



Applegrove Community Complex Operations - Update

Date: October 2, 2020

To: Economic and Community Development Committee

From: Executive Director, Social Development, Finance and Administration

Wards: Ward 14, Toronto-Danforth

SUMMARY

Applegrove Community Complex is a 7,911 square feet Association of Community Centres site which has served the Greenwood-Coxwell area since 1979. Applegrove Community Complex offers community development, family and child, child and youth and adult programming within the catchment area that runs from Jones Avenue to Woodbine Avenue and from Lake Ontario to the Railway tracks north of Gerrard Street. Applegrove Community Complex currently operates out of the Duke of Connaught School at 60 Woodfield Road. Given current and anticipated development projects in the area, including the redevelopment of 1555-1557 Queen Street East and the Housing Now site at 1638 Queen Street East, there is a predicted increase in the number of students in the area, which could create pressure on the ongoing availability of space in the school. The purpose of this report is to report back on the expected impact of these pressures on Applegrove Community Complex's space and present options to ensure more secure tenure in the future. City Staff recommend that a permanent site within a City-owned facility should be identified for Applegrove Community Complex.

RECOMMENDATIONS

The Executive Director, Social Development, Finance and Administration recommends that:

1. City Council direct the Executive Director, Corporate Real Estate Management, to identify alternative suitable sites for Applegrove Community Complex both within the City's existing portfolio and within possible new redevelopment sites that are located in the Community Complex's service area currently contemplated by either Toronto Community Housing or CreateTO.

FINANCIAL IMPACT

There are no financial impacts arising from this report.

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

EQUITY IMPACT STATEMENT

The continued provision of services by Applegrove Community Complex will have a positive impact on equity seeking groups in the Greenwood-Coxwell area, by providing social and informative programming for children, youth, families, and seniors. The Greenwood-Coxwell area has a higher than City average rate of seniors living alone and of children age 0-14, who could benefit from these services.

DECISION HISTORY

On July 28, 2020, City Council directed the Deputy City Manager, Community and Social Services to report to the October 14, 2020 meeting of the Economic and Community Development Committee on the pressures that will be placed on Applegrove Community Complex continuing its operations out of Duke of Connaught School due to population growth related to new developments at 1555 and 1575 Queen Street East and the approved Housing Now development east of Coxwell and if necessary, outline options for relocation of the Community Centre that will ensure the services provided by Applegrove Community Complex are retained in the community.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE16.5>

COMMENTS

Applegrove Community Complex has provided valuable community services in the Greenwood-Coxwell area since 1979. Applegrove Community Complex also operates a satellite site, the Applegrove Connection, at 31 Eastwood Rd (Gerrard St East and Coxwell Avenue). It is a multi-service agency providing programs for infants, children, youth, adults and seniors. Programs include pre- and post-natal supports, parent-child drop ins, after-school and summer leadership programs for youth, and social programming for older adults. In 2018, Applegrove Community Complex served 1,356 clients, with 136 families involved in summer camp programming. In 2019 they expanded services further to support the development of a Neighbourhood Food Hub at Glen Rhodes United Church, at 1470 Gerrard St E.

In November 2019, Urban Strategies developed a report in support of the redevelopment of Don Summerville Apartments at 1555 and 1575 Queen Street East, located 300 meters from Applegrove Community Complex's main site. This report found that the four census tracts surrounding the 1555-1557 Queen St. E site have a total population of 16,722 people, representing an increase of 1.5% since 2011. This is less than the average growth across the city of 4.5% over the same time period.

The largest age cohorts for the study area are people aged 35-55 years, followed by those aged 0-9 years. The 1555-1557 Queen St. E redevelopment application would add an additional 651 units and replace 120 units. Approximately 1530 people are anticipated to reside in the new units.

Given the increasing level of development in the area, there will be increased demand for space in the local schools. The Urban Strategies report indicated that the 1555-1557 site is anticipated to bring 101 new elementary school-age students into the area. There

are currently a total of 283 locally available elementary school spots in the TDSB and 125 spots in the TCDSB, including 108 spots at the Duke of Connaught School. As such, this immediate development does not pose a significant concern for Applegrove Community Complex's ongoing tenure at the school. However, estimates from City Planning indicate that there are approximately 25 active or recently completed development applications (not including 1555 – 1557 Queen St. E.) within the Community Services & Facilities inventory study area submitted between 2012 and 2019. Some of these are under construction. They include a total of 1,439 proposed units and a total estimated new population of 3,382. This indicates pressure for school spaces will continue to increase, as will the need for access to social supports of the kind provided by Applegrove Community Complex.

Applegrove Community Complex is the only one of the City's ten Association of Community Centres sites with its main location operated out of a site that is not owned by the City. Their lease with the TDSB has been in overhold since 2013. This means that the site is vulnerable to change of use at the owner's discretion. City staff are reviewing a number of sites in the area which may be suitable, including the Housing Now development at 1638 Queen St East, but have not found an appropriate site to date. When considered alongside the expected population growth in the area, staff advise that the City explore options to relocate the complex in the long-term to a City-owned property in the catchment area.

CONTACT

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SIGNATURE

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