprint-ADE Consulting delivered a Youth Service Plan Report to United Way Greater Toronto and York Region for the Neighbourhood Improvement Area, Kingsview Village-the Westway. This Neighbourhood Improvement Area straddles Ward 1 and 2 and has an overlap with the boundary of the Central Etobicoke Community Hub Feasibility Study. The Youth Service Plan Report included an environmental scan of the community, as well as key informant interviews with local service providers and youth-led focus groups. The report highlighted that there are more youth from diverse backgrounds in the area than in the general population of the City of Toronto.

The Youth Service Plan Report recommended that investments should be made locally in:

- Youth safe spaces
- Intergenerational programming
- Education and Recreation Programming
- Employment and Training opportunities

This report also indicated that longer-term partnership and service programming is needed to serve the Neighbourhood Improvement Area.

In August 2019, Social Development, Finance and Administration received a space assessment report from a local consultant, "Let's Get Together!", that examined Kingsview Village-The Westway area, the same area as the Blueprint-ADE report. The "Let's Get Together" report assessed indoor, outdoor, public and private spaces that

were available for programming for youth, seniors, families and newcomers. This included an assessment of commercial spaces and spaces in schools and other private institutions near the community that could be booked or used by an agency or the public. This information was gathered by 5 youth who received City-training in assessing spaces for condition and suitability for programs. This was then compiled and analyzed by the youth and staff from "Let's Get Together!".

While this report found that there was an adequate amount of space and facilities for outdoor programming, including for youth, the space was often not appropriate for some activities. However, it did find that there was a lack of indoor spaces for the community or service agencies to use for recreation or programming, including that 71% of the apartment buildings in the community have no amenity spaces available to the tenants or the community. Also, the report found that many of the publicly-accessible outdoor spaces including parks and areas around private apartment towers, are not barrier-free, not allowing easy access for walker, wheelchair or stroller users.

While two of the service reviews concentrated on the northern portion of Ward 2, centred on the Neighbourhood Improvement Area of Kingsview Village-The Westway, the synthesis of all of the studies illustrate that there are significant populations of youth and seniors in this service catchment, and a lack of programmable spaces, in particular indoors to provide both City services and non-profit services in the Ward.

City of Toronto Development Sites

Social Development, Finance & Administration was also directed to work with Parks, Forestry and Recreation and CreateTO on identifying potential locations to provide services to the Central Etobicoke area.

Parks, Forestry and Recreation Master Plan

The Parks and Recreation Facilities Master Plan, adopted by City Council in November 2017, guides Parks, Forestry and Recreation's city-wide planning and investments in a range of parks and recreation assets, and makes a number of recommendations to address gaps and improve access to recreation facilities in Central Etobicoke.

The Implementation Strategy for the Parks and Recreation Facilities Master Plan, adopted by City Council in October 2019, is a prioritization tool and a funding roadmap for both new and enhanced facilities and state of good repair projects. This plan offers an equitable and consistent framework for identifying where, how and when to invest in parks and recreation facilities.

The Implementation Strategy for the Parks and Recreation Facilities Master Plan has identified two new Community Recreation Centres in Central Etobicoke:

- 1. Etobicoke Civic Centre - Westwood Theater Lands (Ward 3) – Islington-City Centre West Neighbourhood (Bloor St W and Kipling Ave)
- 2. Central Etobicoke (Ward 2) – Site location to be determined

Both community recreation centres are expected to be large, multi-component community centres with multi-purpose rooms, gymnasias and multi-tank pools (target size of 45,000 to 65,000 square feet).

As identified in the Central Etobicoke Community Hub Feasibility Study, these two new community recreation centres would address existing gaps in recreation spaces and services available for local residents including:

- recreation programs for youth
- intergenerational activities and spaces;
- gymnasium, fitness/dance studio and pool;
- public lobby spaces for residents to socialize; and
- permitted use of multi-purpose rooms.

The new Etobicoke Civic Centre is part of the Westwood Theatre Lands development project and has a proposed development timeline of 2019-2023. Preliminary facility planning and discussions surrounding colocation opportunities with City services are currently underway.

The new Central Etobicoke Community Recreation Centre is recommended through the Parks and Recreation Facilities Master Plan with proposed development timeline of 2024-2028. Parks, Forestry and Recreation Division is reviewing a number of potential sites for this new community recreation centre, including City Council's direction to assess colocation opportunities with the Toronto Catholic District School Board to maximize the Buttonwood School and Park sites. The location analysis for the Central Etobicoke Community Recreation Centre is anticipated in 2020.

The Facilities Master Plan Financial Strategy was based on current facility funding tools. Growth related projects are currently funded through Section 42, Section 37 and Development Charges, representing approximately 56% of Parks, Forestry and Recreation's 2019-2028 Capital Budget and Plan. The risk of Bill 108 impacting projects identified in the plan is unknown at this time. However, priority would be assigned to projects that are currently under design and construction, which represents most of the first 5 years of the 2019-2028 Capital Budget and Plan.

CreateTO Redevelopment Sites

CreateTO will be initiating Master Plans for the redevelopment of a number of sites within Ward 2 which will allow for the opportunity to explore the integration of a community hub in colocation with other City services. New Community Space Tenancy locations and/or accessible community spaces may also be identified in other developments in the Ward in order to provide geographic distribution of community accessible spaces as may be required. Community Space Tenancy is a process for leasing City-owned or City-managed space at a nominal fee to non-profit organizations that deliver community, recreational and cultural services to residents and further the City's strategic objectives.

Opportunity sites within the CreateTO portfolio in Ward 2 include:

1. 399 The West Mall • Site Area: 16.5 acres • (Etobicoke West Mall Neighbourhood - Ward 2) Development: Residential uses surrounding one Program Catalyst block planned to retain and repurpose much of the existing Etobicoke Civic Centre

2. 3326 Bloor Street West | 1226 Islington Avenue • Site Area: 5.1 acres • (Islington Centre West Neighbourhood - Ward 3) Proposed Development: Residential with retail at grade; new entrances to TTC Islington Station and replace existing bus shelter with new bus loop and station entrances on the north east corner of the site

3. Westwood Theatre Lands • Site Area: 14 acres • (Islington-City Centre West Neighbourhood - Ward 3) Development: six development blocks unlocked with reconfiguration of the SixPoints Intersection for residential, retail, municipal offices, community hub, a community recreation centre, civic square and public parkland.

Central Etobicoke Community Hub Working Group

Through 2018 and 2019, Social Development, Finance and Administration met with the Central Etobicoke Community Hub Working Group, a community group formed of over 20 residents and local service providers to organize and advocate for a Community Hub in Central Etobicoke. This group has decided that there should ideally be a longer-term service plan and that the services that would best suit the community would be easily accessed from most of the Ward and well-served by transit. They have also indicated a preference for spaces with co-location opportunities with City services, but also for new locations that could provide lower-rent spaces to not-for-profit or charitable agencies, such as Community Space Tenancy spaces, in particular in the central area of Etobicoke.

Social Development, Finance and Administration agrees that the Central Etobicoke area would benefit from an increase in services and that new community space opportunities, including Community Space Tenancy spaces, should be sought through redevelopment opportunities in the community. These spaces could be both in private developments, but also in partnership with CreateTO and the Parks, Forestry and Recreation Division as opportunities permit in those agency and division processes.

CONTACT

Lauralyn Johnston, MCIP, RPP
Project Manager, Social Development, Finance and Administration
Tel: 416-392-9716, Email: Lauralyn.Johnston@toronto.ca

SIGNATURE

Denise Andrea Campbell
Executive Director, Social Development, Finance and Administration