

Allen East District Plan

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Community Services & Facilities Strategy

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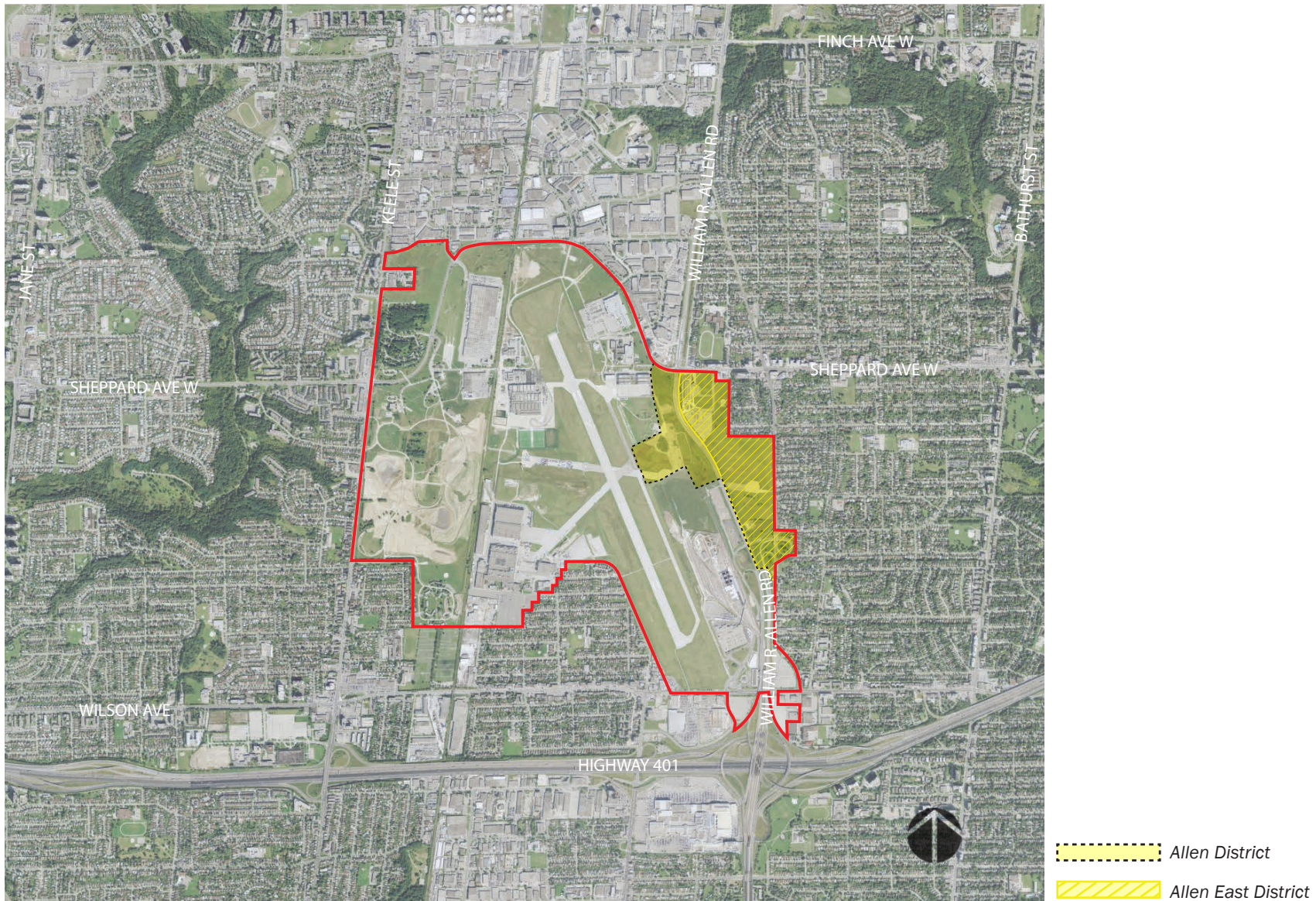


Figure 1: Downsview Area Secondary Plan area (outlined in red) and the Allen District (shown in yellow)

Introduction and Purpose of the Report

CreateTO is responsible for the comprehensive planning and future development of the City-owned lands located within the Downsview Area Secondary Plan Area. Brought into force in 2011, the Downsview Area Secondary Plan (OPA 111) (the “Secondary Plan”) provides policies to structure development. The City-owned lands are known as the Allen East District and comprised of the lands bounded by Sheppard Avenue West to the north, Allen Road to the west, Wilson Heights Boulevard to the east and the existing Allen Road ramp to the south. The lands approved for transfer to CreateTO amount to approximately 23 hectares (57 acres).^{*} Together with the Canada Lands Company’s land holdings on the west side of Allen Road, these lands are known as the “Allen District,” one of seven identified “districts” within the Downsview Area Secondary Plan.

The Secondary Plan articulates a desire to provide “affordable, accessible, high quality community services and facilities” that will contribute to the creation of liveable and sustainable urban communities in the area (Policy 3.6). The timely provision of these services and facilities will be critical to the success of new communities.

To this end, Policy 7.1.3 of the Secondary Plan directs that District Plans are to be produced prior to any development in the Secondary Plan area. This strategy has been produced in support of the Allen East District Plan to ensure that residents will have access to adequate community services and facilities as development in the district proceeds.

The Secondary Plan established the need for a community recreation centre, 460 daycare spaces and approximately 13 hectares of parkland within the Secondary Plan area. It also gave direction for the provision of these services and facilities on a district-wide level. This strategy focuses on the Secondary Plan requirements as they relate to the Allen East District.

This report is divided into four sections:

Section 1 summarizes the findings from the Secondary Plan’s Community Services and Facilities Study and describes the general criteria for Community Services and Facilities as outlined in the Secondary Plan. This section also provides a brief description of the projected needs in the Secondary Plan area, which are discussed in more detail in subsequent sections.

Section 2 discusses the dedication of a minimum one acre in the Allen East District for a potential community use.

Section 3 describes the site requirements, location criteria, implementation guidelines and strategy for the provision of daycare centres.

Section 4 describes the required amount of local parkland to be provided in the Allen East District and identifies the parkland site requirements, location criteria, implementation guidelines and provision strategy.

The report concludes with a summary of the requirements for the provision of community services as they relate to the CreateTO lands in the Allen East District.

^{*} Lands approved for transfer to CreateTO amount to 57.4 acres (23.2 hectares). The Sheppard West Station (8.89 acres / 3.6 hectares) is being comprehensively planned as part of the Allen East District, however it has not been approved for transfer to CreateTO. The existing Banting Park (5.68 acres / 2.3 hectares) will remain in the City of Toronto’s ownership.

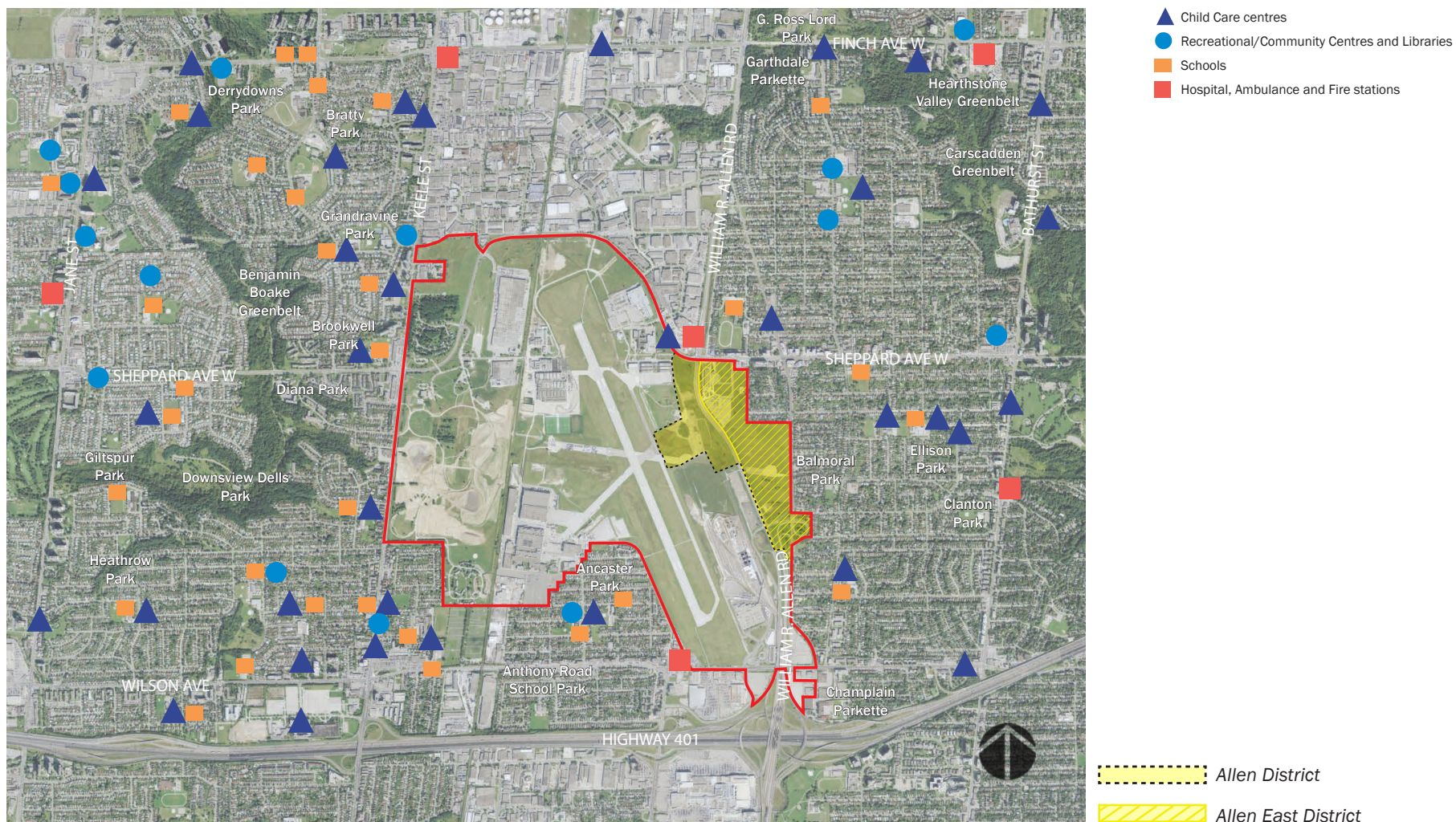


Figure 2: Community Facilities and Services in the Secondary Plan area

01 Downsview Area Secondary Plan

Community Services and Facilities Study

This section provides a summary of the findings of the Community Services and Facilities Study undertaken in 2008 as part of the Downsview Area Secondary Plan Review process. The study focused on the area bounded by Bathurst Street to the east, Jane Street to the west, Finch Avenue West to the north and Highway 401 to the south.

Schools

The Toronto District School Board operates 20 elementary schools and 3 secondary schools in the area surrounding Downsview Park. The total capacity for enrolment in the elementary schools is 9,023 students and the total enrolment is at 76% of capacity. The secondary schools have a combined capacity of 3,228 students and are operating with an enrolment of 81% capacity.

The Toronto Catholic District School Board has 10 elementary schools and 2 secondary schools in the study area. The elementary schools have a capacity for 4,128 students, and are operating at a capacity of 102% enrolment. The two secondary schools have a total capacity of 1,389 students, and are operating at a capacity of 83% enrolment. The Secondary Plan does not identify the need for new schools in the Secondary Plan Area.

Child Care

There are 37 child care centres providing 2,324 licensed child care spaces. Of these, 28 are non-profit, 7 are commercial, and 2 are public. Eighteen childcare centres are located in schools, 13 are located in either residential or commercial facilities and 3 are located in places of worship.

Libraries

The Toronto Public Library operates six libraries within the Downsview study area, of which two are district branches and four are neighbourhood branches. The Toronto Public Library advises that the six libraries have capacity to accommodate an increase in population. In addition to the public libraries, there are five bookmobile stops in the Downsview study area. The Secondary Plan does not identify a need for new library services in the Secondary Plan Area.

Fire & Ambulance Stations and Hospitals

There are four fire stations and three ambulance stations within the Secondary Plan study area, however the Secondary Plan Review identifies the need for a new fire station within the vicinity of Parc Downsview Park.

At the time the study was undertaken North York General hospital was the only hospital in the study area, however the Ministry of Health and Long-Term Care completed the Humber River Regional Hospital on the Southwest Corner of Keele Street and Wilson Avenue West in 2015.

Parks

The most significant park in the Secondary Plan area is the National Urban Park currently being developed by Canada Lands Company. The National Park is not intended to replace either the role or function of municipal parks, however a number of parkettes, district parks, and large city-wide open space areas exist within the study area.

Recreation Facilities

There are six primary recreation facilities operated by the City of Toronto within the Secondary Plan study area. Chesswood Arena provides four ice rinks and The Hangar in Downsview Park offers 45,000 square metres of indoor athletic space.

Projected Needs for the Secondary Plan Area

The Secondary Plan identifies three priority community facilities and services required to support the new communities in the Secondary Plan area. These three priorities are to be developed in conjunction with new development.

Community Recreation Centre

The first priority is a community recreation centre with an indoor pool to support the new residents in the Secondary Plan area.

Daycare Facilities

The second priority will be the provision of 460 childcare spaces for children aged 0-9 years within the Secondary Plan area.

Park Space

Finally, in addition to the National Urban Park, the Secondary Plan requires approximately 13 hectares of local parkland to be provided throughout the Secondary Plan area.

These priorities will be discussed in detail in the following section.

General Criteria for Community Services and Facilities

The Secondary Plan directs that the community facilities and services are to be implemented as part of the District planning process and establishes general criteria for their development (Appendix 1 of the Secondary Plan). Innovative approaches for providing community infrastructure are to be considered, including shared uses and integrating facilities within private developments or the National Urban Park (Policy 3.6.5). The general criteria for community services and facilities are as follows:

Facility/Site Requirements

The Secondary Plan encourages the development of multi-purpose facilities that are able to share services in order to provide a range of programs or activities. In addition, facilities should have the capacity to adapt to the changing needs of area residents in order to provide different, or more enhanced services in the future.

With respect to the physical structure of the facility, they may be built as stand-alone facilities, or if needed they may also be incorporated into mixed-use developments. Regardless of their form it is important that, wherever possible, facilities allow for shared services or be able to offer joint programming to the surrounding community.

Community facilities that are co-located on parks should maximize the amount of open space for recreation. This may be achieved by providing underground parking or by developing multi-story buildings that limit the footprint of development and provide opportunities for high quality outdoor community space.

Location Criteria

Community facilities within the Secondary Plan area should be accessible by public transit and in close proximity to residents and businesses within the area. Facilities should be highly visible from the street, and offer barrier-free, grade-related uses.

Implementation Guidelines

Community facilities should be delivered as development occurs in order to support new residential and non-residential growth. In order to ensure appropriate facilities and services in the Allen District, as development advances, the adequacy of community facilities should be monitored and reviewed.

This report establishes the appropriate amount of park space and child care spaces and outlines the criteria that these community facilities and services must adhere to.

02 Community Use

CreateTO has set aside a minimum of one acre of its land in the Allen East District for a community use located at the south west area of the District for a proposed Ontario Tennis Association (OTA) facility. The proposed centre (identified in Figure 3) will be sited in a landmark location, serving as a facility for training, recreation, and community uses.

CreateTO will work to ensure the facility's location adjacent to the stormwater management facility presents an attractive presence as a Gateway location. CreateTO will work with Parks, Forestry, and Recreation and/or Social Development, Finance, and Administration on a Shared Use Agreement between the City and the OTA, which will identify how many hours per week the tennis courts will be made available to the general public. The Shared Use Agreement will also outline how the approximately 1,394 m² (15,000 ft²) of community space within the OTA facility will be used, and when community programming will take place.

Strategy

CreateTO has committed to reserving a minimum one acre of land for a community use, proposed to be a future Ontario Tennis Association (OTA) facility. The exact function of the community use has not yet been established, however CreateTO will work with its development partners and the City of Toronto to identify future community needs, and how the space within the OTA facility may be utilized by the public.



Figure 3: Allen East District Plan land use designations. Potential community use area is located in the south west.

03 Daycare Centres

The Secondary Plan, Appendix 1, provides direction about daycare facility site requirements, assumptions related to location criteria, and implementation guidelines for assessing daycare demand.

Facility/Site Requirements

The Secondary Plan states each daycare is required to accommodate 52-86 children, and is to provide 110 square feet of interior space and 60 square feet of exterior play space for each child. The interior space must be adjacent to the exterior play space, and the daycare must be well-equipped and furnished in accordance with Provincial requirements.

Access to each daycare must be acceptable for all users, including children, parents and custodians and provide acceptable drop-off and pick-up locations for children.

Location Criteria

Daycare facilities must comply with appropriate Provincial regulations and policies with respect to their location, although daycares provided at grade are preferable. Prior to selecting a final site, sun, air and noise studies must be completed (Appendix 1).

Implementation Guidelines

The Secondary Plan also provides guidelines for assessing licensed daycare demand within each District. The assessment is to take into consideration the number of children 0-9 years old, which is assumed to be 11% of the population (based on the City of Toronto as a whole). This number is to be reduced by 50% in order to reflect estimates about parental choices with respect to using daycare and the number of working parents.

According to these assumptions, approximately 460 daycare spaces are to be provided within the Secondary Plan area. On this basis, it is assumed that a minimum of one daycare centre will be required in the Allen East District, with the priority location in either the *Mixed Use* or *Apartment Neighbourhood* character area.

Strategy

As development occurs in the Allen East District, CreateTO will work with its development partners to provide a daycare centre that will adhere to the built form requirements and location criteria established by the Secondary Plan. Future development applications will identify the specific location for a daycare facility, however it is anticipated that it will be located within the *Mixed Use* or *Apartment Neighbourhood* character areas.

04 Local Parkland

The Secondary Plan requires that a total of three parks be provided in the Allen District (Policy 4.3.3(b)). The three parks are to have a total area of 5.7 hectares, including the existing Banting Park at the north end of the district. It is anticipated that the parkland dedication outlined in the Secondary Plan will fulfil the dedication required by future development. Map 7-8 of the Secondary Plan identifies preferred locations for parkland in each district. Two parks, one of which is the existing Banting Park, are to exist on CreateTO's lands in the Allen East District. The two parks are to be connected by a greenway link.

Policy 4.3.2 directs that local parks are to be prominent features in neighbourhoods, centrally located within the district and on public streets. Parks are to be easily accessible and provide linkage and connectivity to the National Urban Park and to other parks and open spaces within the Secondary Plan area. Local parks are to be developed and maintained to provide passive and active space for public recreational, athletic and landscaping purposes (Policy 4.3.1).

Figure 5 provides an illustration of the proposed park locations and proposed greenway link in the Allen East District.

Facility/Site Requirements

The Secondary Plan requires the provision of approximately 13 hectares of dedicated municipal parkland within the Secondary Plan area. This parkland dedication is not to include lands provided as school facilities or the National Urban Park. Parks are to provide both passive and active recreation opportunities and be oriented to the surrounding neighbourhoods.

Location Criteria

Parks are intended to serve communities within each district and are to be provided within a reasonable walking distance. They are to be grade-related and barrier-free while providing good visibility and accessibility from adjacent streets.

Implementation Guidelines

Neighbourhood parks throughout the Secondary Plan area should incorporate sustainable design and management practices and have the capacity to adapt to the changing needs of the community over time. Parks are to be incorporated into the broader City parks system using public streets that are landscaped and planted with trees. A network of pedestrian and cyclist paths and trails should allow movement throughout the Secondary Plan area.

Strategy

The requirements and locations of local parks, the existing and expanded Banting Park, a new Neighbourhood Park and a connecting Greenway have been established by the Allen East District Plan. CreateTO will convey the identified parcels to the City as development in the District proceeds.

Parkland in the Allen District

Park	Area
Banting Park (existing)	2.3 ha (5.68 ac)
Banting Park (south addition)	0.26 ha (0.64 ac)
Greenway	0.19 ha (0.46 ac)
Neighbourhood Park	1.22 ha (3.01 ac)
Allen East District Total	3.97 ha (9.81 ac)
Remaining parkland requirement (to be provided on the Allen West precinct west of Allen Road.)	1.52 ha (3.76 ac)

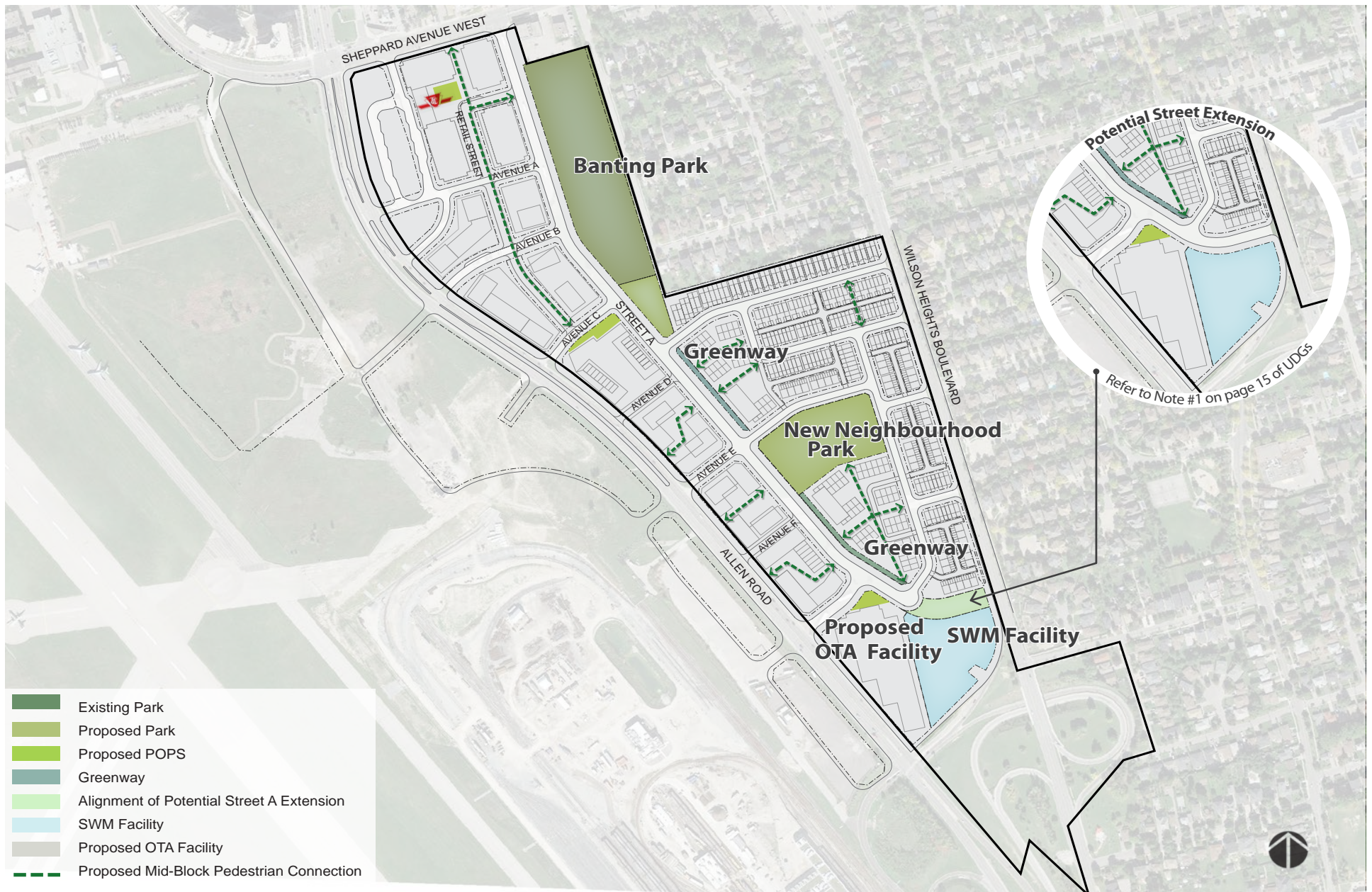


Figure 4: Allen East District Open Space Plan. An expanded Banting Park and a new park in the centre of the district will be connected by a greenway link.

Conclusion

This Community Services and Facilities Strategy was produced in support of CreateTO's District Plan Report for the Allen East District, a requirement of the Downsview Area Secondary Plan. The Secondary Plan establishes the need for a community recreation centre, 460 daycare spaces and approximately 13 hectares of parkland within the Secondary Plan area.

The location of the community recreation centre required by the Secondary Plan will be determined by the City of Toronto's Parks, Forestry and Recreation staff. Within the Allen East District, a minimum of one acre of CreateTO's land will be reserved for a potential community use and is anticipated to be used for a proposed Ontario Tennis Association (OTA) facility. CreateTO will work with the Parks, Forestry, and Recreation, and/or Social

Development, Finance, and Administration on a Shared Use Agreement for the OTA facility.

Development in the Allen East District will be required to accommodate an appropriate number of daycare spaces for children aged 0-9 years. CreateTO will work with its development partners to provide a daycare centre that will meet the facility/site requirements and location criteria established in the Secondary Plan.

Within CreateTO's land in the Allen East District, the Secondary Plan requires there to be two parks, the existing and expanded Banting Park at the north end of the District and a new neighbourhood park in the centre, joined by a greenway link.