

Regent Park Neighbourhood Association



June 21, 2023

Dear members of the Toronto and East York Community Council,

We hope this message finds you in good health and high spirits. We are writing on behalf of the residents of Regent Park.

As representatives of Regent Park residents, we have been closely following the development plans and have some important priorities and concerns to raise with you before the application is considered for approval.

As a resident-led organization representing all residents living in Regent Park, the Regent Park Neighbourhood Association (RPNA) would like to request amendments to the motion being considered by Toronto and East York Community Council:

TE6.21 - 325 Gerrard Street East (Regent Park Phases 4 and 5) - Zoning By-law Amendment and Rental Housing Demolition Applications

The amendments should address the following main points:

- **Protecting our Social Housing:**

The motion's current requirement is that the 633 replacement social housing units will be maintained as social housing residential rental units for a period of at least 40 years. Our expectation is these and social housing units from Phases 1-3 will remain as social housing in perpetuity.

- **Additional Income Based Affordable Housing**

For the 637 net new affordable housing committed as part of Phase 4/5 rezoning, we seek your support in ensuring that the minimum tenure is 99 years and the minimum affordability secured is in line with the City's income based definition (OPA558).

We also ask that you continue to work with TCHC to advocate to other levels of government to find a path forward to attain subsidies to achieve deeper affordability including additional rent geared to income.

Should the necessary funding not be available in time, we also request that TCHC and the City explore ways in advance to allocate the units to a nonprofit or community land trust to deliver, oversee and manage those affordable housing units.



- **Prioritizing Community and Public Spaces :**

While 10,461 square metres of retail and office space and 14,000 sq. meters of Privately Owned Public Space outlined for Phase 4 and 5, only 3,714 square metres is committed for community space and a minimum of 200 square metres is committed as affordable or micro-retail space for entrepreneurs and small businesses in Regent Park .

We feel that the current commitments to community spaces will not meet our existing or future needs. We fear that Regent Park will continue to face the same challenges in the future without further consideration of additional community spaces are not included in this proposal.

The Regent Park Phase 4 and 5 Community Services and Facilities Inventory Study report (attached) references the need for community and public spaces in Regent Park of at least 60,000 sq. ft (5,547 sq. m) of community space. We are seeking at minimum, an additional 2,000 sq. m of community space as part of this application.

For this additional space, we encourage your support for the community's interest in an Association of Community Centre (AOCC) model which can ensure community governance as well as the delivery of important social, community and recreation programs that many neighbourhoods in the Downtown area enjoy (519, Scadding Court etc.).

- **Comprehensive Community Services and Facilities Strategy**

While we support the Regent Park Non-Residential Space Strategy for the new retail, community space, and open spaces, we feel that a more comprehensive plan that responds to the current and future community needs outlined would ensure a complete community that includes optimal public and community spaces as part of the last Phase of revitalization in Regent Park. This would include items that have not been considered in this application like community amenities, child care facilities, schools, recreation and human services.

On child care for example, the 2017 Downtown Community Services and Facilities Strategy report which factors in future growth needs identifies:

*Based on population estimates for the Downtown it is estimated that an additional 3,700 child care spaces will be required to support residential growth in the Downtown to 2031. These spaces are expected to be delivered by existing facility retrofits and through new builds as opportunities arise through the development review process. The provision of child care spaces has been identified as a priority in the Downtown Plan. **A specific policy requirement to secure child care facilities in development where it can be accommodated through Section 37 provisions of the Planning Act helps to achieve this objective.***

With an additional 3,246 units coming to Regent Park in Phase 4 and 5, we will need at least 62 child care units as part of the Phase 4 and 5 to accommodate this growth. The Regent Park Community and Facilities Inventory study completed only accounted for the current child care vacancies, not accounting for future growth needs.



As members of the Toronto and East York community council, your support of Regent Park Neighbourhood Association's concerns outlined in this letter would be invaluable in ensuring that the redevelopment of a complete community that truly prioritizes the economic, social and health needs and interests of current and future residents.

We look forward to working with you to implement these priorities as part of Regent Park Phase 4 and 5 of revitalization.

Please feel free to contact our RPNA coordinator at rpna.info@gmail.com to coordinate the meeting or discuss further.

Thank you for your time and consideration.

Sincerely,

Walied Khogali Ali on behalf of the Leadership Team and Board of Directors
Regent Park Neighbourhood Association



About the Regent Park Neighbourhood Association

The RPNA seeks to foster an inclusive, diverse and healthy neighbourhood in which all residents feel at home. The RPNA also recognizes that Toronto Community Housing (TCH) residents had a vibrant community in Regent Park prior to the redevelopment and seeks to build on that history of grassroots initiatives, resident led ventures, and strong networks. To ensure that this heritage is not lost, TCH residents serve in half of the RPNA Leadership Team positions. The RPNA's advocacy was central in negotiating and winning a commitment from TCHC to include a \$26.8M Community Benefits Agreement as part of Phase 4 and 5 of revitalization in Regent Park.

The RPNA seeks to foster an inclusive, diverse and healthy community through...

1. **ADVOCACY** - to provide a strong voice for residents on issues that will benefit our entire community.
2. **COMMUNITY BUILDING** - to bring our culturally diverse and mixed-income community together.
3. **COMMUNICATION** - So much is happening in Regent Park! It's important to keep residents informed.

RPNA's mission is to create a safe space where resident voices are amplified on issues that are important to our neighbourhood and take action. Our vision is to foster an inclusive, diverse and healthy neighbourhood in which all residents feel safe, welcome and at home. RPNA's objectives include advocacy, resident leadership, and communications. We voice neighbourhood concerns on priority issues that will benefit our entire community, ensure resident voices exist in all aspects of governance and implementation of the Regent Park Social Development Plan, and inform, consult and engage RPNA members and the community on neighbourhood issues and opportunities.

RPNA has achieved significant progress, including opening its meetings to all residents, establishing delegate elections in each building resulting in a 62-member delegate team with representation from all 31 buildings/townhouse groups in Regent Park, and securing a community benefits framework for the Community Benefits Agreement (CBA) in 2019.

Currently, RPNA is incorporated as a not-for-profit organization with a board of directors consisting of 4 Market residents, 4 TCHC residents, and 1 service provider. We encourage residents to get involved by joining the Community Benefits Coalition to support the advocacy efforts for the redevelopment of Phases 4 & 5 and to support the social development plan and its four working groups with the help of the neighbourhood association.

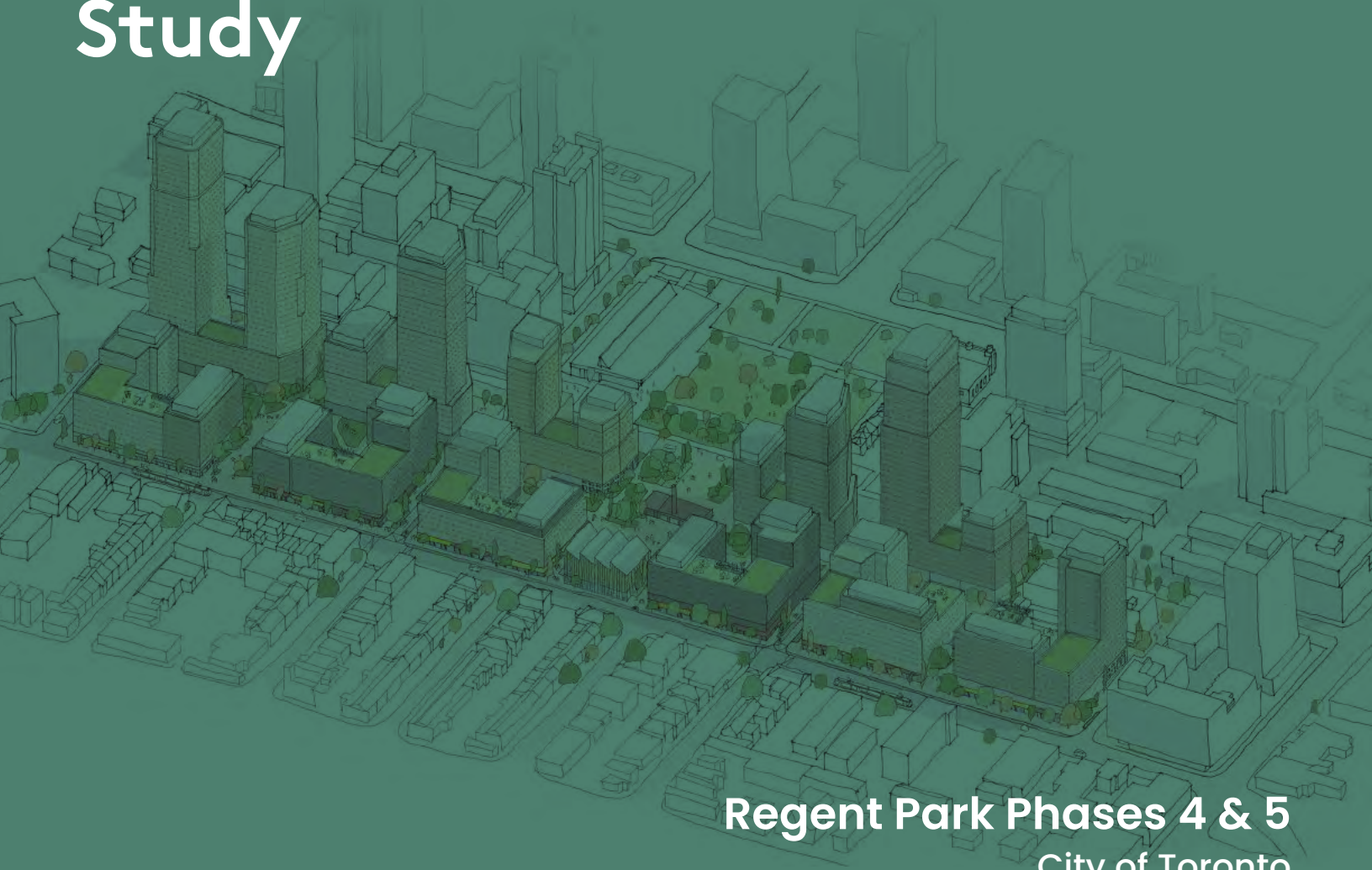
Thank you.





Regent Park
Phases 4 & 5

Community Services and Facilities Inventory Study



Regent Park Phases 4 & 5
City of Toronto

Prepared For
Toronto Community
Housing Corporation (TCHC) and 2747199
ONTARIO LIMITED (Deltera Inc.)

April 2022



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This Community Services and Facilities Inventory Study (CSF) has been prepared in support of the proposed Zoning By-law Amendment (ZBA) application for the Regent Park Phases 4 and 5 lands.

The development proposal for the Regent Park phases 4 and 5 involves the revitalization of the final two phases of the Regent Park community located in the east side of the Downtown core.



Executive Summary

This Community Services and Facilities Inventory Study (CSF) has been prepared in support of the proposed Zoning By-law Amendment (ZBA) application for the Regent Park Phases 4 and 5 lands.

The development proposal for the Regent Park Phases 4 and 5 involves the revitalization of the final two Phases of the Regent Park community located in the east side of the Downtown core. The Phases 4 and 5 lands are generally bound by Gerrard Street to the north, River Street to the east, Oak Street to the south, and Dreamers Way that transverses along the west. The proposal consists of a total GFA of 292,900 sq m comprised of approximately 279,178 sqm of residential floor area and approximately 13,710 sq m of non-residential development across 13 buildings. The proposal consists of approximately 2,973 residential units, of which 1,792 will be market units, and 1,181 will be TCHC owned rental units.

The development proposal will also consist of a new relocated 2,277 sq m Toronto Public Library branch, for the relocated Parliament Street Branch. Of note, the new library will be funded and lead by TPL staff. In addition, the proposal incorporates a variety of potential community spaces throughout that could host a variety of functions within the community. These spaces are further discussed in Section II of this Report.

Based on the 2016 census data, the total population within the Immediate Study Area increased by 9.9% between 2011 to 2016, resulting in a total population of 10,810 persons, comprised of 5,535 or 51% males and 5,275 or 49% females. With an average age of 35. Similarly, the Surrounding Community Study Area population increased by 17.4% to a total population of 44,520 persons in 2016, comprised of 23,885 or 54% males and 20,635 or 46% females. The average age in the Surrounding Community Study Area is slightly higher at 39. This trend continues as the average of the City is 40.6 years old.

The Immediate Study Area is comprised of 2,465 families, of which 71% are couple families and 29% are lone-parent families. Of the total couple families, 75% are married couples, and 69% of the couples had a least one or two children, while 31% had three or more children. Couples without children accounted for 48% of the total couple families. Of the total lone-parent families, 88% are female parents and 12% are male parents, with 54% of lone-parent families having only one child. Similarly, in the Surrounding Community Study Area where, 79% of the census families are couple families. Of which 66% are married couples, and 34% are common law couples, while only 21% are lone-parent families. Of the total couples, regardless of married or common-law status, 63% of the couples were without children and only 37% of the couples had children. Of the 37% of couples with children, almost half (46%) have only one child. Of the total lone-parent families, 85% are female parents and 15% are male parents, with over half (58%) of lone-parent families having only one child.

The average household size in the Immediate Study Area is 2.15 persons for approximately 71% of households; similarly the average household size in the Surrounding Community Study Area is 1.92 persons for approximately 80% of household sizes.

The existing urban fabric of the Immediate Study Area is comprised of mostly apartment buildings that contain 5 or more storeys (73%), followed by apartments in a building with fewer than 5 storeys (55%) of the existing housing stock. This is comparable to the Surrounding Community Study Area where 57% of the existing housing stock is comprised of Apartment in a building that has 5 or more storeys, and 55% apartments in a building with fewer than 5 storeys.

The 2015 average household income for the Immediate Study Area was \$51,625.00, after-tax, which is less than both the Surrounding Community Study Area after-tax average of \$70,521.11, and the City's average after-tax income of \$81,495.00.

Within the Immediate Study Area, over half of the population identifies as being of Asian origins, with European origins being the second most common at 28%. Whereas, in the Surrounding Community Study Area and City of Toronto, 50% and 48% respectively identify as being of European origins, and 35% and 40% identify as being of Asian origins.

In the Immediate Study Area, 53% of the population has achieved a postsecondary certificate, diploma, or degree, which is similar to both the Surrounding Community Study Area and City of Toronto where 65% and 59% respectively achieved the same level of education. Similarly, a bachelors level or above was the most common education, with 64% in the Immediate Study Area, 67% within the Surrounding Community Study Area, and 62% in the City.

Community Services and Facilities

In total, there is one public school within the Immediate Study Area, Nelson Mandela Public School and 18 school facilities within the Surrounding Community Study Area for a combination of 19 schools. Of the 19 schools, 15 are publically funded schools representing a mixture of both primary and secondary schools within both the TDSB and TCDSB. Based on the proposal to date, the TDSB anticipates 170 elementary students and 66 secondary students, total 236; and the TCDSB anticipates 45 elementary students and 19 secondary students, 64 total, for a combined total of 300 students. This information was provided by the TDSB on March 7, 2022 and from the TCDSB on March 4, 2022.

In total, residents within the study areas have access to 18 licenced child care facilities, of which 13 have vacancies. In addition to these public child care facilities there are also private child care and at home services in the community that are not included within the findings of this report.

There are four Toronto Public Libraries (TPL) within both study areas, with the closest branch, the Parliament Street Branch located within 300 m of the Phases 4 and 5 lands. The other three branches are all located within less than 1.5 km from the site.

In total, the 29 parks offer over 27.2 hectares (67.2 acres) of dedicated parkland, playgrounds, trails, outdoor recreational facilities, in addition to community recreation centre and 5 community spaces and facilities within both study areas.

There are six places of worship within the Immediate Study Area, in addition to another 17 within the Surrounding Community Study Area, for a total of 23 places of worship catering to a range of religions.

The Immediate Study Area consists of one retirement facility, with three additional facilities within the Surrounding Community Study Area. Four retirement facilities are located within proximity to the Phases 4 and 5 lands.

Within the Immediate Study Area there are 26 social service providers, in addition to 51 providers within the Surrounding Community Study Area for a total of 77 social service providers. In addition to the social service providers outlined above, there are a variety of community organizations and groups that operate within the Immediate Study Area that may not have permanent or fixed address that also service the community.

While no hospitals are located within either study area, there are two hospitals within proximity. Only one police station is located within the Surrounding Community Study Area. One fire station is located within the Immediate Study Area, with another station located in the Surrounding Community Study Area, as noted below. While no paramedic stations are located within the study areas, there are two within proximity.

As reflected above there is a wide variety of community services and facilities both existing and proposed.

1

Introduction

This Community Services and Facilities Inventory Study (CSF) has been prepared in support of the proposed Zoning By-law Amendment (ZBA) application for the Regent Park Phases 4 and 5 lands.

The development proposal for the Regent Park Phases 4 and 5 involves the revitalization of the final 2 Phases of the Regent Park community located in the east side of the Downtown core. The Phases 4 and 5 lands are generally bound by Gerrard Street to the north, River Street to the east, Oak Street to the south, and Dreamers Way that transverses along the west. The proposal consists of a total GFA of 292,900 sq m comprised of approximately 279,178 sqm of residential floor area and approximately 13,710 sq m of non-residential development across 13 buildings. The proposal consists of approximately 2,973 residential units, of which 1,792 will be market units, and 1,181 will be TCHC owned rental units.

The development proposal will also consist of a new relocated 2,277 sq m Toronto Public Library branch, for the relocated Parliament Street Branch. Of note, the new library will be funded and lead by TPL staff. In addition, the proposal incorporates a variety of potential community spaces throughout that could host a variety of functions within the community. These spaces are further discussed in Section II of this Report.



2

Purpose, Structure and Building on Previous Reports

The purpose of this CSF Report is to provide a thorough overview of the community services and amenities available to existing and proposed residents in the Regent Park community. Key services include publicly funded amenities, schools, parks, child care facilities, libraries, and community centres.

This CSF Report has been prepared to be consistent with the City of Toronto Terms of Reference and based on extensive community engagement and in consultation with City of Toronto staff. This report has been co created with the community and includes sections prepared by the community. With this in mind, this report goes beyond the standard Terms of Reference requirements and includes additional content prepared by community members to act as a “living” document overtime.

The CSF Report is also informed by Regent Park’s Social Development Plan (SDP) goal of creating a socially inclusive and cohesive Regent Park. The report has been structured as follows:

1. Identifying the census demographic of the community from 2016 and available 2021 data, including but not limited to population data, family composition, housing stock, immigration population, and socio-economic data such as income and education;
2. Providing an inventory of local community facilities such as elementary and secondary schools, public libraries, child care centres, community and recreation centres, parks and open space, arenas, swimming pools, places of worship, social services, and other publicly accessible community meeting or recreation space. Including an overview of the types of services provided through these facilities that help to shape the community.
3. Outlining the community’s requests for new community space and uses. This section has been prepared by community organizations.
4. Outlining the proposed non-residential spaces and potential uses proposed within the development proposal and how these spaces will service the community.

2.1 Previous Community Services and Facilities Reports

Community Facilities Strategy for Regent Park (2004/2005)

In August 2004 a Community Services and Facilities Study was prepared to inform the development of the community services strategy for the Regent Park area in anticipation of the redevelopment over the next 12-15 years. The report identified demographic characteristics and potential needs as well as provided information on the community services and facilities that are available and used by Regent Park residents, and the service gaps and issues related to these services.

In September 2005, City Council removed the Holding Symbol (H) from the Zoning By-law for the Phase 1 of the redevelopment and adopted a Community Facilities Strategy for Regent Park, as part of the original planning process for the Regent Park Revitalization. The CS&F Strategy provided a comprehensive framework for the replacement and construction of new community facilities over the multi-phased revitalization plan for Regent Park. Community facilities included publicly funded schools (TDSB, TCDSB), community recreation centres, aquatic facilities, community health centres, libraries, child care centres, community agency space and parks and open space. The focus of the original Community Services and Facilities Strategy was to provide community facilities timed to respond to demands of the future population.

Regent Park Community Services and Facilities (CS&F) Strategy Update - 2014

The 2014 Study provided an update to the original 2005 CS&F Strategy and included a number of components: a demographic profile of residents currently living in the area; a status of the Social Development Plan (October 2007); and Phase 1 and 2 community facility requirements identified in the previous CS&F Update together with proposed facility requirements to respond to the Phase 3 growth. As well as, service providers impacted by the revitalization provided input respecting service gaps, facility requirements and program priorities.

As part of that process, contributors were asked to provide updates on the plans to replace facilities, community amenities, and community agency space that were demolished in Phases 1 and 2 along with any changes to the redevelopment plans that impact on the overall plan configuration and to identify which facilities have been completed and what was planned and/or required for the Phase 3 growth. Since the 2014 CS&F Update, significant progress has been made on a number of community facilities including the Linear Park, Central Neighbourhood Park, Water Play Areas, the new community centre and new child care facility.

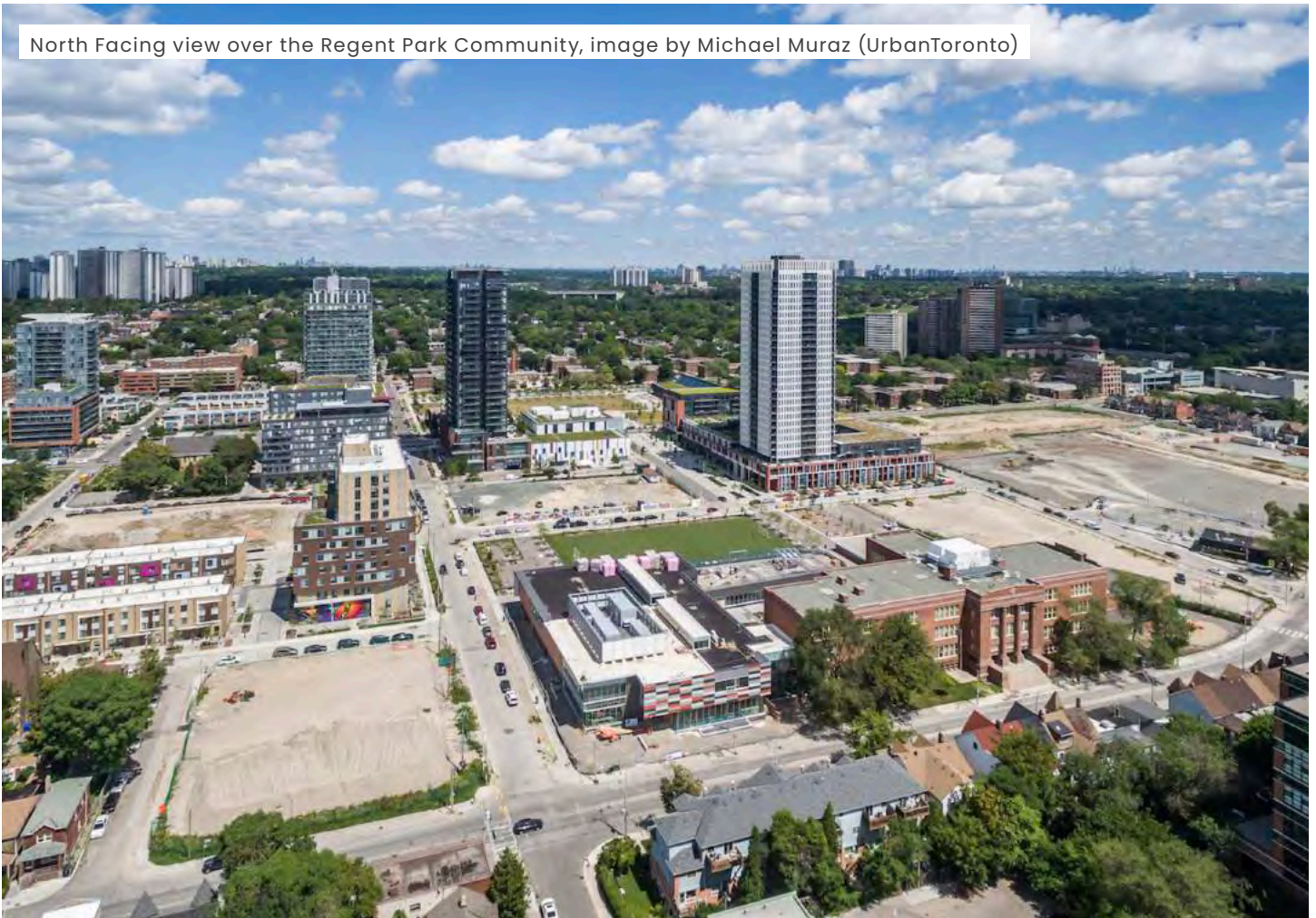
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Regent Park Revitalization History

Since 2005, Toronto Community Housing Corporation (TCHC) has been undertaking a revitalization of entire the Regent Park community. In Phases 1 and 2 TCHC partnered with the Daniels Corporation to build 6 market condominiums, 6 TCHC replacement social housing buildings and a mixture of market and TCHC rental townhomes. For Phase 3, the Daniels Corporation is the construction manager for 3 TCHC replacement social housing buildings and rental townhomes. Phases 1 and 2 have been completed; Phase 3 is nearing completion with two buildings still to be constructed: Block 1 by the Daniels Corporation (private condominium), and Block 16 North by TCHC.

In 2020, Deltera Inc. (Tridel) was selected as the developer partner by TCHC to develop the final two Phases of the Regent Park community. As part of the redevelopment for the lands, TCHC and Tridel has undertaken a range of community consultation events since August 2020 leading up to the rezoning application submission. Community consultation to date has included educational components on rezoning and land development at a high level, displaying concept options and design approaches to gain community feedback and incorporate into the future design.

North Facing view over the Regent Park Community, image by Michael Muraz (UrbanToronto)



4

Social Development Plan (SDP)

In 2007, the City and TCHC approved a Social Development Plan (SDP) which was developed to accompany the physical transformation through all the Phases of the revitalization. In response to the changing needs of Regent Park, the SDP was revised in 2018, through community consultations. Through those consultation, residents identified 4 areas (*Safety, Communications, Community Building and Employment and Economic Development*) as key elements to achieving the overall goal of the SDP which is to create a social inclusive and cohesive Regent Park.

5

Planning Context

It is important to understand the role of the CSF report within the context of the planning approval process, including the Secondary Plan and the Social Development Plan.

5.1 Regent Park Secondary Plan

Toronto City Council approved the Secondary Plan in February 2005. The Secondary Plan will guide growth, manage change and set out a vision for the future of Regent Park. The Secondary Plan establishes principles important to achieve a healthy and liveable community in Regent Park as an outcome of redevelopment. There are a number of principles to achieve provision of community facilities and services.

5.2 Downtown Community Services and Facilities Strategy (2018)

In April 2018, the City of Toronto released the Downtown Community Services and Facilities Strategy. The CS&F Strategy provides the implementation framework to achieve the goals of the Downtown Plan; and the direction to secure space and/or capital resources that reflect the needs, priorities and opportunities of each of the five community service sectors – schools, child care, libraries, recreation and human services – for the next 25 years. The strategy also identified Key Strategic Directions based on extensive analysis, stakeholder consultations and collaboration with sector representatives, including:

- Reinvesting in and maximizing use of public assets through retrofits, expansions and improvements;
- Developing partnership/co-location opportunities with City Divisions, agencies and boards and community-based organizations;
- Identifying innovative and integrated service delivery models to address CS&F needs;
- Ensuring that new space/facilities keep pace with growth over a 25-year time horizon;
- Prioritizing space/facility opportunities through collaboration with sector partners; and
- Setting the foundation of future partnerships through the establishment of new partnership tables to share information and to explore space/facility opportunities.

The strategy consists of relevant findings for the Regent Park community and surrounding neighbourhoods including:

1. Population Growth – Between 2006 and 2011 the population increased 4%, this trend continued between 2011 and 2016 where the population increased to 8%. The strategy estimates that the Regent Park neighbourhood will experience a higher growth rate in the coming years. According to the strategy, over the same period (2006–2016) the Regent Park population increased less than both the City of Toronto (13.6%), and the Downtown Core (59.8%).
2. Projected Employment Growth – The strategy assessed employment projections within neighbourhood, and identified Cabbagetown, Moss Park, the Annex, and Regent Park to have the lowest employment density projection within the Downtown.

6

Community Services and Facilities Study Engagement

During the community engagement process for the proposed ZBA application, the project team received consistent feedback from the community regarding the CSF Report, including: the request for specific engagement on the preparation of the study, concerns on report accuracy, and the significance of the report on community spaces. In acknowledgement of this feedback and request, the project team hosted CSF specific engagement meetings, as follows:

November 1, 2021 – Kick off Meeting #1

- a. The meeting providing background information, including an overview of the City's requirements, purpose of the study, and information included in the report. As well as a discussion on community engagement opportunities for the group to provide feedback on their preference for outreach formats, types of meetings and workshops such as creating a working group, and input on meeting frequency.
 - Edits and comments to the overall report including identifying missing community groups, organizations, agencies and services, etc that exist today to ensure the report is an accurate snapshot.
 - Provide requests for space from community groups, agencies and other organizations.
- b. A draft report was circulated to the community group and attendees were asked to provide this feedback by March 4, 2022 to be included in the updated draft report.

November 15, 2021 – City of Toronto Staff Presentation Meeting #2

- a. The second meeting consisting of an educational session and presentation provided by City of Toronto Senior Planner, Kirsten Stein.
- b. The meeting also provided an opportunity for attendees to ask questions and discuss the study with Staff.

December 14, 2021 – Meeting #3

- a. The purpose of the meeting was to:
 - Confirm attendees list to ensure no groups were missed;
 - determine the Study Areas;
 - hear requests for space, at a high level; and,
 - discuss the community consultation strategy.

February 4, 2022 – March 4th, 2022– Weekly Meetings #4-8

- a. The purpose of the meeting was to review the draft CSF report with the community, with the intention of receiving community feedback in the form of two outlets:

March 11, 2022 – March 18, 2022 – Weekly Meetings #9-10

- a. a. The community group released a survey to the wider community for requests for space. The survey was reviewed, and the additional questions brought forth by the community group will be delved into when further engagement will take place after the submission of the re-zoning application. For purposes of this Report, only the information relevant to the categories is captured in this Report.

March 25, 2022 – Weekly Meeting #11

- a. The purpose of the meeting was to review the draft report with the community. The updated report reflects the proposed changes and updates from the community.

7

Study Area

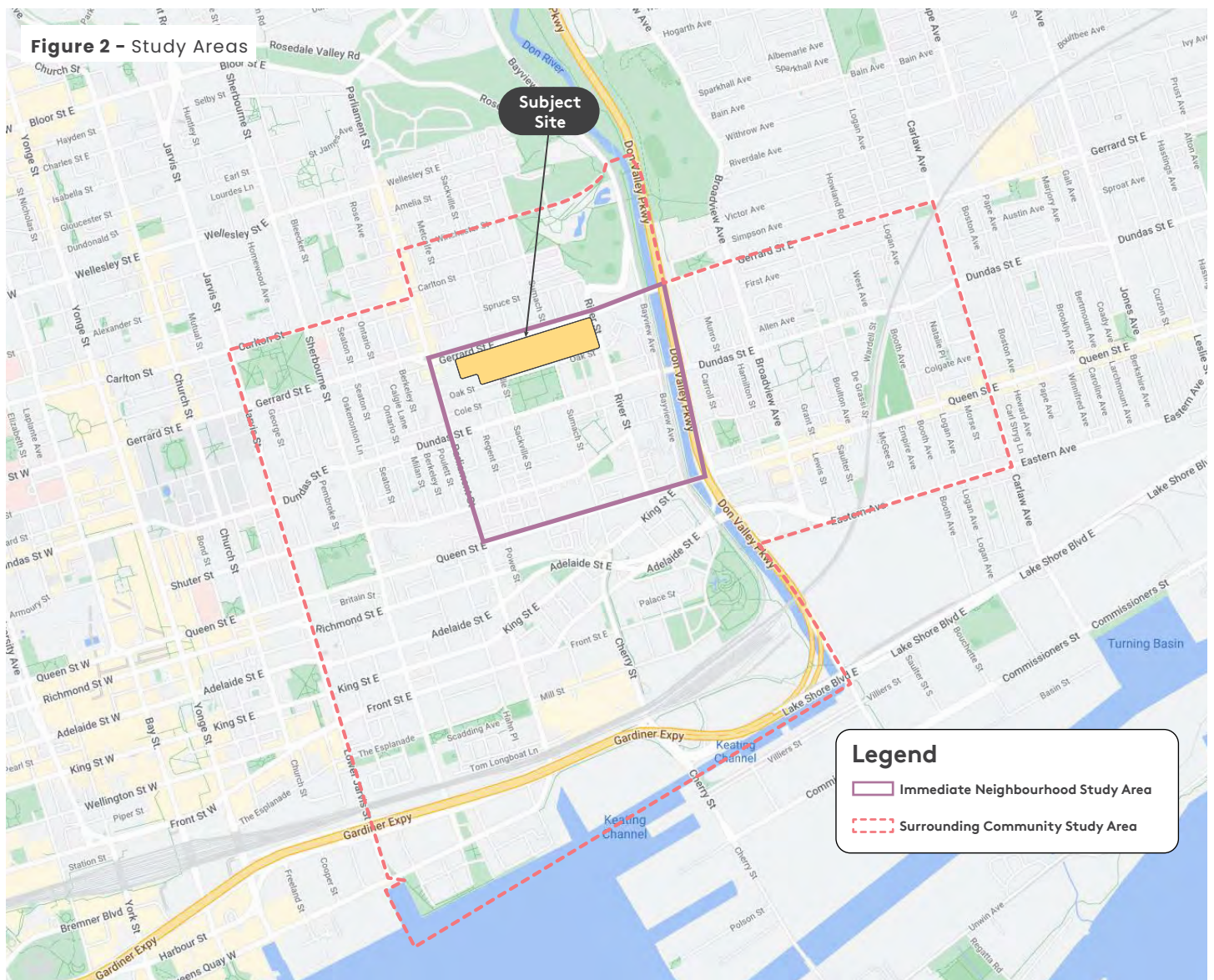
Based on community feedback, input, and direction at the December 14th, 2021 Meeting #3, as noted in Section 4.0, the Study Area for this CSF report has been separated into two catchment areas as follows:

Immediate Neighbourhood Study Area

- a. Bound by Gerrard Street East to the north, the Don River to the east, Queen Street East to the south, and Parliament Street to the west.

Surrounding Community Study Area

- a. Bound by Carlton Street to Winchester Street (via Parliament Street) and across Gerrard Street East to the north, Carlaw Street to the east, Eastern Avenue and Lake Ontario to the south, and Jarvis Street to the west.



8

Methodology

The CSF Report for the Phases 4 and 5 Lands is unique given the proposal is the final two Phases of the larger revitalization. The data was gathered from Statistics Canada to develop a demographic profile of the study areas, including nine census tracts (5350016.00-5350018.00, 5350028.01-5350033.00, and 5350068.00) to present an accurate demographic profile of community and surrounding area.

9

Demographic Profile

Based on the study area's outlined above demographic profiles have been completed for both areas that provides a snapshot of the current population and ages, family structure, household composition and living accommodations, and more. The demographic profiles include a comparison between the study areas and the City of Toronto based on the 2016 census information, along with the limited available 2021 census information. At this time, the 2021 census information available consists of population total and dwelling counts. It is anticipated that additional demographic profiles will be released by Census Canada on April 27, 2022, with further census information anticipated to be released throughout the year.

9.1 Population

Based on the 2016 census data, the total population within the Immediate Study Area increased by 9.9% between 2011 to 2016, resulting in a total population of 10,810 persons, comprised of 5,535 or 51% males and 5,275 or 49% females. With an average age of 35.

Similarly, the Surrounding Community Study Area population increased by 17.4% to a total population of 44,520 persons in 2016, comprised of 23,885 or 54% males and 20,635 or 46% females. The average age in the Surrounding Community Study Area is slightly higher at 39. This trend continues as the average of the City is 40.6 years old.

Based on the 2021 census data, the total population within the Immediate Study Area increased by 23.25% between 2016 to 2021, resulting in a total population of 12,797 persons, an increase of approximately 2,000 persons.

Age Group	Immediate Study Area (2016)			Surrounding Community Study Area (2016)			City of Toronto (2016)		
	#	%	Gender	#	%	Gender	#	%	Gender
Youth – 0 to 14	1,635	15	Male: 805 (51%)	4,935	11	Male: 2,500 (51%)	398,135	15	Male: 204,190 (51%)
			Female: 835 (49%)			Female: 2,425 (49%)			Female: 193,945 (49%)
Working Age – 15 to 64	8,440	78	Male: 4,350 (52%)	35,400	80	Male: 19,210 (54%)	1,906,495	70	Male: 925,070 (49%)
			Female: 4,090 (48%)			Female: 16,190 (46%)			Female: 981,425 (51%)
Senior 65+	730	7	Male: 375 (51%)	4,185	9	Male: 2,175 (52%)	426,945	15	Male: 184,325 (43%)
			Female: 355 (49%)			Female: 2,020 (48%)			Female: 242,615 (57%)
Total	10,810	100		44,520	100		2,731,570	100	

Source: Statistics Canada, 2016.

9.2 Family Composition

The table below provides a detailed illustration of the family composition within both study areas and the City of Toronto, including family characteristics, the number of children per family and number of people in each private household.

Based on the table, the Immediate Study Area is comprised of 2,465 families, of which 71% are couple families and 29% are lone-parent families. Of the total couple families, 75% are married couples, and 69% of the couples had a least one or two children, while 31% had three or more children. Couples without children accounted for 48% of the total couple families. Of the total lone-parent families, 88% are female parents and 12% are male parents, with 54% of lone-parent families having only one child.

Similarly, in the Surrounding Community Study Area where, 79% of the census families are couple families. Of which 66% are married couples, and 34% are common law couples, while only 21% are lone-parent families. Of the total couples, regardless of married or common-law status, 63% of the couples were without children and only 37% of the couples had children. Of the 37% of couples with children, almost half (46%) have only one child. Of the total lone-parent families, 85% are female parents and 15% are male parents, with over half (58%) of lone-parent families having only one child.

The Surrounding Community Study Area was almost identical to the City where 79% are couple families and 21% are lone-parent families. Of which 85% are married couples, and 15% are common law couples. Of the total couples, regardless of married or common-law status, majority or 44% of the couples were without children and 56% of the couples had children. Of the 56% of couples with children, 42% have only one child. Of the total lone-parent families, 84% are female parents and 16% are male parents, with over half (62%) of lone-parent families having only one child.

Total number of census families in private households	Immediate Study Area		Surrounding Community Study Area		City of Toronto	
	#	%	#	%	#	%
Total couple families	1,745	71	7,710	79	566,155	79
Married Couples	1,310	75	5,080	66	481,125	85
Common law Couples	435	25	2,625	34	85,030	15
Couples without children	835	48	4,850	63	250,085	44
Couples with children	915	52	2,860	37	316,070	56
1 Child	325	36	1,310	46	133,440	42
2 Children	300	33	1,000	35	130,765	41
3 or more Children	285	31	540	19	51,865	16
Total lone-parent families by sex of parent	720	29	2,065	21	152,600	21
Female parent	630	88	1,760	85	128,545	84
Male parent	90	12	310	15	24,055	16
1 Child	390	54	1,205	58	94,025	62
2 Children	185	26	565	27	41,160	27
3 or more Children	145	20	295	14	17,415	11
Total	2,465	100%	9,775	100	718,755	100

Source: Statistics Canada, 2016.

9.3 Total School Age Children in private households

	Immediate Study Area		Surrounding Community Study Area		City of Toronto (2016)	
	#	%	#	%	#	%
0 to 4 years	530	26	1,955	29	136,000	25
5 to 9 years	520	26	1,580	24	135,025	25
10 to 14 years	590	29	1,390	21	127,110	23
15 to 19 years	365	18	1,715	26	145,525	27
Total	2,005	100	6,650	100	543,660	100

Source: Statistics Canada, 2016.

The table above illustrates that within the Immediate Study Area, the youth population is almost evenly split with 52% of the youth being 0 to 9 years old, and 48% between 10-19 years old. This is comparable to the Surrounding Community Study Area where 53% of the youth population is 0 to 9 years old, and 47% are 10-19 years old. Similarly within the City of Toronto, the youth population is evenly split with 50% of the youth between 0 to 9 years old, and 50% between 10-19 years old.

9.4 Income

The 2015 average after-tax household income for the Immediate Study Area was \$51,625.00, after-tax, which is less than both the Surrounding Community Study Area after-tax average of \$70,521.11, and the City's average after-tax income of \$81,495.00. Within all three Study Areas, the \$10,000 to \$19,999 income bracket had the highest percentage of income groups, representing 26% in the Immediate Study Area, 21% in the Surrounding Community Study Area, and 18% in the City of Toronto.

Total income groups in 2015 for the population aged 15 years and over in private households	Immediate Study Area		Surrounding Community Study Area		City of Toronto (2016)	
	#	%	#	%	#	%
Without total income	465	5	1,205	3	107,760	5
With income	8,575	95	36,065	97	2,187,030	95
Under \$10,000 (including loss)	1,945	23	6,175	17	38,9430	17
	#	%	#	%	#	%
\$10,000 to \$19,999	2,220	26	7,575	21	410,355	18
\$20,000 to \$29,999	1,225	14	4,075	11	291,155	13
\$30,000 to \$39,999	750	9	2,810	8	221,475	10
\$40,000 to \$49,999	560	7	2,455	7	187,235	8

Total income groups in 2015 for the population aged 15 years and over in private households	Immediate Study Area		Surrounding Community Study Area		City of Toronto (2016)	
\$50;000 to \$59;999	430	5	2,080	6	145,500	6
\$60;000 to \$69;999	360	4	1,885	5	114,460	5
\$70;000 to \$79;999	265	3	1,675	5	89,645	4
\$80;000 to \$89;999	205	2	1,400	4	69,990	3
\$90;000 to \$99;999	160	2	1,205	3	58,210	3
\$100;000 and over	440	5	4,690	13	209,580	9
Total	9,045	100	37,285	100	2,294,785	100

Source: Statistics Canada, 2016.

The average household size in the Immediate Study Area is 2.15 persons for approximately 71% of households; similarly the average household size in the Surrounding Community Study Area is 1.92 persons for approximately 80% of household sizes. Whereas in the Private Households by Size table below, the most common household size is 1 persons per household in both study areas and the City. This is contradictory from the family characteristics above, indicating that many families do not have children at home.

9.5 Private Households by Size

Private Households by Size	Immediate Study Area		Surrounding Community Study Area		City of Toronto (2016)	
	#	%	#	%	#	%
1 persons	2,155	43	11,380	50	359,955	32
2 persons	1,400	28	6,830	30	333,425	30
3 persons	575	12	2,180	10	175,720	16
4 persons	440	9	1,350	6	146,580	13
5 or more persons	385	8	870	4	97,245	9
Total	4,960	100%	22,610	100	1,112,930	100

Source: Statistics Canada, 2016.

9.6 Occupied private dwellings by structural type of dwelling

The existing urban fabric of the Immediate Study Area is comprised of mostly apartment buildings that contain 5 or more storeys (73%), followed by apartments in a building with fewer than 5 storeys (55%) of the existing housing stock. This is comparable to the Surrounding Community Study Area where 57% of the existing housing stock is comprised of Apartment in a building that has 5 or more storeys, and 55% apartments in a building with fewer than 5 storeys. This defers from the City as whole where only 44% of the existing housing stock are apartment buildings that have 5 or more storeys, followed by 31% being other forms of attached dwellings.

Of the total housing stock within the Immediate Study Area, 41% are condominium and 59% are non-condominium, which is comparable to the Surrounding Community Area where 38% are condominium and 62% are non- condominium. Whereas, the City of Toronto is inverted and 26% are condominium and 74% are non- condominium.

Regarding ownership, 25% of the sample population own their homes, compared to 38% in the Surrounding Community and 53% in the City of Toronto.

Private Dwelling by Structure Types	Immediate Study Area		Surrounding Community Study Area		City of Toronto (2016)	
	#	%	#	%	#	%
Single Detached House	5	0	365	2	269,675	25
Apartment in a building that has 5 or more storeys	3,630	73	12,850	57	493,275	44
Other attached dwellings (including)	1,325	27	9,390	42	349,880	31
Semi- Detached	50	4	1,140	12	71,225	20
Row House	505	38	2,590	28	61,630	18
Apartment in a Duplex	10	1	410	4	48,540	14
Apartment in a building with fewer than 5 storeys	735	55	5,160	55	165,630	47
Other single-attached house	25	2	80	1	2,860	1
Movable Dwelling	0	0	0	0	95	0
Total	4,960	100%	22,610	100	1,112,930	100

Source: Statistics Canada, 2016.

Total - Occupied private dwellings by condominium status - 25% sample data

	Immediate Study Area		Surrounding Community Study Area		City of Toronto (2016)	
	#	%	#	%	#	%
Condominium	2,040	41	8,505	38	292,265	26
Not condominium	2,915	59	14,080	62	820,665	74
Total - Occupied private dwellings by condominium status - 25% sample data	4,955	100	22,605	100	1,112,930	100

Source: Statistics Canada, 2016.

Private households by tenure - 25% sample data

	Immediate Study Area		Surrounding Community Study Area		City of Toronto (2016)	
	#	%	#	%	#	%
Owner	1,260	25	8,670	38	587,095	53
Renter	3,700	75	13,925	62	525,835	47
Total - Private households by tenure - 25% sample data	4,955	100	22,605	100	1,112,930	100

Source: Statistics Canada, 2016.

Total Ethnic Origin for the population in private households – 25%

Within the Immediate Study Area, over half of the population identifies as being of Asian origins, with European origins being the second most common at 28%. Whereas, in the Surrounding Community Study Area and City of Toronto, 50% and 48% respectively identify as being of European origins, and 35% and 40% identify as being of Asian origins. Given that respondents are not limited to one ethnic origin, the percentages of each sample data may exceed 100%.

	Immediate Study Area		Surrounding Community Study Area		City of Toronto (2016)	
	#	%	#	%	#	%
North American Aboriginal origins	240	2	1,020	2	35,630	1
Other North American origins	1,450	14	7,285	17	345,710	13
European origins	3,015	28	20,940	50	1,288,850	48
Caribbean origins	505	5	1,825	4	165,735	6
Latin; Central and South American origins	415	4	1,430	3	113,820	4
African origins	1,275	12	3,800	9	146,875	5
Asian origins	5,585	52	14,860	35	1,079,290	40
Oceania origins	25	0	165	0	5,790	0
Total - Ethnic origin for the population in private households - 25% sample data	10,675	117	42,015	120	2,691,665	117

Source: Statistics Canada, 2016.

9.7 Education

In the Immediate Study Area, 53% of the population has achieved a postsecondary certificate, diploma, or degree, which is similar to both the Surrounding Community Study Area and City of Toronto where 65% and 59% respectively achieved the same level of education. Similarly, a bachelors level or above was the most common education, with 64% in the Immediate Study Area, 67% within the Surrounding Community Study Area, and 62% in the City.

	Immediate Study Area		Surrounding Community Study Area		City of Toronto (2016)	
	#	%	#	%	#	%
No certificate; diploma or degree	1,870	21	5,110	14	377,340	16
Secondary (high) school diploma or equivalency certificate	2,335	26	8,030	22	561,090	24
Postsecondary certificate; diploma or degree	4,835	53	24,090	65	1,356,360	59
Apprenticeship or trades certificate or diploma	265	5	1,165	5	94,005	7
College; CEGEP or other non-university certificate or diploma	1,220	25	5,445	23	362,080	27
University certificate or diploma below bachelor level	265	5	985	4	65,015	5
University certificate; diploma or degree at bachelor level or above	3,085	64	16,495	68	835,260	62
Total – Highest certificate; diploma or degree for the population aged 15 years and over in private households – 25% sample data	9,045	100	37,230	100	2,294,785	100

Source: Statistics Canada, 2016.

10

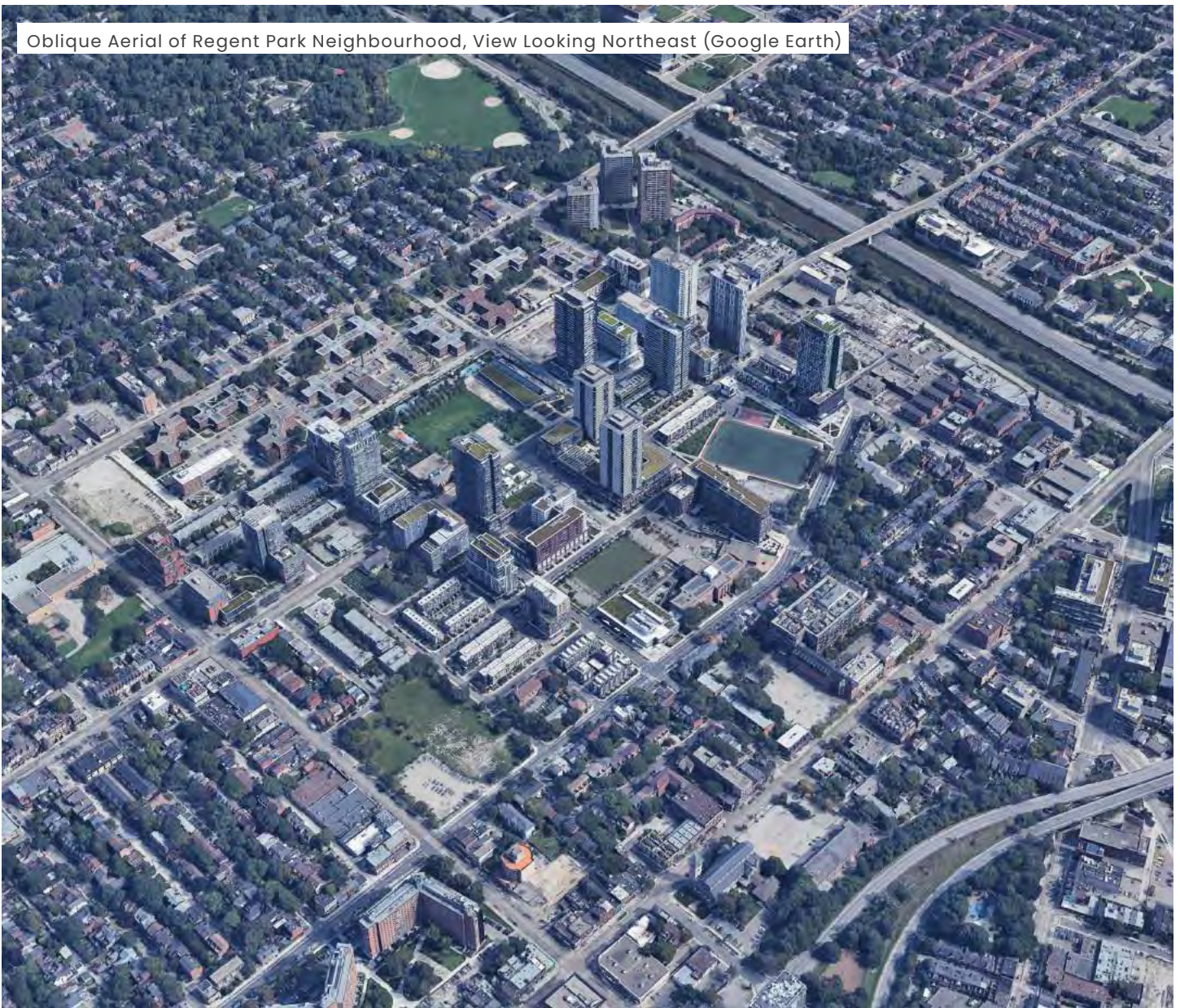
Community Services and Facilities Inventory

The following is an analysis of the available community services and facilities within and in proximity to the Regent Park community.

The inventory is organized by type of service provided and the location of services and facilities, as shown in **Figure 3** on page 23. The inventory was gathered using Toronto Open Data, Google Search, community call out, and community asset maps.

As part of the community engagement process outlined earlier in this report, a community wide survey was released in March 2022 to understand community requests for spaces. Information relevant to this report has been incorporated within Appendix A.

Oblique Aerial of Regent Park Neighbourhood, View Looking Northeast (Google Earth)



Schools

1. Nelson Mandela Public School
2. Lord Dufferin Junior and Senior Public School
3. Sprucecourt Public School
4. Momentum Montessori
5. Inglebrook Community School
6. Market Lane Junior and Senior Public School
7. St. Paul Catholic School
8. St Michael Catholic Elementary School
9. Downtown Alternative School
10. Eastdale Collegiate Institute
11. Seed Alternative School
12. Queen Alexandra Middle School
13. Dundas Junior Public School
14. Morse Street Junior Public School
15. Afzal Academy
16. ESL School
17. Liberty Prep School Parliament
18. St. Patrick Catholic
19. St. Mary Catholic Academy
20. George Brown College St. James Campus
21. George Brown College – Young Centre For The Performing Arts
22. George Brown College – Fashion Exchange
23. Centennial College

Child Care Services

1. Cole Street Child Care Centre
2. Regent Park Early Learning & Child Care Centre
3. St Bartholomew's Children Centre
4. Nelson Mandela Child Care Centre
5. Sprucecourt Child Care Centre
6. Lord Dufferin Community Day Care
7. City of Toronto
8. Christian Community Centre Day Care/ The Yonge Street Mission
9. Central Neighbourhood House
10. Gerrard Early Learning Centre
11. Liberty Prep – Parliament
12. Eyet Early Learning Centre (Tom's Place)
13. Distillery District Early Learning Centre
14. Dundas Kindergarten Enrichment Program
15. Matthew John Day Care Centre
16. Mighty Kids
17. Shaawnong Head Start
18. Boulton Avenue Child Care

Libraries

1. Parliament Street Branch
2. Riverdale Branch
3. Queen/Saulter Branch
4. St. Lawrence Branch

Parks

1. Regent Park
2. Oak Street Park
3. Sumach – Shuter Parkette
4. Regent Park Athletic Grounds
5. Pam McConnell Aquatic Centre
6. Anniversary Park
7. Riverdale Park West
8. Moss Park
9. Parliament Square Park
10. David Crombie Park
11. Underpass Park
12. Sackville Playground
13. Percy Park
14. Ontario Street Parkette
15. Orphans Green Dog Park
16. Riverdale Farm
17. Corktown Common
18. Gerrard Carlaw Parkette Dog Park
19. Tiverton Avenue Parkette
20. Dundas Parkette
21. Eastdale Playground
22. Degrassi Street Park
23. Bruce Mackey Park
24. Jimmie Simpson Park
25. John Chang Neighbourhood Park
26. Saulter Street Parkette
27. Joel Weeks Park
28. Thompson Street Parkette
29. Allan Gardens

Community Centres and Spaces

1. Regent Park Community Centre
2. Daniels Spectrum
3. John Innes Community Recreation Centre
4. Ralph Thornton Community Centre

Places of Worship

1. Regent Park Islamic Resource Centre
2. Christian Resource Centre-Regent Park Community Ministry / United Church Associated
3. St. Bartholomew's Anglican Church
4. Macedonian Bulgarian Orthodox
5. Church at the Mission – Yonge Street Mission
6. St. Silouan the Athonite Orthodox Church
7. St Paul's Basilica
8. Serbian Orthodox Church of St. Sava
9. Riverside Church
10. Church In The City
11. Grace Toronto Church
12. Little Trinity Anglican Church
13. All Saints Anglican Church
14. Toronto Dominion Muslim Community
15. Masjidur Rahmah
16. Omar Ben Al-Khatib Community Centre
17. St Ann'S Parish
18. Moorelands
19. Toronto Chinese Alliance
20. St Matthews Anglican Church
21. Gospel Hall
22. St John The Copassionate Mis
23. Woodgreen United Church

Social Service Providers

1. Fred Victor Housing, Community Meal Program and Community Gardens
2. Dixon Hall: Bill Graham Youth Centre
3. SEAS Centre, Head Office
4. Toronto. Employment and Social Services, Regent Park Employment Services
5. ArtHeart
6. Peace Builders Canada
7. The Children's Book Bank
8. Green Thumbs Growing Kids
9. Salvation Army, Community and Family Services, River Street Ministries
10. Canadian Voice of Women for Peace
11. Toronto Humane Society
12. Good Shepherd Non Profit Homes, Toronto
13. Ontario AIDS Network
14. Regent Park School of Music
15. Centre for Social Innovation
16. Toronto Centre for Community Learning and Development
17. Regent Park Community Health Centre
18. UN Habitat and Urban Economy Forum: Regent Park World Urban Pavilion
19. Sunshine Centre for Seniors- Seniors Together program
20. Pathways to Education
21. EarlyON
22. Diabetic Education Program (DEP)
23. Jobs 4 U and Youth Enrichment Academy (YEA)
24. Focus Media
25. Vision of Science
26. Sumach Creek Health Centre
27. Jessie's -- The June Callwood Centre for Young Women, Respite Care Program
28. Young Street Mission Davis Centre
29. Dixon Hall
30. Dixon Hall
31. Yonge Street Mission Martin Centre
32. Good Shepherd Ministries, Barrett House
33. Good Shepherd Ministries, St Joseph's Residence
34. Centre for Community Learning & Development, Immigrant Women Integration Program
35. Cabbagetown Women's Clinic
36. Maggie's: Toronto Sex Workers Action Project
37. Toronto. Hostel Services, Robertson House
38. Margaret's Housing and Community Support Services, Margaret's Toronto East Drop-In
39. Native Women's Resource Centre of Toronto, Community Programs
40. Anishnawbe Health Toronto, Gerrard Street Site
41. Miziwe Biik Aboriginal Employment and Training, Ontario Employment Services
42. Dixon Hall, Overnight Emergency Shelter
43. Toronto. Hostel Services, Seaton House, Annex Harm Reduction Program, Rotary Club of Toronto Infirmary Program
44. Operation Springboard, Youth Court Action Planning Program
45. Street Haven
46. Homes First Society, Jarvis House
47. Fred Victor, Fred Victor Centre, Housing and Support
48. Anishnawbe Health Toronto
49. Salvation Army, Gateway
50. Parent Resources, St Lawrence Site
51. Ontario Federation of Indigenous Friendship Centres, Provincial office
52. Centres d'Accueil HÚritage
53. Responsible Gambling Council
54. Sojourn House
55. Prisoners HIV/AIDS Support Action Network
56. Child Development Institute, Cabbagetown Early Learning Centre
57. Neighbourhood Legal Services
58. Poverello Charities Ontario
59. St Jude Community Homes, Milan Street Site
60. Toronto Council Fire Native Cultural Centre, Food Banks
61. 416 Community Support for Women
62. Toronto Kiwanis Boys and Girls Clubs, Miles and Kelly Nadal Youth Centre
63. Homes First Society, Pleasant Manor
64. Seniors Home Cooked Meals and Services
65. Inner City Angels
66. WoodGreen Community Services, Queen Street East Site, Homelessness and Housing Help Services
67. South Riverdale Child-Parent Centre
68. Nellie's, Nellie's Community Support and Outreach Program
69. St Macrina Counselling Services
70. Out of the Cold. Meal Programs, St John the Compassionate Mission, Thursday and Friday Lunch
71. Red Door Family Shelter
72. Native Child and Family Services of Toronto, Shaawnong Aboriginal Head Start Program, Gizhaadaawgamik Child Care Program
73. Margaret's Housing and Community Support Services
74. St. Ann Parish, Food Bank
75. Neighbourhood Information Post
76. The Neighbourhood Group – Central Neighbourhood House
77. Sunshine Centre for Seniors- Seniors together




-  **Subject Site**
-  **Study Areas**
-  **Schools**
-  **Child Care Services**
-  **Libraries**
-  **Parks**
-  **Community Centres and Spaces**
-  **Places of Worship**
-  **Social Service Providers**

Figure 3 - CSF Map

10.1 School

The table below identifies the public and private schools located within the study areas, along with enrolment and capacity ratios. In total there is one public school within the Immediate Study Area, Nelson Mandela Public School and 18 school facilities within the Surrounding Community Study Area for a combination of 19 schools. Of the 19 schools, 15 are publically funded schools representing a mixture of both primary and secondary schools within both the TDSB and TCDSB. Based on the proposal to date, the TDSB anticipates 170 elementary students and 66 secondary students, total 236; and the TCDSB anticipates 45 elementary students and 19 secondary students, 64 total, for a combined total of 300 students. This information was provided by the TDSB on March 7, 2022 and from the TCDSB on March 4, 2022.

As noted by the TCDSB, the site falls within the St. Paul Elementary School that is currently operating at a 43.6% utilization rate. While secondary school students would attend St. Patrick Catholic Secondary School (74.5%) or St. Mary Catholic Academy (107.6%). The TCDSB notes, that yields are not reflective of cumulative development in this study area. Additionally, yields provided applies to the current proposal and data provided is current as of the date of this response. Further analysis including review of cumulative development will be applied upon receipt of a development application.

As noted by the TDSB, there is sufficient capacity at the local schools to accommodate students anticipated from the development west of Sackville Street. Whereas, there is insufficient capacity at the local elementary school and sufficient capacity at the local secondary school to accommodate students anticipated from the development. The TDSB has identified a review in 2022-2023 of Oakwood CI, Jarvis CI, Forest Hill CI, York Memorial CI, Humberstone CI, North Toronto CI and Bloor CI to address declining enrollment and underutilization of Oakwood CI. Due to the area impacted by this review, there may be additional schools included as the scope of potential changes evolves.

The TDSB notes, that the actual pupil yields may vary from the projected numbers due to a variety of factors such as affordability, tenancy, unit size and availability/proximity to commercial and community amenities, which are also determinants of whether or not families will move into a dwelling unit. Monitoring of these numbers will be important as specific details of the proposed development is finalized.

Since the date that the information was provided to and from the school boards, the proposed total number of units has been reduced and as such, the project pupil yields are expected to be less. Summaries from both school boards are in **Appendix B**.

No.	School Name	Board	Capacity	Enrollment	Utilization (%)
Immediate Study Area					
1	Nelson Mandela Public School 440 Shuter Street	TDSB (Primary)	804	823	102
Surrounding Community Study Area					
2	Lord Dufferin Junior and Senior Public School 350 Parliament Street	TDSB (Primary)	718	588	82
3	Sprucecourt Public School 70 Spruce Street	TDSB (Primary)	426	418	98
4	Momentum Montessori 237 Sackville Street	Private	N/A	N/A	N/A
5	Inglenook Community School 19 Sackville Street	TDSB (Senior High School)	126	93	74
6	Market Lane Junior and Senior Public School 246 The Esplanade	TDSB (Junior and Senior School)	424	386	91
7	St. Paul Catholic School 80 Sackville Street	TCDSB	450	196	43.6
8	St Michael Catholic Elementary School 49 Henry Lane Terrace	TCDSB	413	278	67
9	Downtown Alternative School 85 Lower Jarvis Street	TDSB	202	86	43
10	Eastdale Collegiate Institute 701 Gerrard Street E	TDSB	411	197	48
11	Seed Alternative School 885 Dundas Street E	TDSB	57	90	158
12	Queen Alexandra Middle School 181 Broadview Avenue	TDSB	485	248	51
13	Dundas Junior Public School 935 Dundas Street E	TDSB	527	281	53
14	Morse Street Junior Public School 180 Carlaw Avenue	TDSB	505	551	109
15	Afzal Academy 204-224 Parliament Street	Private	N/A	N/A	N/A
16	ESL School 335 King Street E	Private	N/A	N/A	N/A
17	Liberty Prep School Parliament 162 Parliament Street	Private	N/A	N/A	N/A
18	St. Patrick Catholic 49 Felstead Ave	TCDSB	1,152	858	74.5
19	St. Mary Catholic Academy 66 Dufferin Park Ave	TCDSB	714	768	107.6
Total			7,399	5,871	79.3%

Source: Toronto District School Board (2022); Toronto Catholic District School Board (2022)

University/Colleges

No.	Institution Name	Address
Surrounding Community Study Area		
1	George Brown College – St. James Campus – A Building	200 King Street E
2	George Brown College – Young Centre For The Performing Arts	50 Tank House Lane
3	George Brown College – Fashion Exchange	
4	Centennial College	TBD

Schools in addition to the public schools above include, four college campuses within the Surrounding Community Study Area.

10.2 Child Care

The table below outlines the licensed child care facilities within both study areas. Specifically, within the Immediate Study Area there are four licensed child care facilities comprised of 292 child care spaces for children ranging between 0 to 6+ years old. All four facilities offer fee subsidies, and all but one facility have vacancies.

In addition, the Surrounding Community Study Area has 13 child care facilities comprised of 1,200 child care spaces, for children ranging between 0 to 6+ years old. Of the 13 facilities, nine offer fee subsidies and over half have available vacancies. In total, residents within the study areas have access to 18 licences child care facilitates, of which 13 have vacancies. In addition to these public child care facilities there are also private child care and at home services in the community that are not included within the findings of this report.

No.	Child Care Facility	Enrolment and Capacity							Total
		Infant (0-18mth)	Toddler (18mth-2.5 yr)	Preschool (2.5-4)	Kindergarten (4-5)	School Age (6+)	Vacancy (Y/N)	Fee Subsidy Available (Y/N)	
Immediate Study Area									
1	Cole Street Child Care Centre 10 Cole Street	10	20	32	0	0	Yes	Yes	62
2	Regent Park Early Learning & Child Care Centre 40 Regent Street	10	10	16	0	0	Yes – toddlers only	Yes	36
3	St Bartholomew's Children Centre 509 Dundas Street	0	0	0	0	30	Yes	Yes	30

		Enrolment and Capacity							
No.	Child Care Facility	Infant (0-18mth)	Toddler (18mth-2.5 yr)	Preschool (2.5-4)	Kindergarten (4-5)	School Age (6+)	Vacancy (Y/N)	Fee Subsidy Available (Y/N)	Total
4	Nelson Mandela Child Care Centre 440 Shuter Street	10	25	32	52	45	No	Yes	164
Total		30	55	80	52	75	3- yes no	4- yes	292
Surrounding Community Study Area									
5	Sprucecourt Child Care Centre 70 Spruce Street	0	0	0	26	0	No	Yes	26
6	Lord Dufferin Community Day Care 350 Parliament Street	0	0	0	50	100	Yes	Yes	150
7	City of Toronto 349 Ontario Street	10	15	40	0	0	Yes – infant and preschool only	Yes	65
8	Christian Community Centre Day Care/The Yonge Street Mission 270 Gerrard Street E	10	20	16	0	0	Yes	Yes	46
9	Central Neighbourhood House 163 Gerrard Street E	17	23	16	0	0	Yes – Infant and toddler only	Yes	56
10	Gerrard Early Learning Centre 162 Parliament Street		25	34	0	0	Unknown	No	59
11	Liberty Prep – Parliament 80 Sackville Street	0	10	16	26		Yes	Yes	52

No.	Child Care Facility	Enrolment and Capacity							Total
		Infant (0-18mth)	Toddler (18 mth-2.5 yr)	Preschool (2.5-4)	Kindergarten (4-5)	School Age (6+)	Vacancy (Y/N)	Fee Subsidy Available (Y/N)	
12	Eyet Early Learning Centre (Tom's Place) 2 Princess Street	0	25	24	0	0	Yes	Yes	49
13	Distillery District Early Learning Centre 8 Distillery Lane	20	30	56	0	0	Unknown	No	106
14	Dundas Kindergarten Enrichment Program 935 Dundas Street E	0	0	0	52	30	No	Yes	82
15	Matthew John Day Care Centre 135 First Avenue	0	15	32	46	0	No	Yes	93
16	Mighty Kids 14 Verral Avenue	6	15	22	0	0	Unknown	No	43
17	Shaawnong Head Start 935 Dundas Street	0	0	16	0	0	Unknown	No	16
18	Boulton Avenue Child Care 131 Broadview Avenue	10	15	40	0	0	Yes	Yes	65
Total		103	248	392	252	205	7 – yes 3– no 3– unknown	9–yes 4– no	1,200

Source: City of Toronto, updated as of Jan. 20, 2022.

10.3 Library

Currently there are four Toronto Public Libraries (TPL) within both study areas, with the closest branch, the Parliament Street Branch located within 300 m of the Phases 4 and 5 lands. The other three branches are all located within less than 1.5 km from the site. These branches offer a wide range of services to the community including four meeting rooms, a variety of literature and language collections including materials for persons with disabilities, with a full description of services provided below.

As noted earlier this in report, the proposed development consists of the relocated Parliament Street Library Branch. The new 3-storey location will consist of approximately 2,277 sq m for the new library space, centrally located within the central plaza. TPL will host future engagement and consultation session(s) to discuss the library space and design further.

No.	Library	Hours	Proximity to Site	Services
Surrounding Community Study Area				
1	Parliament Street Branch 269 Gerrard Street East	Saturday: 9a.m.–5p.m. Sunday: 1:30–5p.m. Monday: 9a.m.–8:30p.m. Tuesday: 9a.m.–8:30p.m. Wednesday: 9a.m.–8:30p.m. Thursday: 9a.m.–8:30p.m. Friday: 9a.m.–8:30p.m.	300 m	<p>General info:</p> <ul style="list-style-type: none"> • Book Discussion Group; • Book Drop – 24 Hours • Express Checkout • Seating for 84 • Youth Hub <p>Equipment for persons with disabilities</p> <ul style="list-style-type: none"> • Book stand • Computer with screen magnification software (Zoomtext) • Large print keyboard • Large trackball mouse • Magnifier • Natural spectrum lamp • Page turner • Wheelchair accessible furniture <p>Technology</p> <ul style="list-style-type: none"> • Internet/Microsoft Office workstations (12) • Scanner • Wireless (Wi-Fi) <p>Collections</p> <ul style="list-style-type: none"> • Adult Literacy Materials • Audiobooks on CD • Large Print Collection • Local History Collection <p>Language</p> <ul style="list-style-type: none"> • Large collection in Chinese , French • Small collection in Hindi (DVDs only) , Tigrinya - Adult , Vietnamese (DVDs only) <p>Meeting Room 1</p> <ul style="list-style-type: none"> • 300–400 sq. ft. • Seats 24 lecture style. Seats 24 classroom style. Fire Code Occupancy: 30. <p>Meeting Room 2</p> <ul style="list-style-type: none"> • 968 sq. ft. • Seats 52 lecture style. Seats 28 classroom style. Fire Code Occupancy: 92.

No.	Library	Hours	Proximity to Site	Services
2	Riverdale Branch 370 Broadview Avenue	Saturday: 9a.m.–5p.m. Sunday Closed Monday: 9a.m.–8:30p.m. Tuesday: 9a.m.–8:30p.m. Wednesday: 9a.m.–8:30p.m. Thursday: 9a.m.–8:30p.m. Friday: 9a.m.–8:30p.m.	890 m	<p>General Features</p> <ul style="list-style-type: none"> • Book Drop - After Hours • Express Checkout • Seating for 56 <p>Equipment for persons with disabilities</p> <p>Book stand</p> <ul style="list-style-type: none"> • Computer with at least 28" clearance under table top • Computers with screen magnification software (Zoomtext) (2) • Large print keyboard • Large trackball mouse • Magnifier • Natural spectrum lamp • Page turner • Wheelchair accessible furniture <p>Technology</p> <ul style="list-style-type: none"> • Internet/Microsoft Office workstations (19 including Learning Centre) • Scanner • Wireless (Wi-Fi) <p>Collections</p> <ul style="list-style-type: none"> • Adult Literacy Materials • Audiobooks on CD • Large Print • Local History Collection <p>Language</p> <ul style="list-style-type: none"> • Large collection in Chinese • Medium collection in French - Adult (DVDs only) • Small collection in Vietnamese (DVDs only) <p>Meeting Room 1</p> <ul style="list-style-type: none"> • 800 sq. ft • Seats 66 lecture style. 48 classroom style. <p>Fire Code Occupancy: 80.</p> <p>Meeting Room 2</p> <ul style="list-style-type: none"> • 400 sq. ft • Seats 30 lecture style. 16 classroom style. <p>Fire Code Occupancy: 30.</p>

No.	Library	Hours	Proximity to Site	Services
3	Queen/ Saulter Branch 765 Queen Street East	Saturday: 9a.m.–5p.m. Sunday Closed Monday: Closed Tuesday: 12:30–8:30p.m. Wednesday: 10a.m.– 6p.m. Thursday: 12:30–8:30p.m. Friday: 10a.m.–6p.m.	1.3 km	<p>General Features</p> <ul style="list-style-type: none"> • Book Drop – After Hours • Express Checkout • Seating for 29 <p>Equipment for persons with disabilities</p> <ul style="list-style-type: none"> • Book stand • Computer with screen magnification software (Zoomtext) • Large print keyboard • Large trackball mouse • Magnifier • Natural spectrum lamp • Page turner • Wheelchair accessible furniture <p>Technology</p> <ul style="list-style-type: none"> • Internet/Microsoft Office workstations (6) • Wireless (Wi-Fi) <p>Collections</p> <ul style="list-style-type: none"> • Adult Literacy Materials • Audiobooks on CD • Local History Collection <p>Language</p> <ul style="list-style-type: none"> • Small collection in French
4	St. Lawrence Branch 171 Front St E, Toronto, ON M5A 4H3	Saturday: 9a.m.–5p.m. Sunday: 1:30–5p.m. Monday: 10a.m.–8:30p.m. Tuesday: 12:30–8:30p.m. Wednesday: 10a.m.– 6p.m. Thursday: 12:30–8:30p.m. Friday: 10a.m.–6p.m.	1.3 km	<p>General Features</p> <ul style="list-style-type: none"> • Book Discussion Group: contact the branch for more information • Book Drop – After Hours • Express Checkout • Seating for 33 <p>Equipment for persons with disabilities</p> <ul style="list-style-type: none"> • Book stand • Computer with screen magnification software (Zoomtext) • Large Print Keyboard • Large trackball mouse • Natural spectrum lamp • Page turner • Wheelchair accessible furniture • magnifier <p>Technology</p> <ul style="list-style-type: none"> • Internet/Microsoft Office workstations (7) • Wireless (Wi-Fi) <p>Collections</p> <ul style="list-style-type: none"> • Audiobooks on CD • Large Print Collection • Local History Collection <p>Language</p> <ul style="list-style-type: none"> • Small collection in French – Adult (DVDs only)

Source: City of Toronto, open data.

10.4 Parks and Recreation

Section 8.4 identifies the existing public parks and Section 8.5 identifies the publically funded community recreation centres within and around the study areas. Specifically in the Immediate Study Area there are 3 public parks offering 2.81 ha of outdoor open space, along with two recreational areas including the Athletic Grounds and Aquatic Centre. In addition, there are three community centres and spaces that offer a range of facilities such as community kitchens, meeting rooms, lounges, and theatre space. In total, there are 29 parks offer over 27.2 hectares (67.2 acres) of dedicated parkland, playgrounds, trails, outdoor recreational facilities, in addition to community recreation centre and 5 community spaces and facilities within both study areas.

Of note, in addition to the public parks and recreational spaces that exist within the study areas, there are a variety of private outdoor spaces utilized by the community today, include allotment and TCHC community gardens within the Phases 4 and 5 lands.

No.	Parks	Size (ha)	Facilities
Immediate Study Area			
1	Regent Park 620 Dundas Street East	1.75	Dog Fountain 1 Dogs Off-Leash Area 1 Drinking Fountain 3 Greenhouse 1 Outdoor Oven 1 Playground 1 Splash Pad
2	Oak Street Park 165 River Street	0.17	Drinking Fountain 1 Outdoor Basketball Court 1 Playground 1
3	Sumach – Shuter Parkette 485 Shuter Street	0.89	Drinking Fountain 1 Playground 1 Wading Pool 1
4	Regent Park Athletic Grounds 480 Shuter Street	1.5	Dressing Room 3 Multipurpose Field 1 Multipurpose Room 1 Outdoor Basketball Court 1 Outdoor Dry Pad 1 Outdoor track 1
5	Pam McConnell Aquatic Centre 640 Dundas Street	N/A	28,000 sq. ft. indoor swimming pool Indoor Pool 3 Multipurpose Room 1
Surrounding Community Study Area			
6	Anniversary Park 410 Parliament Street	0.07	Drinking Fountain 1
7	Riverdale Park West 375 Sumach Street	10.4	Ball Diamond 1; 3 Bike Trail 4 Dogs Off-Leash Area 1 Drinking Fountain 3 Fieldhouse 1 Outdoor Oven 1 Picnic Site 1 Pond 1 Wading Pool 1 Washroom Facility 1

No.	Parks	Size (ha)	Facilities
8	Moss Park 150 Sherbourne Street	3.4 ha	Ball Diamond 1 Dog Fountain 1 Drinking Fountain 3 Outdoor Basketball Court 2 Outdoor Tennis Court 2 Parking Lot 1 Playground 1 Splash Pad 1 Sport Field 1 Sportspad Area 1
9	Parliament Square Park 44 Parliament Street	0.6	Bike Trail 1 Drinking Fountain 1 Sport Field 1
10	David Crombie Park 131 The Esplanade	1.6 ha	Ball Diamond 1 Dogs Off-Leash Area 1 Drinking Fountain 3 Outdoor Basketball Court 2 Playground 3 Wading Pool 1
11	Underpass Park 29 Lower River Street	0.75	Dog Fountain 1 Drinking Fountain 2 Outdoor Basketball Court 1 Picnic Site 1 Playground 1 Skateboard Area 1
12	Sackville Playground 420 King Street	0.93	Bottle Filling Station 1 Drinking Fountain 1 Playground 1 Splash Pad 1
13	Percy Park 12 Percy Street	0.04	N/A
14	Ontario Street Parkette 227 Ontario St, Toronto, ON M5A 2V6	0.06	Drinking Fountain 1 Playground 1
15	Orphans Green Dog Park 51 Power Street	0.5	Dogs Off-Leash Area 1
16	Riverdale Farm 201 Winchester Street	3	Children's Garden 2 Craft Room 1;1 Farm/Zoo 1 Kitchen 1 Multipurpose Room 1;6 Pond 2 Washroom Facility 2
17	Corktown Common 155 Bayview Avenue	5.1 ha	Drinking Fountain 2 Firepit 1 Kitchen 1 Lounge 1 Multipurpose Field 1 Playground 1 Splash Pad 1

No.	Parks	Size (ha)	Facilities
18	Gerrard Carlaw Parkette Dog Park 855 Gerrard Street	0.24	Dog Fountain 1 Dogs Off-Leash Area 1 Drinking Fountain 1
19	Tiverton Avenue Parkette 45 Tiverton Avenue	0.087	Playground 1
20	Dundas Parkette 155 Boulton Avenue	0.06	N/A
21	Eastdale Playground 160 Boulton Avenue	0.06	Playground 1
22	Degrassi Street Park 125 De Grassi Street	0.12	Playground 1
23	Bruce Mackey Park 55 Wardell Street	0.5	Drinking Fountain 1
24	Jimmie Simpson Park 872 Queen Street	2.6 ha	Ball Diamond 1 Ball Hockey Pad 1 Bottle Filling Station 1 Drinking Fountain 1 Outdoor Basketball Court 1 Outdoor Dry Pad 1 Outdoor Tennis Court 2 Parking Lot 1 Picnic Site 1 Playground 1 Sport Field 1 Wading Pool 1
25	John Chang Neighbourhood Park 50 Colgate Avenue	0.13	Playground 1
26	Saulter Street Parkette 25 Saulter Street	0.07	N/A
27	Joel Weeks Park 10 Thompson Street	0.95 ha	Drinking Fountain 1 Outdoor Basketball Court 1 Playground 1 Splash Pad 1
28	Thompson Street Parkette 120 Broadview Avenue	0.14 ha	Dog Fountain 1 Dogs Off-Leash Area 1 Drinking Fountain 1
29	Allan Gardens 160 Gerrard Street	5.2	Conservatory 1 Dog Fountain 1 Dogs Off-Leash Area 1 Drinking Fountain 2 Greenhouse 1 Parking Lot 1
Total			27.2 ha

Source: City of Toronto, open data.

10.5 Community Centres and Spaces

No.	Community Centres	Facilities	Hours of Operation
Immediate Study Area			
1	Regent Park Community Centre 402 Shuter Street	59,000 sq. ft. Computer/Training Room 1 Dance Studio 1 Day Care 1 Fitness/Weight Room 1 Gymnasium 1 Indoor Track 1 Kitchen 1 Lounge 2 Multipurpose Room 4	Saturday: 9a.m.–11p.m. Sunday: 10a.m.–6p.m. Monday: 7:45a.m.–10p.m. Tuesday: 7:45a.m.–10p.m. Wednesday: 7:45a.m.–10p.m. Thursday: 7:45a.m.–10p.m. Friday: 7:45a.m.–10p.m.
2	Daniels Spectrum 585 Dundas Street East	60,000 sq. ft. Event hall/theatre 2 Lounge/Living Room 2 Studio 1 Kitchenette 1 Multipurpose Room 1	Saturday: 9a.m.–6p.m. Sunday Closed Monday: 9a.m.–9p.m. Tuesday: 9a.m.–9p.m. Wednesday: 9a.m.–9p.m. Thursday: 9a.m.–9p.m. Friday: 9a.m.–9p.m.
Surrounding Community Study Area			
3	John Innes Community Recreation Centre 150 Sherbourne Street	Craft Room 1 Dance Studio 1 Fitness/Weight Room 1 Games Room 1 Gymnasium 1 Indoor Pool 1 Indoor Track 1 Kitchen 1 Lounge 1 Multipurpose Room 1 Preschool 1	Saturday: 9a.m.–5:30p.m. Sunday: 9a.m.–5:30p.m. Monday: 10a.m.–9p.m. Tuesday: 10a.m.–9p.m. Wednesday: 10a.m.–9p.m. Thursday: 10a.m.–9p.m. Friday: 10a.m.–9p.m.
4	Ralph Thornton Community Centre 765 Queen Street		Saturday: 9a.m.–5p.m. Sunday Closed Monday: 9a.m.–9p.m. Tuesday: 9a.m.–9p.m. Wednesday: 9a.m.–9p.m. Thursday: 9a.m.–9p.m. Friday: 9a.m.–9p.m.

Source: City of Toronto, open data.

10.6 Places of Worship

The table below outlines that there are six places of worship within the Immediate Study Area, in addition to another 17 within the Surrounding Community Study Area, for a total of 23 places of worship catering to a range of religions.

No.	Place of Worship	Address	Religion
Immediate Study Area			
1	Regent Park Islamic Resource Centre	325 Gerrard Street	Muslim
2	Christian Resource Centre-Regent Park Community Ministry / United Church Associated	40 Oak Street	Christian
3	St. Bartholomew's Anglican Church	509 Dundas Street	Christian
4	Macedonian Bulgarian Orthodox	17 Regent Street	Orthodox
5	Church at the Mission – Yonge Street Mission	306 Gerrard Street E	Christian
6	St. Silouan the Athonite Orthodox Church	237 Sackville Street	Orthodox
Surrounding Community Study Area			
7	St Paul's Basilica	83 Power Street	Christian
8	Serbian Orthodox Church of St. Sava	203 River Street	Orthodox
9	Riverside Church	456 King Street	Christian
10	Church In The City	160 The Esplanade	Christian
11	Grace Toronto Church	95 Trinity Street	Christian
12	Little Trinity Anglican Church	425 King Street	Christian
13	All Saints Anglican Church	223 Sherbourne Street	Christian
14	Toronto Dominion Muslim Community	242 Parliament Street	Muslim
15	Masjidur Rahmah	238 Parliament Street	Muslim
16	Omar Ben Al-Khatab Community Centre	240 Parliament Street	Muslim
17	St Ann'S Parish	711 Gerrard Street	Christian
18	Moorelands	388 Carlaw Avenue	Christian
19	Toronto Chinese Alliance	200 Boulton Ave	Christian
20	St Matthews Anglican Church	135 First Ave	Christian
21	Gospel Hall	194 Broadview Ave	Christian
22	St John The Copassionate Mis	155 Broadview Ave	Christian
23	Woodgreen United Church	875 Queen Street	Christian

Source: City of Toronto, open data.

10.7 Social Service Providers

Within the Immediate Study Area there are 26 social service providers, in addition to 51 providers within the Surrounding Community Study Area for a total of 77 social service providers. These social service providers offer a range of servicing including employment support, health and social wellbeing, shelter and meal programs, ESL and education, and many more programs.

No.	Agencies	Service	Address
Immediate Study Area			
1	Fred Victor Housing, Community Meal Program and Community Gardens	Shelter and meal programs	40 Oak Street
2	Dixon Hall: Bill Graham Youth Centre	Children and youth programs, Music lessons	51 Wyatt Avenue
3	SEAS Centre, Head Office	Health and social wellbeing	365 Parliament Street
4	Toronto. Employment and Social Services, Regent Park Employment Services	Employment	530 Dundas Street
5	ArtHeart	Social	585 Dundas Street
6	Peace Builders Canada	Social Justice & Restorative Training	585 Dundas Street
7	The Children's Book Bank	Literacy Development	585 Dundas Street
8	Green Thumbs Growing Kids	Literacy Development	585 Dundas Street
9	Salvation Army, Community and Family Services, River Street Ministries	Full service provider	77 River Street
10	Canadian Voice of Women for Peace	Social	7 Labatt Avenue
11	Toronto Humane Society	Social	11 River Street
12	Good Shepherd Non Profit Homes, Toronto	Shelter and meal programs	550 Queen Street
13	Ontario AIDS Network	Social	468 Queen Street
14	Regent Park School of Music	Social	585 Dundas Street E
15	Centre for Social Innovation	Social	585 Dundas Street E
16	Toronto Centre for Community Learning and Development	Social	540 Dundas Street E
17	Regent Park Community Health Centre	Health and social wellbeing	465 Dundas Street E
18	UN Habitat and Urban Economy Forum: Regent Park World Urban Pavilion	Government	660 Dundas Street East
19	Sunshine Centre for Seniors- Seniors Together program	Seniors services	252 Sackville
20	Pathways to Education	ESL and education	411 Parliament Street

No.	Agencies	Service	Address
21	EarlyON	ESL and education	38 Regent Park
22	Diabetic Education Program (DEP)	Health and social wellbeing	409 Parliament Street
23	Jobs 4 U and Youth Enrichment Academy (YEA)	Employment services	585 Dundas Street E
24	Focus Media	Social	38 Regent Park Blvd
25	Vision of Science	ESL and education	71 Regent Park Blvd
26	Sumach Creek Health Centre	Health and Social wellbeing	73 Regent Park Blvd
Surrounding Community Study Area			
27	Jessie's -- The June Callwood Centre for Young Women, Respite Care Program	Health and social wellbeing	205 Parliament Street
28	Young Street Mission Davis Centre	Shelter and meal programs	270 Gerrard Street E
29	Dixon Hall	Employment services, Housing support, Settlement Services	58 Sumach Street
30	Dixon Hall	Meals on Wheels, Adult Day Care, Housing services & Volunteer Services	188, 190 and 192 Carlton Street
31	Yonge Street Mission Martin Centre	Shelter and meal programs	306 Gerrard Street
32	Good Shepherd Ministries, Barrett House	Shelter and meal programs	35 Sydenham Street
33	Good Shepherd Ministries, St Joseph's Residence	Shelter and meal programs	10 Tracy Street
34	Centre for Community Learning & Development, Immigrant Women Integration Program	ESL and education	Parliament Street Library 269 Gerrard St E, 2nd Fl
35	Cabbagetown Women's Clinic	Health and social wellbeing	302 Gerrard Street
36	Maggie's: Toronto Sex Workers Action Project	Health and social wellbeing	298A Gerrard Street E, 2nd Fl
37	Toronto. Hostel Services, Robertson House	Shelter and meal programs	291 Sherbourne Street
38	Margaret's Housing and Community Support Services, Margaret's Toronto East Drop-In	Shelter and meal programs	323 Dundas Street E
39	Native Women's Resource Centre of Toronto, Community Programs	Health and social wellbeing	191 Gerrard Street E
40	Anishnawbe Health Toronto, Gerrard Street Site	Health and social wellbeing	179 Gerrard Street E

No.	Agencies	Service	Address
41	Miziwe Biik Aboriginal Employment and Training, Ontario Employment Services	Employment	167 Gerrard Street E
42	Dixon Hall, Overnight Emergency Shelter	Shelter and meal programs	349 George Street
43	Toronto. Hostel Services, Seaton House, Annex Harm Reduction Program, Rotary Club of Toronto Infirmity Program	Shelter and meal programs	339 George Street
44	Operation Springboard, Youth Court Action Planning Program	Health and social wellbeing	311 Jarvis Street
45	Street Haven	Women's Emergency Shelter	87 Pembroke Street
46	Homes First Society, Jarvis House	Shelter and meal programs	287 Jarvis Street
47	Fred Victor, Fred Victor Centre, Housing and Support	Shelter and meal programs	145 Queen Street E
48	Anishnawbe Health Toronto	Health and social wellbeing	225 Queen Street E
49	Salvation Army, Gateway	Shelter and meal programs	107 Jarvis Street
50	Parent Resources, St Lawrence Site	Health and social wellbeing	173A Front Street E
51	Ontario Federation of Indigenous Friendship Centres, Provincial office	Government	219 Front Street E
52	Centres d'Accueil Húritage	Shelter and meal programs	33 Hahn Place
53	Responsible Gambling Council	Health and social wellbeing	411 Richmond Street E
54	Sojourn House	Shelter and meal programs	101 Ontario Street
55	Prisoners HIV/AIDS Support Action Network	Health and social wellbeing	526 Richmond Street E
56	Child Development Institute, Cabbagetown Early Learning Centre	ESL and education	162 Parliament Street
57	Neighbourhood Legal Services	Government	333 Queen Street E
58	Poverello Charities Ontario	Health and social wellbeing	Administration 203 Berkeley Street
59	St Jude Community Homes, Milan Street Site	Shelter and meal programs	270 Milan St
60	Toronto Council Fire Native Cultural Centre, Food Banks	Shelter and meal programs	439 Dundas Street E
61	416 Community Support for Women	Health and social wellbeing	416 Dundas Street E

No.	Agencies	Service	Address
62	Toronto Kiwanis Boys and Girls Clubs, Miles and Kelly Nadal Youth Centre	Health and social wellbeing	101 Spruce Street
63	Homes First Society, Pleasant Manor	Shelter and meal programs	434 Gerrard Street E
64	Seniors Home Cooked Meals and Services	Shelter and meal programs	88 Spruce Street
65	Inner City Angels	Health and social wellbeing	15 Case Goods Lane
66	WoodGreen Community Services, Queen Street East Site, Homelessness and Housing Help Services	Shelter and meal programs	650 Queen Street E
67	South Riverdale Child-Parent Centre	Health and social wellbeing	Ralph Thornton Centre 765 Queen St E, Main Fl
68	Nellie's, Nellie's Community Support and Outreach Program	Health and social wellbeing	754 Queen Street E
69	St Macrina Counselling Services	Health and social wellbeing	153 Broadview Avenue
70	Out of the Cold. Meal Programs, St John the Compassionate Mission, Thursday and Friday Lunch	Shelter and meal programs	St John the Compassionate Mission 155 Broadview Ave
71	Red Door Family Shelter	Shelter and meal programs	875 Queen Street E
72	Native Child and Family Services of Toronto, Shaawnong Aboriginal Head Start Program, Gizhaadaawgamik Child Care Program	Health and social wellbeing	935 Dundas Street E
73	Margaret's Housing and Community Support Services	Shelter and meal programs	301 Broadview Avenue
74	St. Ann Parish, Food Bank	Shelter and meal programs	120 First Avenue
75	Neighbourhood Information Post	Social Services and Newcomer services	269 Gerrard Street East
76	The Neighbourhood Group – Central Neighbourhood House	Social Services, Seniors programs, Childcare services	349 Ontario Street
77	Sunshine Centre for Seniors- Seniors together	Seniors services	252 Sackville

10.8 Community Grass Roots Organizations

In addition to the social service providers outlined above, there are a variety of community organizations and groups that operate within the Immediate Study Area that may not have permanent or fixed address that also service the community. The organizations outlined in the list below are comprised of a combination of both resident led grassroots organizations and networks.

No.	Organization & Groups
1	Access to Recreation
2	Access to Sport
3	Community Gardeners
4	Downtown Somali Union
5	Friends of Regent Park
6	Healing as One
7	Lua Shayenne Dance company
8	Mothers of Peace
9	Native Earth Performing Arts
10	Regent Park Collective
11	Regent Park Community Benefits Coalition
12	Regent Park Executive Director's Network
13	Regent Park Islamic Resource Centre
14	Regent Park Neighbourhood Association (RPNA)
15	Regent Park Social Action Group
16	Regent Park Social Development Plan (SDP) Stakeholders Table
17	Regent Park Somali Community Organization Inc
18	Regent Park Tenants Rights Association
19	Shoot for Peace
20	TFAA – Toronto Futbol Athletic Advancement
21	The Dream Team
22	Visions of Tomorrow
23	Women's Development Network (WDN)
24	Youth Empowering Parents
25	Youth Empowering Youth
26	Youth Gravity

Disclaimer: This was co-created with the community, groups and organizations have not been vetted or approved by TCHC or Tridel. This is an exercise for information gathering purposes only.

10.9 Senior Retirement and Long Term Care Facilities

The Immediate Study Area consists of one retirement facility, with three additional facilities within the Surrounding Community Study Area. Four retirement facilities are located within proximity to the Phases 4 and 5 lands.

No.	Organization	Address
Immediate Study Area		
1	The Sumach by Chartwell	146 Sumach Street
Surrounding Community Study Area		
2	Kennedy Residence	300 Sherbourne Street
3	The Reikai Centres	345 Sherbourne Street
4	Ray McCleary Towers	444 Logan Avenue

Source: City of Toronto, open data.

10.10 Hospitals

While no hospitals are located within either study area, there are two hospitals within proximity.

No.	Hospital	Address
1	St. Michael's Hospital	30 Bond St
2	Bridgepoint Health	14 St Matthews Rd

Source: City of Toronto, open data.

10.11 Police

Only one police station is located within the Surrounding Community Study Area.

No.	Police Station	Address
1	Toronto Police Services - 51 Division CPLC	51 Parliament St, Toronto, ON M5A 2Y5

Source: City of Toronto, open data.

10.12 Fire

One fire station is located within the Immediate Study Area, with another station located in the Surrounding Community Study Area, as noted below.

No.	Fire Station	Address
1	Toronto Fire Station 325	475 Dundas St E, Toronto, ON M5A 2B5
Surrounding Community Study Area		
2	Toronto Fire Station 333	207 Front Street East,

Source: City of Toronto, open data.

10.13 Emergency Services

While no paramedic stations are located within the study areas, there are two within proximity, as noted below.

No.	Ambulance Station	Address
1	Toronto Paramedic Services - Station 40	58 Richmond St E, Toronto, ON M5C 1N7
2	Toronto Paramedic Services - Station 43	126 Pape Avenue, Toronto

Source: City of Toronto, open data.

11

Emerging Community Priorities

The amenities inventoried above have been prepared to reflect the existing services and facilities within proximity to the Phases 4 and 5 lands. An evaluation of each amenity has been conducted to determine the ability to accommodate the anticipated future growth, specifically the forecasted growth of approximately 5,173 people within the proposed redevelopment over the build out of the project.

11.1 Impact of Redevelopment on Existing Community Groups in Phases 4 and 5

There are grassroots groups and organizations that are impacted by the demolition of Phase 4 & 5. These organizations will need to relocate and consideration of finding appropriate replacement for them should be considered. These organizations include the Regent Park Islamic Resource Center and Downtown Somali union and Regent Park Somali Community.

11.2 Impact of Redevelopment and Displacement

In the 2005 Community Services and Facilities Strategy, five Agencies were identified as requiring space in order to continue their operations. These Agencies included, Dixon Hall, SEAS, Sole Support Mums, Regent Park Focus and Parents for Better Beginnings. TCHC committed to ensuring that the agencies identified in the report would be provided replacement agency space. All agencies identified have been relocated into spaces to allow for the continued operations of their services.

These groups were provided with space and were aware that their request might not be feasible in the redevelopment of Phases 4 and 5, but TCHC will try to accommodate them where possible.

TCHC recognizes organizations currently operating within Phases 4 and 5 of Regent Park may face disruption as the revitalization continues. TCHC will use best efforts to work with the community to find opportunities to accommodate space requirements for local organizations and agencies within Regent Park where possible.

11.3 Existing Community Spaces – A Deeper Dive

As outlined in Section 8.5 above, the Immediate Study Area contains a variety of existing community services and centres that contain a range of spaces available to community members and organizations today. The table below provides an inventory of these spaces to provide an overview of the existing resources within Phases 1 to 3.

No.	Location	Service	Size
1	Ada Slaight Hall	300-seat performance and events hall	5,834 sq.ft
2	Artscape Lounge/Living Room	Open space that can host performances, meetings, receptions and more	2,048 sq.ft
3	The Green Room	Studio, Kitchenette, dressing room, lounge area, washroom	N/A
4	The Courtyard	Community gathering space, outdoor events space	4,000 sq.ft.
5	AKI Studio	120-seat black box theatre	N/A
6	RPF Micro-Space	Meeting room, screen, tables chairs	N/A

11.4 Requests for Space within Phases 4 and 5

The chart below was an opportunity for community members and organizations to outline their requests for space within the Phases 4 and 5 lands of Regent Park. By providing a request for space does not guarantee that a space will be provided. This section is for inventory purposes only, there will be an evaluative process with criteria developed by TCHC, similarly the evaluation process does not guarantee that the requests for space will be provided. Organizations must provide information within each of the categories outlined in the table in below to be considered. For organizational purposes, the responses provided are included in **Appendix A** of this Report.

No.	Organization Name	Description of Services the Organization Provides to the Community	Type of Space Requested	Size of Space (sq ft)	Benefits of the Space to the Community	# of Residents the space would benefit

Disclaimer: This exercise was co-created with the community, the requests from groups and agencies have not been vetted or approved by TCHC or Tridel. This is an exercise for information gathering purposes only.

11.5 Proposed Community Benefits within Phases 4 and 5

The proposal consists of a variety of potential community spaces towards community benefits as part of the proposed rezoning application. While these are incorporated into the proposal, the application will undergo a City review process and space sizes and locations are subject to change. At this time, the proposal consists of the following potential community benefits:

- Approximately 6,100 sq m of central plaza space that could host seasonal programming uses;
- Approximately 13,000 sq m of outdoor Privately owned Publically accessible space (POPS);
- Approximately 4,400 sq m of potential shared street along the City-owned Oak Street that could create an extension of the Big Park with the central plaza;
- Approximately 3,525 sq m of potential community space located within TCHC owned buildings;
- Approximately 2,277 sq m for the relocated Parliament Street Library Branch; and,
- Approximately 7,919 sq m of non-residential space that could host a range of uses including micro-retail opportunities.

In total the proposals includes approximately 37,221 sq m of potential benefits to the community in various types and forms throughout the redevelopment.

12 Conclusions

12.1 Census Demographics

Based on the 2016 census data, the total population within the Immediate Study Area increased by 9.9% between 2011 to 2016, resulting in a total population of 10,810 persons, comprised of 5,535 or 51% males and 5,275 or 49% females. With an average age of 35. Similarly, the Surrounding Community Study Area population increased by 17.4% to a total population of 44,520 persons in 2016, comprised of 23,885 or 54% males and 20,635 or 46% females. The average age in the Surrounding Community Study Area is slightly higher at 39. This trend continues as the average of the City is 40.6 years old.

The Immediate Study Area is comprised of 2,465 families, of which 71% are couple families and 29% are lone-parent families. Of the total couple families, 75% are married couples, and 69% of the couples had a least one or two children, while 31% had three or more children. Couples without children accounted for 48% of the total couple families. Of the total lone-parent families, 88% are female parents and 12% are male parents, with 54% of lone-parent families having only one child. Similarly, in the Surrounding Community Study Area where, 79% of the census families are couple families. Of which 66% are married couples, and 34% are common law couples, while only 21% are lone-parent families. Of the total couples, regardless of married or common-law status, 63% of the couples were without children and only 37% of the couples had children. Of the 37% of couples with children, almost half (46%) have only one child. Of the total lone-parent families, 85% are female parents and 15% are male parents, with over half (58%) of lone-parent families having only one child.

The average household size in the Immediate Study Area is 2.15 persons for approximately 71% of households; similarly the average household size in the Surrounding Community Study Area is 1.92 persons for approximately 80% of household sizes.

The existing urban fabric of the Immediate Study Area is comprised of mostly apartment buildings that contain 5 or more storeys (73%), followed by apartments in a building with fewer than 5 storeys (55%) of the existing housing stock. This is comparable to the Surrounding Community Study Area where 57% of the existing housing stock is comprised of Apartment in a building that has 5 or more storeys, and 55% apartments in a building with fewer than 5 storeys.

The 2015 average household income for the Immediate Study Area was \$51,625.00, after-tax, which is less than both the Surrounding Community Study Area after-tax average of \$70,521.11, and the City's average after-tax income of \$81,495.00.

Within the Immediate Study Area, over half of the population identifies as being of Asian origins, with European origins being the second most common at 28%.Whereas, in the Surrounding Community Study Area and City of Toronto, 50% and 48% respectively identify as being of European origins, and 35% and 40% identify as being of Asian origins.

In the Immediate Study Area, 53% of the population has achieved a postsecondary certificate, diploma, or degree, which is similar to both the Surrounding Community Study Area and City of Toronto where 65% and 59% respectively achieved the same level of education. Similarly, a bachelors level or above was the most common education, with 64% in the Immediate Study Area, 67% within the Surrounding Community Study Area, and 62% in the City.

12.2 Community Services and Facilities

In total there is one public school within the Immediate Study Area, Nelson Mandela Public School and 18 school facilities within the Surrounding Community Study Area for a combination of 19 schools. Of the 19 schools, 15 are publically funded schools representing a mixture of both primary and secondary schools within both the TDSB and TCDSB. Based on the proposal to date, the TDSB anticipates 170 elementary students and 66 secondary students, total 236; and the TCDSB anticipates 45 elementary students and 19 secondary students, 64 total, for a combined total of 300 students. This information was provided by the TDSB on March 7, 2022 and from the TCDSB on March 4, 2022.

In total, residents within the study areas have access to 18 licenced child care facilities, of which 13 have vacancies. In addition to these public child care facilities there are also private child care and at home services in the community that are not included within the findings of this report.

There are four Toronto Public Libraries (TPL) within both study areas, with the closest branch, the Parliament Street Branch located within 300 m of the Phases 4 and 5 lands. The other three branches are all located within less than 1.5 km from the site

In total, there are 29 parks offering over 27.2 hectares (67.2 acres) of dedicated parkland, playgrounds, trails, outdoor recreational facilities, in addition to community recreation centre and 5 community spaces and facilities within both study areas.

There are six places of worship within the Immediate Study Area, in addition to another 17 within the Surrounding Community Study Area, for a total of 23 places of worship catering to a range of religions.

The Immediate Study Area consists of one retirement facility, with three additional facilities within the Surrounding Community Study Area. Four retirement facilities are located within proximity to the Phases 4 and 5 lands.

Within the Immediate Study Area there are 26 social service providers, in addition to 51 providers within the Surrounding Community Study Area for a total of 77 social service providers. In addition to the social service providers outlined above, there are a variety of community organizations and groups that operate within the Immediate Study Area that may not have permanent or fixed address that also service the community.

While no hospitals are located within either study area, there are two hospitals within proximity. Only one police station is located within the Surrounding Community Study Area. One fire station is located within the Immediate Study Area, with another station located in the Surrounding Community Study Area, as noted below. While no paramedic stations are located within the study areas, there are two within proximity.

As reflected above there is a wide variety of community services and facilities both existing and proposed.



Appendix A

No.	Organization Name	Description of Services the Organization Provides to the Community	Type of Space Requested	Size of Space (sq ft)	Benefits of the Space to the Community	# of Residents the space would benefit
1	Green Thumbs Growing Kids, Faculty of George Brown College.	Our purpose is to create a Food Literacy Centre for Regent Park. It will actively build capacity in urban agriculture, local food, and food education, inspiring community members to become local food leaders. The Food Literacy Centre (FLC) will include a community-based kitchen and greenhouse for communal, commercial, and educational use.	Greenhouse space with access to full sunlight with adjacent kitchen space.	Approximately 300 square meters. Half for a greenhouse and half for a kitchen. The Steam House would be an excellent location for the kitchen (and an RP museum) with the greenhouse located just outside facing south. Alternatively, the kitchen can use the additional space in the new library building with the greenhouse just outside.	Provides a needed greenhouse, teaching, community, and commercial kitchen and actively builds capacity in urban agriculture, local food, and food education for Regent Park. It will provide programs to children and youth and excellent opportunities for community groups to raise foods, favoured by our diverse community members, that require both a warm germination period and a long growing season. Details are available in our FLC proposal. Another benefit derives from the potential for the Food Literacy Centre and the Food Forest (proposed by Bowery Wilder) to work in a mutualistic relationship, with the FLC's greenhouse providing saplings and seedlings for the Food Forest and the latter providing perennial foods for use in the FLC's kitchen.	All residents would have priority access to these amenities. In the Immediate Study Area, approximately 1,500 students would benefit as well as the other 9,000 plus adult residents. We hope that more than 20% of locals will use these resources.
2	Regent Park Food Partnership.	Create community gardens for urban agriculture opportunities for residents on green rooftops and ground-level public spaces throughout the Phase 4 & 5 plans.	Two types of space are requested- on building rooftops and on ground-level public spaces.	Before the revitalization, there were more than 500 community garden plots in Regent Park. According to a garden manager interviewed in 2017, at that point, there were fewer than 200. Rooftop gardens are normally sized according to available space. Ground-level gardens average 10-30 square meters each. There should be an ample number of plots to satisfy residents.	Community gardens aids urban agriculture which improves access to and intake of fresh healthy foods, increases physical activity, encourages food literacy education. Gardens help to reduce crime, empower residents, improve mental health, and create social ties that build a strong community.	We expect over 1,500 neighbourhood residents will benefit from ample garden space. This represents just under 20% of working age adults in the immediate study area.
3	Focus Media Arts Centre (charitable media arts education organization serving Regent Park since 1990)	Focus Media Arts provides professional training, mentorships and participatory media practices that profiles the community and enables the sharing of stories, experiences and perspectives on relevant matters and issues.	We are requesting a community facility space (see video link above) that would facilitate the following (1) Radio Regent -a 24-hour radio control room and sound booth (for podcasting, Dj-ing, hosting live interviews and live music performances of local bands: 2) a Music Recording Studio an area or room connected with the sound booth above that would feature 4-6 computer work stations each with music recording software and keyboards; 3) RPTV and video broadcast & photography studio for live zoom productions, video interviews, news casts, drama based work and on-site photography. Room would feature studio lighting, studio cameras, teleprompters, greenscreen backgrounds. 4) Video Editing studio for video, graphic arts work. This studio	In total we are requesting a minimal of 3,500 sq feet of purpose design space (does not include washrooms).	The space would present opportunities for community members and groups to have full access to digital media training, mentorship and equipment support related to nurturing their interests and career aspirations in: music recording; radio podcasting; Dj-ing; spoken word and music broadcasting; video production (camera, directing, script development and video editing); new media applications related to coding, game designing and VR and AR applications. The facility would also provide opportunities for employment through a annual summer employment program and part-time staffing positions and provide opportunities for youth to generate income by provide fee for services using skills learned. Lastly youth would learn a variety of life skills related to project management, leadership, decision making, problem solving, conflict mediation and much more.	On A Daily Basis A User Friendly and Accessible Space would be used by an average of 44 - 83 people daily (generally youth and adults over the age of 14 years). This would amount to 16,440 user to 30,480 users over a period of a year (* note projections based on 360 days of operation see projections below) Min 15 -25 radio programmers including co-hosts daily (ages 14+ years); Min 8 to 15 radio guests (ages 14+ years) 6 -10 youth daily in the music lab (ages 14+ years); 10-28 users daily (ages 14+ years) involved in film, photography and video editing including interns, afterschool program participants and

No.	Organization Name	Description of Services the Organization Provides to the Community	Type of Space Requested	Size of Space (sq ft)	Benefits of the Space to the Community	# of Residents the space would benefit
			<p>would feature 12 IMac computer workstations for video editing material that was filmed on and off site.</p> <p>5) Game Design Lab – area or room for workshops and new media game design production.</p> <p>6) Equipment Storage Room – locked room for storage of camera equipment, Mics, Speakers, Amps, VR equipment and laptops.</p> <p>7) Office Administration -area for administration activities and record keeping. Area for min of 3 workstations.</p>			<p>staff reporters. Aim is to produce 3 - 4 hours content of video weekly</p> <p>10 to 15 (youth ages 14-24 years) involved in bi-weekly Gaming Design and coding workshops with open studio daily engaging min 5 youth daily who would come in to work on their projects.</p> <p>15 youth involved daily in summer program during July and August</p>
4	Regent Park Social Action Group (RPSAG)	General advocacy on many issues, such as transit, housing and technology.	Because this is not a continuous space use and no office is needed, this would most likely be done within a Community Controlled Space (i.e. an Association of Community Centres (AOCC)).	2000 sq. ft. of space for 2 hours per week is needed for informal gatherings. Because this is not a continuous space use and no office is needed, this would most likely be done within a Community Controlled Space (i.e. an Association of Community Centres (AOCC)).	N/A	100 members of the organization.
5	Association of Community Centres (AOCC)	Please include a request for an Association of Community Centres (AOCC) space in the space requests in the Facilities and Services Study. The space would be set up through a Board of Management under the City of Toronto, and therefore there is not a specific individual non-profit organization that the request comes from.	This space is needed for organizations formed in the future and changing space needs of existing organizations, since specific future space needs cannot be fully enumerated now.	This request is for 10,000 sf, at a minimum 6,000 sf. The space should have some administrative offices and a range of sizes of general purpose rooms.	<p>This will include bookable (i.e. non-continuous use) and dedicated rooms/spaces allocated by and available on terms set by the community. The AOCC structure which is run by a community board of management is the best form of open and community directed decision making for the space.</p> <p>Access to space on a one-time, regular or continuous basis is needed by many groups, some of which involve considerations such as:</p> <ul style="list-style-type: none"> • no cost • low cost • unincorporated groups/organizations • use of space outside of regular business hours <p>We want to ensure that some of the space built in phases 4 and 5 will be Community Controlled. This can be implemented as an Association of Community Centres (AOCC) similar to 519 Community Centre or Ralph Thornton Centre, as specified in How to, below.</p> <p>If TCHC plans to allocate the existing or proposed zoned square footage of space for services and/or request-for-expression-of-interest space, the amount of space in the rezoning application will need to be increased so that there is also space for an AOCC.</p>	N/A

No.	Organization Name	Description of Services the Organization Provides to the Community	Type of Space Requested	Size of Space (sq ft)	Benefits of the Space to the Community	# of Residents the space would benefit
6	Healing as One	<p>Our mission is to open dialogue, pave understanding and start healing from the many pains/issues in our micro & macro communities.</p> <p>Our team is composed of members who experienced the challenges associated with growing up disconnected from the community, with little mentorship and opportunities for leadership, all while facing the negative influences of poverty and crime-driven neighbourhoods.</p> <p>Our goal is to bring the community together and highlight a type of love we should all share with our neighbours by reshaping the next generation of young people (and paving a way for them). Our aim is community engagement through the many young people living in the neighbourhood. It's taking difficult circumstances and facing young people with the need for self-development.</p> <p>Our vision is to create a community made up of leaders and visionaries, who are able to empower and pass this(knowledge and leadership) down to the next generation. Our dream is to create a system mobilizing young people to address their communities concerns with open dialogue, festivities and workshops(which benefits them and the community as well)</p> <p>Here in Healing as One we don't just look at someone being an asset to our team but also being part of our family and having that same vision to try and have an impact in our struggling community)/</p> <p>More safe spaces across the neighborhood. We believe that the community as a whole can benefit from the access to space requested. Local entrepreneurs/mothers from the community (kitchen space), Youth/Young Adults (Recreational Gym/Spaces).</p> <p>Our organization captures the different demographics of the Regent Park community so that we can all unite and benefit from the spaces in our community.</p>	<p>Accessible kitchen space for local caterers to support our food insecurity initiatives. Recreational space for basketball (indoor), self-defence training, and other sports.</p>	<p>Industry Kitchen - the ideal size we are looking for is 1000sq ft. Recreational Space - We are looking for a space similar in size to the Regent Park South Center Gymnasium. approximately 14,560 sqft.</p>	<p>Accessible kitchen space for local caterers to support our food insecurity initiatives. Recreational space for basketball (indoor), self-defence training, and other sports. We are currently involved in running youth/adult basketball programs with leagues across the city. The youth program takes place in Galloway, Scarborough - the genal basketball league that captures both youth and adults takes place in Brampton.</p> <p>Not having access to recreational spaces that have flexible hours makes it hard for the youth to participate because of distance, and for safety reasons.</p>	N/A

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7	Regent Park Islamic Resource Centre	Community Space Our organization need space for community's cultural activities, such as prayers , community's programs rooms, exercise room, learning room, women counseling room & other activities to do	Prayer space Five times prayer, Friday prayer and monthly meetings Prayer hall and meeting room	Currently occupied approximately 16000 to 17000 sq feet to server our neighborhood. Currently 40-45% Considering current limited space, we require minimum of 8000 sq feet of space.	Celebrate Eid festival jointly in the community Weekly tafsir programs in 260 Sumach Musallah Weekly teaching programs in 325 Gerrard Musallah Weekly community youth motivation programs in 463 Gerard Musallah Participating in local events and programs Engagement & Community Learning: Info session and workshops on accessing program/services: Health &PF&R, TDSB, TCH and Toronto Police A central point of communication for the broader community A centre for the Muslim community to gather and worship Publicly accessible informal/formal space for variety of emerging initiatives and needs Employments &Skills development Counselling After School homework and reading club Programs for seniors Counselling for youth and families in need Child care facilities Stand beside affected local and international communities Periodic open house for the under-privileged Gym & recreations Social & cultural celebrations Educational programs including safety & security"	Muslim community are being served and thousands of people are getting benefitted and engaged in various activities regularly.
8	Neighbourhood Pods Toronto	"Food insecurity, Vaccination Supports, Community Activism and Advocacy, Mutual Aid Work, Community Solidarity and Awareness, Virtual and In-person Community Events. We can support one another in our solidarity efforts to keep one another informed or our needs and offers, find opportunities to work together, and identify isolated community members and gaps. We acknowledge the Anishinabek (Ojibway) Mashkegowick, (Cree) and Haudenosaunee Confederacy as the guardians and traditional keepers of the land we are on.We recognize the Mississaugas of New Credit First Nation as the current holders of these traditional territories. We recognize the injustice of colonization and, in all our work, strive for equity and justice for all people	N/A	Community organizing space (3920 square feet): Run workshops, community gatherings - Commercial kitchen (1,051 square feet): run programs, distribute food. - Storage space (200 square feet): cold room for meats, produce. - Storage space (200 square feet): supplies, donations, nonperishable items, - Outdoor space: gathering, communing, having BBQs, outdoor storage, gardening, outdoor programming. Subtotal 5371 square ft.	N/A	Through our advocacy and services delivery we've supported hundreds of residents in the community. Through access of space we'll be able to support more residents. We've directly supported 900 hundred Regent Park residents.
9	The Lansdowne Cone	the Lansdowne Cone has been a popular destination for regent Parkers since we moved in 2020. residents have express joy with having a local option that is within walking distance, and is involved in the community. it's a public. space open to all regent Parkers, and serving and	N/A	Youth Employment Support; Local Economic Development co located in the old Paintbox space - 300 sq. ft.	Youth Employment Support; Local Economic Development	It's a public space open to all Regent Parkers, and serving and average of 200 customers a day.

No.	Organization Name	Description of Services the Organization Provides to the Community	Type of Space Requested	Size of Space (sq ft)	Benefits of the Space to the Community	# of Residents the space would benefit
		average of 200 customers a day. we also run a youth employment program, creating job opportunities for 6-8 Regent Park youth each season.				
10	Visions of Science Network for Learning	<p>We are committed to advancing STEM equity by focusing our effort towards youth and communities who experience significant barriers to participation. We facilitate community-based youth engagement, strengthen youth support networks, and advocate for systems that ensure equitable STEM education, and opportunity.</p> <p>We believe that when youth understand the possibilities within STEM and have unhindered access to explore every opportunity, they have the full power to choose how they contribute to shaping the world around them. They are empowered with the relevant skills and knowledge to be leaders in their community, agents of change for society, and good stewards of the planet.</p> <p>Our activities include:</p> <ol style="list-style-type: none"> 1) Supporting children and youth ages 8-25 through age specific programming. (Clubs, camps, leadership programs, internship opportunities, career development, scholarship opportunities with a focus on meaningful engagement in STEM fields 2) Working with educators and community members providing workshops, resources, and programming to better position them to support children and youth as well as advocate for their needs 3) Advocacy work including public awareness and knowledge sharing activities to increase equitable access to STEM <p>"Office space at 71 Regent Park boulevard, approx 600 square feet "Our work supports young people, family members, and educators in Regent park as well as across the greater Toronto area. We offer direct programming in</p>	N/A	Our work supports young people, family members, and educators in Regent park as well as across the greater Toronto area. We offer direct programming in Regent Park.	N/A	N/A

No.	Organization Name	Description of Services the Organization Provides to the Community	Type of Space Requested	Size of Space (sq ft)	Benefits of the Space to the Community	# of Residents the space would benefit
		Regent Park.				
11	Street Health	Street Health works to improve the mental and physical health of people who are homeless and precariously housed who are in the downtown east including regent Park. We provide nursing, mental health case management, Identification replacement , Overdose prevention, harm reduction services, outreach and safe supply programs. We have a long history of advocating with people who experience homelessness for affordable housing, access to health services, overdose prevention and harm reduction supports.	N/A	Street Health operates out of a building at Dundas and Sherbourne- however we do not have space to run our drop in programs. We require program space to provide drop in programs that has access to a kitchen and is wheel chair accessible - min space 1000-1500 sq. ft.	All of our clients are from the Moss Park, St. James Town and Regent Park communities.	50 individuals would benefit.
12	Support for Library Space – Resident.	N/A	N/A	N/A	Residents -over 10,000 residents that call Regent Park Home We need space as big as a Library 10,000 square feet	N/A
13	Kick Start Arts	Free film-making and dance training and creation.	Space to offer dance classes for free. No Access to dance studios. Shared space for arts creation not designated to a specific organization	N/A	The Regent Park Film Festival allows us to used their micro space. We have worked w many, many children and youth over the years.	N/A
14	RPNA	The RPNA seeks to create a safe space where resident voices are amplified on issues that are important to our neighbourhood and takes action.	N/A	The RPNA requires 1400 Sq foot now for it's activities and to support the SDP.	The RPNA seeks to foster an inclusive, diverse and healthy neighbourhood in which all residents feel safe, welcome and at home. Resident Leadership: Ensure resident voices exist in all aspects of governance and implementation of the Regent Park Social Development Plan by co-chairing the SDP Stakeholder’s Table, Safety Network, Community Building, Economic and Employment, and Communications working groups. Communications: Informing, consulting and engaging RPNA members and the community on neighbourhood issues and opportunities.	N/A
15	WISE MEDIA INC	Graphic design and printing services for business and community members. Helping existing local businesses lower advertising costs and helping community members launch their entrepreneurial ventures at an affordable price.	N/A	Since 2016. I have been attending meeting after meeting for economic development in Regent Park and the acquisition of affordable space for entrepreneurs of Regent Park. For 6 years now I have been told that while economic development is a core focus of the SDP process, there are no business ventures that have developed that provide jobs, education and resources to gain employment in high paying fields. I don't see any evidence that economic	Our work has supported the success of various businesses in Regent Park like Infiniguard and Visions of Tomorrow. There are many youths who we have taught in the past and would like to continue educating in the business of design to obtain employment with the Directors Guild of Canada and IATSE 873 unions. So far we were able to connect 3 youth to this life changing industry and we believe we can do more with a dedicated location accessible to the public.	

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				growth is being prioritized to the level other divisions of the SDP, thus my optimism is bleak on that front. I will believe it when I see it.		
16	Wanasah	Wanasah is a mental health agency created to address the urgent mental health needs of Black youth and their families in Regent Park and neighbouring areas, in downtown Toronto. We are a space where Black youth and their families recognize themselves. Our mission is to improve access to effective and holistic mental health services for Black youth and their families in the GTA. In less than one year of operation, we have served over 300 Black youth and family members. We have also provided almost 20 crisis supports to families dealing with tremendous crisis including gun violence, suicides, overdoses, etc. .	N/A	Youth have shared with us they want to see us in our own private space and not shared space and virtual is not sustainable. The space needs include a Conference room for staff meetings as well as caregiver and youth groups. 2 Executive Office for our management and staff. About 3 quiet rooms for therapy sessions. A bonus would be a common space. I hope we will not be needed as an organization, however we have grown this year alone as the need arises and the population will increase.	N/A	We have also provided almost 20 crisis supports to families dealing with tremendous crisis including gun violence, suicides, overdoses, etc.
17	NRNA CANADA	We are a Non for Profit organization under one umbrella NRNA ICC (Non Resident Nepali Association International Coordination Council)in 85 countries. To function as national Board of NRN Canada and national coordination council of its international organization NRNA ICC. To represent and promote the interest, right, privileges and immunities of NRN in the Canada and Nepal. To coordinate the National Board's activities with the NRN Canada and its Province Chapters. To coordinate with other national and global not-for-profit organizations with similar interests to promote and protect NRNA's interests, right, privileges and immunities.	N/A	Office & Programming space - 500 - 1000 square feet/Space needed for everyday." We are more than 5000 direct members under NRNA Canada now.	We are registered under Federal Government as Non For Profit Organization. 75-100 In Regent Park Community more than 5000 in GTA - Organize - Nepal Day Parade 2022, International Women's Day, Monthly Literary Program, Interaction And Community Visit, Free Driving Training, Blood Drive, Employment Taxes, Updates On Covid-19, Annual General Meeting, 2nd Nepalese Youth Conference, Youth Vision	75-100 In Regent Park Community more than 5000 in GTA
18	ACORN ARTS PROJECT	Community Arts Engagement, Building social cohesion, Providing free arts programming for underserved communities, providing an Art-Hive-model, free drop-in community art-making space. We operate a free weekly drop-in open studio for creating visual arts projects, featuring 3 exhibitions annually at the 220 Oak St.	N/A	A community hub in the building of 220 Oak St. offering a safe, judgement-free space to create art and develop skills and confidence in creating visual arts projects. Food and refreshments are usually a part of this. We could use a space in the next 6 months for storage as our TCHC site is undergoing renovations in late 2022 and into 2023.	Looking at sustainability and food security for the neighbourhood and we are involved in initiatives combining art and sustainability	N/A

No.	Organization Name	Description of Services the Organization Provides to the Community	Type of Space Requested	Size of Space (sq ft)	Benefits of the Space to the Community	# of Residents the space would benefit
		<p>site. Our exhibitions attract about 150 people at a time, including building residents and people from the broader community. The studio is available to building residents as well as members of the surrounding community. The open studio is available on Thursdays from 2:00 to 4:30. We currently serve about 25 regulars at our Oak St. site and many people who drop in to see their neighbours and get a coffee and a snack. We also operate a mobile arts unit that takes art classes to specific supportive housing sites. Residents of these sites are in supportive housing with mental health issues, acquired brain injuries, in recovery from addictions and other health issues. Teams of two professional artists travel with art materials to various housing sites provide arts programming to those individuals who don't typically have access to the arts and art making. Art making in community is transformative. Art making is inclusive and judgement-free. Our goal is to eventually having a dedicated space to operate a community arts hub on the Art-Hive model: a space where anyone from the community can congregate to make art and enjoy the company of others will making art. Art making is part of the human experience and offers profound opportunities to grow social cohesion and build community around the shared art making experience.</p>				
19	Downtown Somali Youth Union	<p>Providing resources for training, education, and a varieties of recreational activities for youth at large. Providing youth access through outreach to programming and training that focus on intervention, counselling and rehabilitation. Helping youth succeed in terms of employment, education, sports, community safety and better relationships with community stake holders such as Toronto Police, TCHC etc. Assisting youth through engagement, mentoring, and education in becoming</p>	N/A	The space we need to provide the abovementioned services that exclusively for our youth at large is 1,000 sq. ft.	<p>Providing resources for training, education, and a varieties of recreational activities for youth at large. Providing youth access through outreach to programming and training that focus on intervention, counselling and rehabilitation. Helping youth succeed in terms of employment, education, sports, community safety and better relationships with community stake holders such as Toronto Police, TCHC etc. Assisting youth through engagement, mentoring, and education in becoming leaders, better front-line workers, and role models for our children. All the above services empower youth in becoming skilled,</p>	The number of Regent Park youth the would the space and our work benefit is about 160 .

No.	Organization Name	Description of Services the Organization Provides to the Community	Type of Space Requested	Size of Space (sq ft)	Benefits of the Space to the Community	# of Residents the space would benefit
		leaders, better front-line workers, and role models for our children. All the above services empower youth in becoming skilled, educated, and engaged leaders as well as role models for the regent Park children at large.			educated, and engaged leaders as well as role models for the regent Park children at large.	
20	TNG Community Services	Our multi-service agency provides a wide range of programs and services that create opportunities to improve and enhance people's lives and to help them live independently and with dignity. We serve frail seniors, marginalized children and youth, those who are searching for employment, people who are homeless or precariously housed and people with mental health challenges. We offer a wide range of children and youth programs including a Youth Outreach Worker Program and Weekend Youth Program. We also offer daycare services for children 0-12 in the community. " We have our organization Central Neighbourhood House and operate childcare out of 3 schools in the area.	N/A	N/A	N/A	We would be able to provide services to over 250 youth/year and depending on the space allocated we could provide childcare to 60+ families.
21	Regent Park Tenants Right Association	The association advocates on behalf of its members regarding rent to own program, safety and housing needs.	With access to office space, we will be able to support our members with services and advocacy.	The current space needs is 500 sq. ft.	With access to office space, we will be able to support our members with services and advocacy. "We require immediate office and storage spaces for our activities. We require 500 sq. ft. now.	The association represents over 900 members, many of whom are regent park residents.
22	Regent Park Film Festival	Regent Park Film Festival (RPFF) is a non-profit cultural and educational media arts organization. It is Toronto's longest-running, free community film festival, and is the sole community film festival in Canada's largest and oldest public housing neighbourhood. RPFF is a staple in the community. In addition to our annual festival in November, we offer year-round screenings, our annual School Program, workshops and community events at no cost. RPFF is dedicated to showcasing local and international independent works relevant to people from all walks of life. The key communities we serve are Black, Indigenous and People of Colour (BIPOC) communities, people with low-income, people who live in public housing, and Regent Park residents. The films we	N/A	So roughly 330 square feet plus 181 square feet of additional office space during busy times. But based on the metric per employee it would be 5 x 196 = 980 square feet. When we need more space, we sometimes use the CSI meeting space upstairs for temporary meetings.	- Our annual festival and year round programs brings much needed cultural programming to the residents of Regent Park, possibly the largest gathering in the community. Our highest attended year was just before the pandemic in 2019 at over 7200 attendees who enjoyed six screenings over 2 month period. A good number of attendees were made up of residents of Regent Park who attended the family friendly events. Our festival and year round programming is organized by a dedicated team of staff, which gets boosted with additional staff leading up to the festivals (Under The Stars July August, RPFF November). During the year we have workshops and events in our space also.	N/A


No.	Organization Name	Description of Services the Organization Provides to the Community	Type of Space Requested	Size of Space (sq ft)	Benefits of the Space to the Community	# of Residents the space would benefit
		present break stereotypes and show that no one place or person has just one story. The Festival started in 2003 through the efforts of a determined group of community residents and volunteers. Their goal was to bring Regent Park residents access to high quality films that resonate with their experiences. Today, as Regent Park undergoes a fifteen year re-development, the Festival also works to bring together the many diverse communities that exist in the neighbourhood to enjoy and engage with film as a means of artistic expression and a catalyst for change.				
23	Hawla's Kitchen	I provide food for the community in Regent Park, give out food to the less fortunate and also do paid gigs for events and weddings. Hawla's kitchen works with the community to engage youth in the food and entrepreneurial sector. By providing healthy and affordable foods we've created economic opportunities and motivated the entrepreneurial spirit of the food service industry in young people. "I have access to my Kitchen at home. It is very small. " If I were to have kitchen space, this would benefit many individuals in the community. This space would help me run my dream program, the Hawla's Kitchen Food School. Our food school will provide youth from the ages of 15-19 paid opportunities to explore their passion in the hospitality sector. This program will mentor youth about the many factors that are needed to run a business and provide entrepreneurial skills. Youth will be taught proper food handling, how to cook many dishes from many cultures, playing dishes, financial literacy and money management. This program will enable youth to learn about food insecurity, healthy food choices as well as open doors for them to become entrepreneurs	N/A	A kitchen space that is at least 500 sqft to prepare big orders for the community and individuals. This space would allow for preparation, learning and packaging. It's very important to have kitchen space that's available to tenants. This kitchen space would be available for the community to use and benefit from.	The organization provide food for the community in Regent Park, give out food to the less fortunate and also do paid gigs for events and weddings. Hawla's kitchen works with the community to engage youth in the food and entrepreneurial sector. By providing healthy and affordable foods we have created economic opportunities and motivated the entrepreneurial spirit of the food service industry in young people. The benefits of access to the Space requested to the Community.	150 regent park residents would benefit from this space, the goal is to engage as many youth and adults as possible
24	Neighbourhood Legal Services	N/A	N/A	3689 square feet	N/A	Community legal aid clinic -We serve approx 1600-1800 local residents per year

No.	Organization Name	Description of Services the Organization Provides to the Community	Type of Space Requested	Size of Space (sq ft)	Benefits of the Space to the Community	# of Residents the space would benefit
25	LUA SHAYENNE DANCE COMPANY	Dance & Drum workshops, Workshops led by black female dance artists in a variety on embodied styles, Programming for Seniors, Programming for Children (West African dance, drum, song), Public Talks, Productions, Professional shows		LSDC is new to the community. Our April to August workshops plan on hosting 15 to 20 participants at a time. Our company rehearsals host a maximum of 10 to 15 artists. Space needs: 30'x55' (1650 square) and up. The size of the Regent Park Community Centre is fairly good for us. We also use live drumming (not always but it is loud) - Space needs: 30'x55' (1650 square) and up. The size of the Regent Park Community Centre is fairly good for us. We also use live drumming (not always but it is loud)		
26	Grassroots organization as part of the SDP Employment & Economic Development working group that provides entrepreneurial supports for women in Regent Park in 4 areas -	Peer Support, Coaching, Training and Business Supports. The membership comprises of women entrepreneurs at various stages of their entrepreneurship journey, service providers serving women and economic development and the revitalization developer partners. Purpose: to support women through their entrepreneurship journey to grow their business based on their identified needs in safe environment inclusive of all culture and socioeconomic backgrounds with a focus on racialized communities, BIPOC communities and the women identified in the LGBTQ2S+ spectrum.	Commercial Kitchen, storage, and meeting space	Commercial kitchen - 1500-3000 sq. feet. Meeting space - 300-500 sq.feet. Storage and logistics. 1000-2000 sq.feet	Use of a commercial kitchen per CFIA standards to prepare food and beverage products. Training and meeting facilities for in person activities. Storage for products per CFIA standards. In 2016 49.6% of RP are women. Per https://ic.gc.ca 15.6% of Canadians are women entrepreneurs with an expected 30% increase. Our group membership is 33 women and expected to grow as we promote this group across the community. The total population benefits from this work as women entrepreneurs provide marketplaces for shopping and improves community access.	N/A
27	Black Talent Initiative	Black Talent Initiative's mission and vision is to help, support and assist black community members in their career journeys and work towards dismantling Anti-Black Racism in the work place, to ensure black talent can thrive.	N/A	Office Space + Programming space - 750 Square feet - Programming space for community for events, meet ups and celebrations.	Approximately 2,000 will benefit from the space as we run, mentoring programs, leadership accelerated workshops and other community events.	N/A
28	Regent Park Somali Community Organization Inc	Help parents build healthy relationships with their youth and children (1 day/wk) - Raise parents awareness of the education system and engage them in their youths education. Engage youth actively in their success at school, in community, and in their leadership. Capacity Building for women, parents, youth and seniors. Run seniors club and community integration through tea time and field trips (for reducing social isolation. Provide support services in employment and training to women, parents, and youth. Our advocacy is focused on empowering and enhancing the community through education, awareness, mentoring and engaging.	N/A	Our LBS program would like to have access for outside activities – this non for profit organization would like to bring our participants together for outside gatherings when the season/ weather allows. As an organization our target group is a combination of learners who identify as being Indigenous or are residents of Regent Park, we serve adults in a learning environment where we deliver services for Computer Class, Math, Communications and Art Therapy. We refer learners to services available from within our community to support their material needs and their mental health and wellness needs. Before covid changed the model in which we adapted to to continue providing services for Literacy Basic Skills, we regularly gathered to share celebrations and	Help parents build healthy relationships with their youth and children (1 day/wk) -Raise parents awareness of the education system and engage them in their youths education. Engage youth actively in their success at school, in community, and in their leadership. Capacity Building for women, parents, youth and seniors. Run seniors club and community integration through tea time and field trips (for reducing social isolation. Provide support services in employment and training to women, parents, and youth.	The number of Reg. Park residents who benefit now is about 400 (including parents, women, youth and children from the community at large). We need the space to provide the aforementioned services to parents, women, seniors, children, and youth.

No.	Organization Name	Description of Services the Organization Provides to the Community	Type of Space Requested	Size of Space (sq ft)	Benefits of the Space to the Community	# of Residents the space would benefit
				achievements for individuals and for our learning community. 800 sq. f		
29	Toronto Council Fire Native Cultural Centre	The cultural centre provides services for meal programs, foodbank, family and child services for pregnant mothers and families of infants/children (parenting classes, cooking, material needs, peer support), services for older children and youth (cultural teachings, physical activities like dance and sports, camping/outings, counseling, tutoring), the LBS as described above, employment services, Health Resolution Services for IRSS (Indian Residential School Survivors), services for I'm a Kind Man programming, MMIWG & Family Wellness (counseling & referrals) and core services which includes the Legacy Project, Spirit Garden, there is a separate program that provides workshops for health related concerns of the registrants for diabetes, developing habits for healthy eating/activities, cooking, smoking cessation, etc. and another program that provides "Meals on Wheels," cooking classes, and peer support. Most of the staff members in the centre provide resolutions for community members requiring advocacy for health and wellness needs, including material needs and referrals to counseling services. The centre is closely involved in terms of gathering information for how the city plans and implements strategies for addressing poverty; for example, the centre has been able to access emergency supports and services through city-sponsored initiatives that helps clients have digital access to information and services.	N/A	N/A	Our community would benefit in several ways – it would give us outside space to enjoy the elements in a space that is close to our physical offices/classrooms, it would create an opportunity where some of our class members would be in a sense, 'hosting' as it is where they live (this is one of the ways in which we build capacity within a rubric that includes doing peer support), having a welcome space for us to expand our programming would serve to help us grow as a program and be part of the local area in a community-based level, it would serve to help participants see that this kind of exchange is vital for growth, relationship-building and to be seen as important components (residents) of how a neighbourhood is shaped, maintained and measured for it's wellness.	On a yearly basis where our program serves 130 registered learners, about 40% of those registered are Regent Park residents.



Appendix B

TORONTO CATHOLIC DISTRICT SCHOOL BOARD					
STUDY AREA: Regent Park Phases 4 & 5					
CATCHMENT AREA ELEMENTARY SCHOOL	ADDRESS	PORTABLES	CAPACITY	2021-2022 ENROLMENT	UTILIZATION RATE
St. Paul (JK-8)	80 Sackville St	0	450	196	43.6%
MIXED GENDER SECONDARY SCHOOLS	ADDRESS	PORTABLES	CAPACITY	2021-2022 ENROLMENT	UTILIZATION RATE
St. Patrick Catholic (9-12, Mixed Gender)	49 Felstead Ave	0	1,152	858	74.5%
St. Mary Catholic Academy (9-12, Mixed Gender)	66 Dufferin Park Ave	0	714	768	107.6%
SINGLE GENDER SECONDARY SCHOOLS	ADDRESS	PORTABLES	CAPACITY	2021-2022 ENROLMENT	UTILIZATION RATE
St. Josephs College (9-12, Female Gender)	74 Wellesley St W	0	714	755	105.7%
Neil McNeil (9-12, Male Gender)	127 Victoria Park Ave	6	648	855	131.9%
SECONDARY SUBTOTAL:		6	3,228	3,236	100.2%
TOTAL:		6	3,678	3,432	93.3%
PUPIL YIELDS FOR STUDY AREA					
UNIT TYPE	NO. OF UNITS	ANTICIPATED PUPIL YIELD ¹			
		ELEMENTARY	SECONDARY		
SINGLE FAMILY/SEMI DETACHED HOUSES	-	-	-		
TOWNHOUSES	-	-	-		
STUDIO/1-BEDROOM APTS	1,192	15	5		
2-BEDROOM/3-BEDROOM APTS	1,240	30	15		
TOTAL:	2,432	45	19		
REQUEST GENERATED:	March 4, 2022				

1. Yields are not reflective of cumulative development in this study area. Additionally, yields provided applies to the current proposal and data provided is current as of the date of this response. Further analysis including review of cumulative development will be applied upon receipt of a development application.

*Above information is subject to change and further review.

	1 bed	2+ bed	TOTAL
market	1118	745	1863
affordable	74	297	371
section 37	0	198	198
Subtotal	1192	1240	2432
RGI			633
TOTAL			3065

COMMUNITY SERVICES & FACILITIES STUDY
TORONTO DISTRICT SCHOOL BOARD INFORMATION REQUEST RESPONSE

Address: Regent Park Phases 4 & 5
Proposed Development: 1,202 affordable rental, and 1,863 condominium units
TDSB Ward: Ward 10
Date: March 7, 2022

1. Capacities, enrolment and utilization of schools serving the subject site (as of October 31, 2021):

The following table is for the properties that lie to the west of Sackville Street:

Assigned Schools	Capacity ¹	Enrolment ²	Utilization Rate ³
Elementary Schools			
Lord Dufferin J&SPS (JK – Grade 8)	692	384	55%
Secondary School			
Jarvis CI (Grades 9 – 12)	999	616	62%

The following table is for the properties that lie east of Sackville St:

Assigned Schools	Capacity ¹	Enrolment ²	Utilization Rate ³
Elementary Schools			
Sprucecourt PS (JK – Grade 8)	430	345	80%
Secondary School			
Jarvis CI (Grades 9 – 12)	999	616	62%

¹ **Capacity:** Schools are designed to accommodate a certain number of students. Student enrolment may vary in a community over time so that a school may end up having more or fewer students than the building can accommodate – that is, the school may be over capacity or under capacity. The capacity of school buildings is measured using a set of rules for optimal use of rooms defined by the Ministry of Education. This capacity is referred to as the Ministry-Rated Capacity.

² **Enrolment:** October 31, 2021 enrolment has been impacted by the COVID-19 pandemic. It is anticipated that impact on enrolment is short-term and that enrolments are likely to recover in near future. Note that enrolments are subject to change from year to year and these changes may be greater in the coming years due to the impact of the pandemic.

³ **Utilization Rate:** A school's utilization rate is calculated by dividing the enrolment by the school's capacity. Note that a school's enrolment and/or capacity may change from year to year, which may affect the projected utilization rate(s). Program changes, classroom additions and/or replacement of some or all of a school building may impact the capacity of a school.

2. Pupil yields based on unit count and mix (as per applicant's March 3rd, 2022 email):

- For west of Sackville St: 35 elementary students, 14 secondary students
- For east of Sackville St: 135 elementary students, 52 secondary students
- Note that the actual pupil yields may vary from the projected numbers due to a variety of factors such as affordability, tenancy, unit size and availability/proximity to commercial and community amenities, which are also determinants of whether or not families will move into a dwelling unit. Monitoring of these numbers will be important as specific details of the proposed development are finalized and as other developments in the area build out.

3. Existing context of schools serving the proposed development:

- West of Sackville Street, there is sufficient capacity at the local schools to accommodate students anticipated from this development.
- East of Sackville Street, there is insufficient capacity at the local elementary school and sufficient capacity at the local secondary school to accommodate students anticipated from this development.
- The TDSB has identified a review in 2022-2023 of Oakwood CI, Jarvis CI, Forest Hill CI, York Memorial CI, Humberside CI, North Toronto CI and Bloor CI to address declining enrollment and underutilization of Oakwood CI. Due to the area impacted by this review, there may be additional schools included as the scope of potential changes evolves.

4. TDSB system-wide reviews:

- Secondary Program Review:
The TDSB is currently undertaking a comprehensive review that, for the first time ever, looks at all its secondary schools at once with a vision to ensure all students have equitable access to programs and opportunities. Clustered into ten groupings of schools, reviews of the Board's 111 secondary schools are expected to take place over the next eight to ten years, with a common aim to reduce excess capacity and 'right-size' TDSB's network of secondary schools. The current review is expected to provide the framework for the subsequent group reviews. These subsequent group reviews may result in the closure of some TDSB secondary schools or changes to some of the current secondary school boundaries. In addition, changes to the provision of some secondary programs, such as French as a Second Language-related programs, may be impacted as a result of the group reviews. The Secondary Program Review Final Report was approved by the TDSB Board of Trustees in November 2020. Completion of Phase 1 of the Review is anticipated for June 2024. Additional information regarding the Secondary Program Review can be found at: <https://www.tdsb.on.ca/High-Schools/Secondary-Program-Review/Interim-Report-2020>.
- French-as-a-Second Language Review
In June 2019, the TDSB's Board of Trustees approved the changes to the Board's Intensive French-as-a-Second Language (FSL) programs. This system-wide change restructures the Board's intensive FSL programs into a single program model (French Immersion) with two entry points, Junior Kindergarten and Grade 4. The changes eliminate all other entry points and phases out



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the Board's Extended French program. Initially, all schools with Junior Extended French programs will transition to providing new Grade 4 entries into French Immersion. As the transition progresses, however, changes to Junior Kindergarten and Grade 4 French Immersion entry sites and pathways may change, in accordance with Board procedures. Consideration for program locations or potential redistribution, pathways and secondary school sites are all under review within the FSL Implementation phase of the Secondary Program Review.

Additional information regarding the FSL can be found at: <https://www.tdsb.on.ca/Elementary-School/School-Choices/French-Programs/FSL-Review-Recommendations-and-Implementation-Plans>.



Regent Park
Phases 4 & 5

DOWNTOWN COMMUNITY SERVICES & FACILITIES STRATEGY

APPENDICES – SECTOR CHAPTERS AND GROWTH SUMMARY

Prepared by the Canadian Urban Institute for the City of Toronto - April 2018



Image: ZAS Architects/ Plompmozes



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APPENDIX A - SECTOR CHAPTERS

1 SCHOOLS SECTOR

1.1 Overview of the Sector

A healthy school system is critical for ensuring that Downtown neighbourhoods are vibrant, complete and inclusive communities. Not only are schools the centre of education for students, they also provide needed support and services for the families of students. Schools provide safe play space for neighbourhood children. Their green and open spaces are generally well-used by community members outside of school months, days and hours. Schools often become a second home for the students and their families.

Downtown is home to 26 elementary schools and 13 secondary schools; 30 are operated by the Toronto District School Board (TDSB) and nine are operated by the Toronto Catholic District School Board (TCDSB). There are additional schools operated by both Boards that are outside the study area with catchment area boundaries that extend into and serve Downtown. The French secular school board (Conseil Scolaire Viamonde) operates two schools in Downtown. There are no French Catholic schools (Conseil Scolaire Catholique MonAvenir) in Downtown, but some serve the Downtown catchment area.

The School Boards are responsible for managing their school capital assets. They must respond to changing demographics and program needs while ensuring continued student achievement and well-being; as well as the financial viability and sustainability of the School Boards. **Both the TDSB**

and the TCDSB are challenged with finding a sustainable means of securing funds to support school facilities in areas experiencing growth pressures.

Map 1 shows the location of school sites in Downtown and adjacent neighbourhoods, as well as the estimated population growth by neighbourhood.

1.2 Key Sector Messages

TCDSB

A major challenge for the TCDSB is providing services and programs to meet the needs of the variety of families served by its schools. Key issues include serving populations with low incomes, many of whom are new immigrants, and serving children with special needs. Needed services include:

- Translation and ESL services—Principals noted that St. Paul's families, for example, are 60% newcomers, mostly from Eritrea and Ethiopia.
- Shelter services—Quite a few children live in shelters as their families are refugee claimants.
- Services to help families navigate the system—Holy Rosary families, for example, do not typically require settlement services, but do need assistance navigating the system.
- Summer programs are needed for children whose parents are working full-time.

- Transition programs are needed to support new immigrants.

The high rate of growth predicted for Downtown means that enrollment in TCDSB schools will increase in the medium to long-term. Since **school sites in Downtown tend to be small**, there are limits to outdoor play space and often little or no room for building additions and other improvements such as landscaped greenspace, on-site circulation such as pick-up and drop-off areas, and placement of portables. **School facilities in Downtown are also heavily used outside of the school day and school year by people** other than students, which can have adverse impacts on the safety and quality of the outdoor space and equipment.

The age and state of repair of facilities is another challenge. One of the major problems city-wide and in Downtown is maintaining and refurbishing older schools. There is a critical need for additional funding for the renewal of aging buildings and, while some schools have significant deferred maintenance costs, others may be prohibitive to repair.

Despite the rapid development of Downtown, some schools remain underutilized. This could be attributed in part to high-priced condominium projects, many of which are not suitable for families, and a general shortage of affordable dwelling units suitable for families.

TDSB

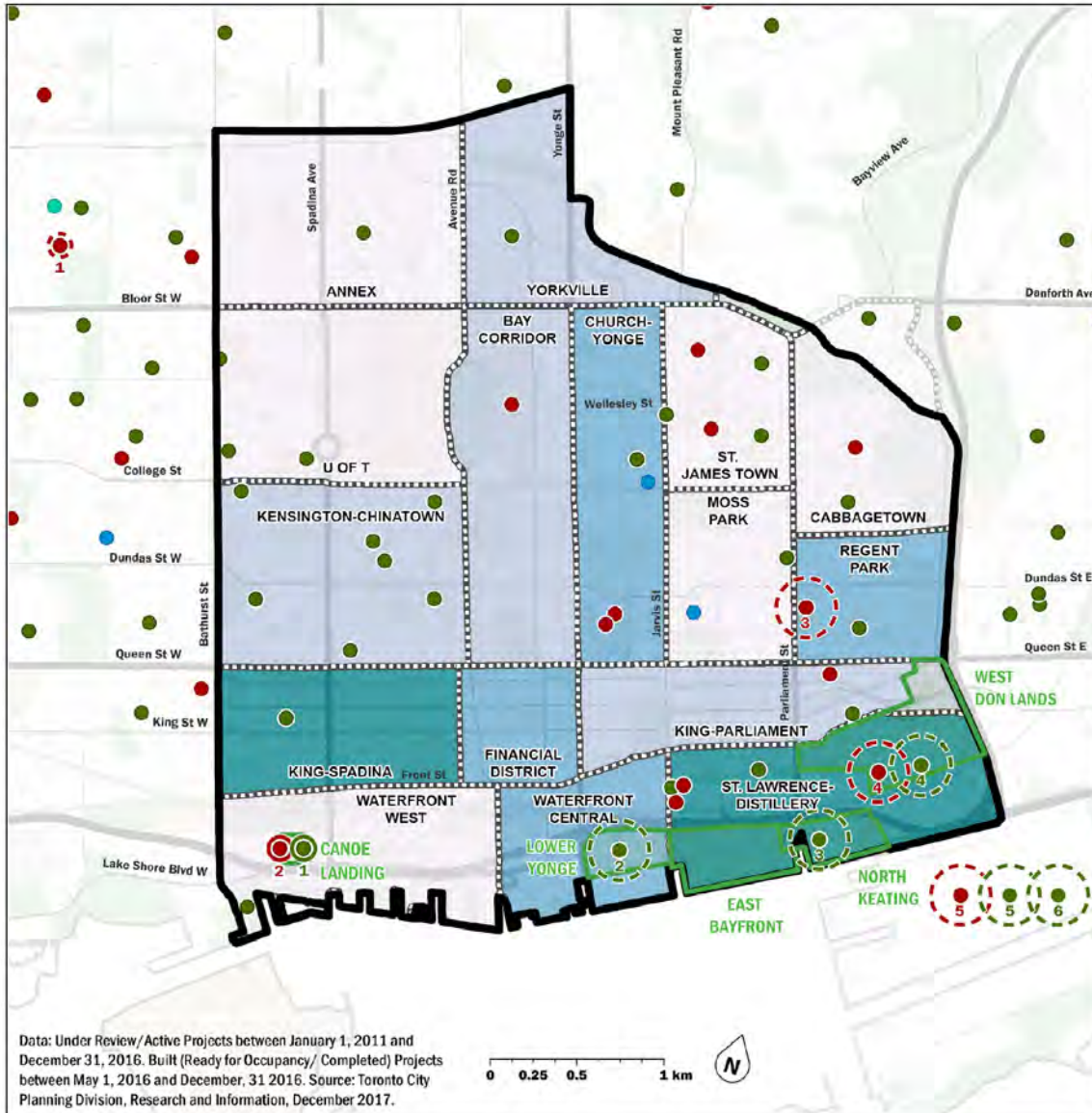
The main challenge for TDSB is that there is no sustainable funding source such as development levies to build new schools and/or to acquire sites to accommodate growth

pressures in Downtown. There is also a lack of funding to address classroom and program enhancements and to provide partnership opportunities for compatible users that may not have funds available. There are currently no funds to acquire new sites.

TDSB also has challenges related to small school sites and growing Downtown populations. School populations are growing and the usual solutions of portables, boundary changes, program changes, or building additions are not feasible in all locations. Issues include:

- The increasing scale of residential buildings creates challenges for existing Downtown schools, for example by shadowing outdoor play areas.
- Certain areas of Downtown, particularly the south-east part and Waterfront Central areas, have inadequate capacity at existing elementary school facilities to accommodate the number of students projected from new development applications.
- The small size of many Downtown school sites and facilities make it challenging to accommodate the number of students projected from the large volume of proposed residential units.
- In some high-density communities, the TDSB will require shared use of City-owned parkland to support the program and operational requirements of students.

MAP 1: LOCATION OF SCHOOLS & ESTIMATED POPULATION GROWTH DOWNTOWN



School Board

- Toronto District School Board
- Toronto Catholic District School Board
- Conseil Scolaire Viamonde
- Conseil Scolaire Catholique MonAvenir

Type of Investment

- Existing School
- Under Construction New Build
- Proposed Rebuild
- Proposed New Build (approximate location)

TDSB

- 1 Jean Lumb
- 2 Lower Yonge
- 3 East Bayfront/Keating
- 4 West Don Lands
- 5 Port Lands
- 6 Port Lands

TCDSB

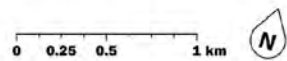
- 1 St. Raymond
- 2 Bishop Macdonell
- 3 Duke of York
- 4 West Don Lands
- 5 Port Lands

Estimated Population Growth Based on Development Pipeline



- Road
- Railway
- River
- Downtown Core
- Neighbourhoods

Data: Under Review/Active Projects between January 1, 2011 and December 31, 2016. Built (Ready for Occupancy/ Completed) Projects between May 1, 2016 and December, 31 2016. Source: Toronto City Planning Division, Research and Information, December 2017.



Due to traffic congestion, many parents perceive walking to be less safe and so they drive their children to school. Many factors contribute to congestion around schools. TDSB provides bus transportation to French Immersion schools. As French immersion catchment areas are large, this can result in a quite a few buses arriving before and after school. A lack of proper driveways and pick-up and drop-off areas for parents and private drivers contributes to the rush hour congestion. Parents get numerous parking tickets and an unsafe situation is created for all users of a street near the school. The TDSB feels that parking and site circulation challenges will worsen if expectations remain unchanged regarding auto-dependency. This in turn will negatively impact the quality of the public realm in dense neighbourhoods.

Getting permits to use TDSB spaces is cost-prohibitive for a number of local non-profit community agencies. All permits are currently charged on a cost-recovery basis to recoup the cost of rent and maintenance. In the past, permits to use TDSB space were free of charge or cost very little for certain user groups. There is a desire from local communities to access school sites, but schools find it challenging to offer services to the community while maintaining facilities and guaranteeing children's safety at the same time. Several schools in Downtown have suffered from vandalism, pet waste, and various security problems with homeless people using the sites for washrooms and shelter. As a result, some schools have placed limitations on community access to their greenspace after school hours.

1.3 Planning for Schools

Methodology & Data Used to Determine Growth Needs

TCDSB

TCDSB's Long-Term Accommodation and Program Plan (LTAPP) is a flexible 15-year road map projecting to 2030. It was recently approved in principle by the Board of Trustees. The Plan outlines the Board's facility direction (school openings/closures) for the next 15 years. Planning has also completed a French immersion program plan which will identify gaps in French immersion programming and recommend new locations for such programming.

The LTAPP incorporates annual updates to reflect changes in ministry policies, demographics and TCDSB priorities. **The LTAPP takes into consideration new and innovative programming options as well as Board-approved enrollment projections, long-range planning projections to 2030, and development pipeline data.** Downtown Plan growth forecasts are used in developing and confirming enrollment projections and long-term growth. All development applications from the City of Toronto are circulated to TCDSB, which also inform enrollment projections. The City shares development pipeline data with the TCDSB to allow them to develop their enrollment projections.

Long-range planning projections also consider other demographic influences ranging from internal city

migration patterns, Census trends, and individual school retention rates.¹

The LTAPP proposes two to three Pupil Accommodation Reviews (PARs) per year. A PAR is the process undertaken by the board to determine the future of a school or group of schools, and often leads to school consolidations and closures. PARs use current and projected enrollment rates.

Downtown schools are well subscribed with the exception of a few. Given a Ministry of Education directive to consolidate small or under enrolled schools, some of the TCDSB Downtown schools have already undergone or will undergo a PAR as outlined in the Board's LTAPP. For example, a PAR took place in 2015-16 involving St. Raymond and St. Bruno schools. The conclusion of the PAR was that after approval of a business case by the Ministry of Education, St. Bruno will be closed and consolidated with the St. Raymond school community when the school is rebuilt. St Raymond Elementary School, which is just outside the Downtown area boundary, received funding in 2016 to be rebuilt to accommodate students from both schools. Additionally, a PAR took place for St. Michael and St. Paul schools. The outcome of the PAR was that after approval of a business case by the Ministry of Education requesting a replacement school on the Duke of York site, St. Michael be consolidated with St. Paul until the new school on the Duke of

York site is built. Nevertheless, a decision was made to keep St. Paul and St. Michael as separate schools.

TDSB

The Long-Term Program & Accommodation Strategy (LTPAS) is the TDSB's road map for the future. It provides an approach to program and accommodation planning with a 10-year timeframe. The Strategy is reviewed annually to allow for responsiveness to growth, changing demographics and to ensure flexibility in a shifting environment. **Up-to-date enrollment forecasts are used to identify gaps including the need for additional school capacity across the city.**

Each year the system inventory (detailed system data such as operational, planning and program data for every school) is refreshed and the program and accommodation studies are reviewed and modified if needed. An Annual Planning Document is presented to the Board for approval of studies, including capital projects, to be done that year. When there is a need for more capacity, TDSB will accommodate by opening previously-closed schools, building new schools, adding additions on existing schools, adding portables at school sites, or changing boundaries to shift students to underutilized schools.²

As part of the annual update, the long-term enrollment projections are recalculated to reflect the most recent enrollments, Board decisions on program locations, boundaries

1

<https://www.tcdsb.org/Board/PlanningandFacilities/ConsultationsLTAPLTPP/Documents/LTAP2016ElementaryReport.pdf>

2 <http://www.tdsb.on.ca/Portals/0/AboutUs/StrategyPlanning/t12016.pdf>

and grade ranges, and residential development activity. Staff also conduct a system-wide review of pupil accommodation needs. This analysis includes reviewing operating and closed school sites in all wards with trustee participation and input. The changes are then reflected in the next version of the Long-Term Program and Accommodation Strategy which is a 10-year rolling plan.³

TDSB produces school-by-school long-term elementary and secondary enrollment projections annually. The projections incorporate up-to-date demographic data, historical pupil retention rates, as well as residential development pipeline data. Consideration is given to the type and tenure of development to accurately predict development impacts on local school populations.

In order to effectively serve the growing population of Downtown neighbourhoods, the TDSB is working to develop creative funding solutions to construct new schools. The Board is pursuing innovative school models to address growth such as:

- Planning new urban school facility/satellite models within community hubs and/or private mixed-use developments.
- Establishing community partnerships to promote student achievement and benefit the local community while optimizing the use of public assets.
- Maintaining flexibility to retrofit, revitalize and/or expand existing facilities to accommodate enrollment growth,

program and/or demographic changes while promoting diverse uses and service integration.

The TDSB was an active advisory member of the City's *Growing Up: Planning for Children in New Vertical Communities* study, to explore and understand needs for families in vertical communities.

1.4 Planned Facilities to Support Growth

New Builds

Table 1 identifies 11 **new, rebuilt or proposed** school facilities to accommodate growth in Downtown; six are TDSB and five are TCDSB facilities.

- Canoe Landing: one new TDSB school and one new TCDSB school are under construction at Block 31 in City Place.
- Lower Yonge: potential for one new 450-student TDSB elementary school to be integrated in a mixed use building within the Lower Yonge Precinct. Possible strata purchase in podium (long-term lease not an option).
- East Bayfront/Keating: one TDSB school (in policy only) to accommodate elementary students projected in new developments in the area over the long-term.
- West Don Lands, post-Pan Am Canary District: one TCDSB and one TDSB elementary location is reserved (a two-acre site with an option agreement to purchase by

³ <http://www.tdsb.on.ca/Portals/0/AboutUs/StrategyPlanning/t12016.pdf>

2021). Boards are working with the province to acquire the property.

- Port Lands: two TDSB schools and one TCDSB school.
- TCDSB has requested one replacement school (new build) on the former Duke of York site and one rebuild at St. Raymond School.

1.5 Future Needs to Support Growth

- TCDSB has identified no major renovations in Downtown in the LTAPP.
- The provincial government has committed to fund \$11.2 million to rebuild St. Michael's Choir School to the size of 500 pupil places.
- The TCDSB does not have any schools in the study area west of University Avenue but has several locations just west of Bathurst with catchment area boundaries that extend into Downtown.
- TCDSB has gaps in West Don Lands and possibly Port Lands.
- TDSB has no elementary schools in the Bay Corridor neighbourhood and only two on the outskirts of Waterfront Central and Waterfront West neighbourhoods.
- TDSB has identified the following gaps:
 - small size of many of Downtown school sites is a challenge to accommodating the students projected from the large volume of new residential units.

- inadequate capacity at the existing local elementary schools east of Yonge and south of Bloor to accommodate future students based on the City's projected population growth estimates.
- need to conduct a review of Kensington CS, Ryerson CS, King Edward Jr. and Sr. PS and Lord Lansdowne Jr. and Sr. PS to address underutilization in the area east of Bathurst, south of Bloor.
- need for additional greenspace or investment in the revitalization of existing school yards and playfields (possible *Section 37* allocation).
- The French Catholic School Board does not have any schools in the Downtown study area. The school board has identified an opportunity to build a new French Catholic school in south Toronto which would better serve the Downtown population.

1.6 Partnerships & Co-location Opportunities

Schools should always be located near child care facilities where possible. This is important for working parents, and has the benefit of stabilizing school enrollments as a result of increased predictability for parents.

Both school boards have emphasized this as a good opportunity for partnerships and integrated multi-service approaches to address the increasing and changing needs of school communities in Downtown. **Similarly, underutilized schools can be used as child care hubs to service a number of nearby schools.**

Schools, especially those that are underutilized, have the potential to be used for a variety of community needs. City Council directed the City-School Boards Advisory Committee to examine the feasibility of using underutilized schools as community assets in its 2015-2016 work plan. However, schools find it challenging to offer services to the community while maintaining facilities and guaranteeing children's safety at the same time.

There is an opportunity to locate schools as part of mixed-use developments, such as in the podium of a new condo. Innovative urban school models could be incorporated as part of future mixed-use development and be designed for multi-purpose, multi-user space for the broader community to access beyond educational programming.

Ideally, child care, libraries and public health facilities should be located on school sites to provide a range of services at one location.

TCDSB

Aside from child care agencies operating in their facilities, the TCDSB has very few examples of co-location partnerships and generally prefers to operate in stand-alone locations.

However, a **recently approved partnership policy was developed with a renewed commitment to realize more partnership opportunities**, particularly with Parks Forestry & Recreation, Toronto Public Library and Toronto Children's Services.

The PAR process includes a provision to look for partners at TCDSB facilities that are recommended for future closure. An Educational Partnership Table established through the Phase One CS&F study work is the forum to discuss this matter. The City and stakeholders are also notified annually of space available for partnerships.

TDSB

TDSB values cooperative, collaborative, and compatible community partnerships. These partnerships benefit the Board, students and the community while optimizing the use of public assets owned by the Board. To ensure compatibility, potential partners and partnerships are vetted by central staff, the superintendent of education and school administration. School councils and/or student councils, as appropriate, are part of the consultation process that inform decision-making. The Board is required to make decisions about partnerships through the approval of partnership agreements in the form of leases.

TDSB undertakes an annual systematic review of all operating schools to identify a list of candidate sites that could be explored for community partnership opportunities. In Spring 2016, final approval of the candidate sites was made by the Board of Trustees as a component of the Boards Long-Term Program & Accommodation Strategy.

Within Downtown area the following sites were identified for potential community partnerships:

- Kensington Community School
- Lord Dufferin Jr. & Sr. PS

- Nelson Mandela Park PS
- Central Technical School
- Heydon Park Secondary School

Through the Education Partnership Table, TDSB has held ongoing discussions with City partner divisions (Parks, Forestry & Recreation, and Children's Services) to explore partnerships for the shared use of facilities and greenspaces.

Conseil Scolaire Viamonde (French School Board)

Conseil Scolaire Viamonde has received provincial funding in early 2018 to build a high new school to serve the eastern part of the City (Main/Danforth), just outside the Downtown study area (in the former Greenwood Public School). This new school may provide an opportunity to move students that currently attend College Francais located in Downtown (100 Carlton St.) to the new high school. There is potential to re-purpose this space for community services and facilities, such as a child care facility or community hub.

1.7 Service Targets

Enrollment projections and utilization rates are the basis for service triggers. Each board calculates enrollment projections in a different manner and has different utilization rate thresholds.

TCDSB

The TCDSB monitors development growth very closely and uses pipeline development to inform enrollment projections. The following criteria trigger TCDSB action:

- Target surplus capacity citywide of 4000 pupil places.

- 400-600 pupil place range—considered an ideal size for elementary schools.
- 800-1200 pupil place range—considered an ideal size for secondary schools.

TDSB

TDSB's approach to growth is to open previously-closed schools, build new schools, add additions on existing schools, add portables on school sites, and change boundaries to shift students to underutilized schools.

TDSB could explore using satellite space in private developments such as the base of a condo. A satellite school would be close to its main school and ideally would provide 5,000 sq. ft. (465 sq. m.)—3 or 4 classrooms (one classroom is 750 sq. ft. (70 sq. m)). These criteria trigger TDSB action:

- 400-600 pupil place range—considered an ideal size for elementary schools.
- 1000–1500 pupil places—considered an ideal size for secondary schools.
- A satellite school located close to its main school and ideally would provide minimum 5,000 sq. ft. (465 sq. m.)

TDSB will review and consider school satellite opportunities in developments where:

- The local school is presently operating in excess of its capacity and/or projected to exceed its capacity over the short-term.

- The local school is projected to remain over capacity for a minimum of three years.
- The local school is situated on a constrained site that may not allow for temporary accommodation measures such as portables.
- The local school is situated on a constrained site that may not provide opportunities for future expansion and/or replacement facilities.
- Alternative accommodation measures as outlined in the Board's Long-Term Program and Accommodation Strategy have been fully exhausted and/or are not applicable (i.e., neighbouring TDSB facilities are also operating at or above capacity).
- Development is within close proximity to an existing local school to facilitate the shared use of amenities and/or program supports such as gymnasium and library.
- Development demonstrates an opportunity for shared open space.

TABLE 1: SCHOOLS SECTOR: FACILITIES, OPPORTUNITIES & FUNDING SUMMARY

	Facility Name/ Class	Type of Investment	Cost (Estimated)	Funding Status	Funding Source *Provincial Capital Priorities Grant	Project Status	Est. Timing 2016- 2021	Est. Timing 2021- 2026	Est. Timing 2026- 2031	Est. Timing 2031+
Map #	TDSB									
1	Jean Lumb <i>Elementary school</i>	New (co-location with TCDSB Bishop Macdonell)	\$67M (shared)	Allocated	Area Specific Development Levy	Under construction	x			
2	Lower Yonge <i>Elementary school</i>	New	TBD	No funds allocated	PCPG					
3	East Bayfront/Keating <i>Elementary school</i>	New	TBD	No funds allocated	PCPG					
4	West Don Lands <i>Elementary school</i>	New	TBD	No funds allocated	PCPG					
5	Port Lands	New	TBD	No funds allocated	TBD			x	x	
6	Port Lands	New	TBD	No funds allocated	TBD			x	x	
Map #	TCDSB									
1	St. Raymond (subject to name review) <i>Elementary school</i>	Rebuild to accommodate size of 500 pupil places		\$11.2 million	Province	Design stage	x			

	Facility Name/ Class	Type of Investment	Cost (Estimated)	Funding Status	Funding Source *Provincial Capital Priorities Grant	Project Status	Est. Timing 2016- 2021	Est. Timing 2021- 2026	Est. Timing 2026- 2031	Est. Timing 2031+
2	Bishop Macdonell <i>Elementary school</i>	New (co-location with TDSB Jean Lumb)	\$67M (shared)	Allocated	DC	Under construction	x			
3	Former Duke of York Site (Purchased from TDSB) <i>Elementary school</i>	New	\$14M	Need to re-apply for Ministry funding. Business case not successful.	Purchased with DCs	Awaiting funding		x		
4	West Don Lands <i>Elementary school</i>	New	Unknown		DC	No site currently acquired				x
5	Port Lands <i>Elementary school</i>	New	Unknown		DC	No site currently acquired				x

2 CHILDREN'S SERVICES SECTOR

2.1 Overview of the Sector

Child care plays an important role in Downtown and is an integral part of the community services and facilities system.

It serves a number of purposes: it allows parents to work or pursue education or training opportunities; it supports and in some cases stabilizes school populations; it allows for new immigrant families to become more integrated into their communities; and it connects families to other supports and services.

Downtown is unique in that it has the highest concentration of both purpose-built work place child care facilities as well as neighbourhood-based centres that serve a large working population.

Toronto Children's Services (TCS) is the service system manager responsible for the planning, management and provision of a range of early years and child care programs

including: licensed child care (home and centre-based); fee subsidy for families; operating grants for child care providers; Child & Family Programs; supports for children with special needs and licensed before and after school care.

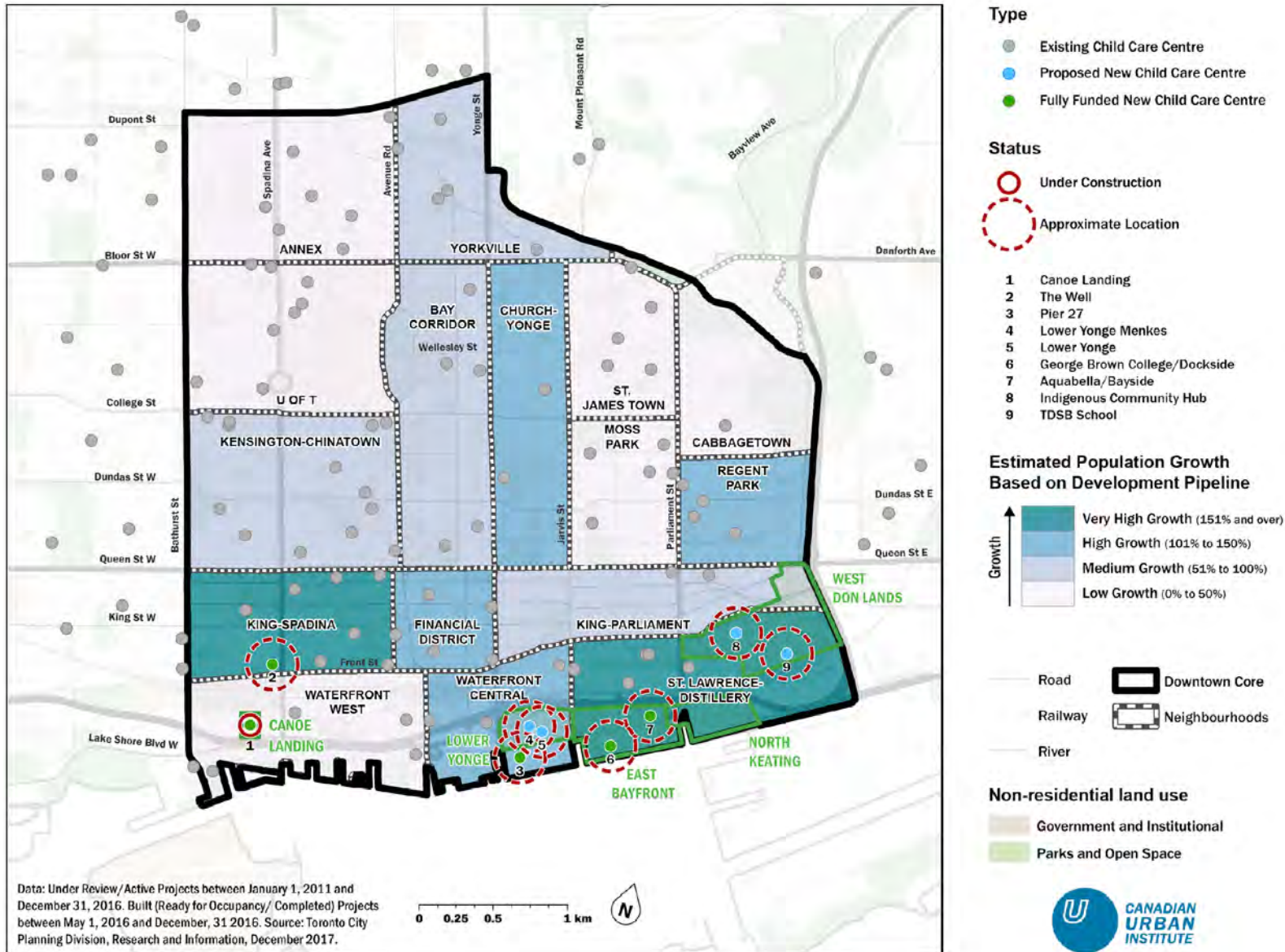
It is a priority of City Council to grow the licensed child care system. One of TCS's core objectives is to increase access to high-quality licensed child care by growing the number of licensed child care spaces and improving affordability.

There is also a significant unlicensed (informal) child care sector in Toronto. Unlicensed care is not regulated and is not required to meet provincial or municipal standards.

In the City of Toronto, licensed child care for children up to age 12 including infants, toddlers, and preschoolers is provided through centre-based care or by a home child care provider who has a contract with a licensed home child care agency. Home child care provides licensed child care in approved private homes across Toronto. In Downtown, these homes are contracted through three licensed home child care agencies. Families may choose home-based care for a number of reasons, but it is particularly vital for families with parents or caregivers who work shifts, part-time or irregular hours, as home providers may have more flexibility to adapt to families' schedules.⁴

⁴ City of Toronto, Children's Services (2015). Children's Services Service Plan 2015-2019. Toronto. p. 38.

MAP 2: LOCATION OF CHILD CARE FACILITIES & ESTIMATED POPULATION GROWTH DOWNTOWN



There are 5,907 child care spaces in Downtown. There are 83 child care centres, three home child care agencies providing service in 21 homes, and 36 Child & Family Programs. Of the 83 child care centres, 61 provide subsidized child care spaces. According to the 2016 Census of Canada, there are approximately 8,000 children aged 0-4 years and 17,000 children aged 0-14 years living in Downtown.

Map 2 shows the location of child care facilities in Downtown and adjacent neighbourhoods, as well as the estimated population growth by neighbourhood.

2.2 Key Sector Messages

The major challenge ahead for Children’s Services is ensuring that the child care system can accommodate the residential and office growth in Downtown and continue to meet the area's needs.

On September 12, 2016, the provincial government committed to creating 100,000 new child care spaces over five years for children up to four years old across the Province. Based on historical shares of Provincial investments, this could result in approximately 30,000 new spaces for children aged 0-4 years in Toronto.⁵

In addition, on June 16, 2017, the federal and provincial governments reached a three-year bilateral agreement that will contribute \$435 million towards increasing the accessibility and

affordability of licensed child care and early learning in Ontario. In order to meet the goals of this investment, Children's Services is working with community partners including child care operators, school boards and other City divisions, to increase the number of licensed spaces available through capital development.

The lack of physical space, limited capital resources and the high cost of land limit TCS’s ability to increase licensed child care capacity Downtown. Capital projects can be long-term and slow to address the immediate service needs. As building stand-alone child care facilities is costly, partnerships are preferred to help defray some of the capital costs.

Although child care facilities are now being secured for 99 years through *Section 37* agreements, ensuring the long-term security of non-profit licensed child care facilities obtained through previous *Section 37* agreements remains a challenge. As child care space is very expensive to build, difficult to locate and needs to be customized and specialized, opportunities to integrate custom-built child care space into new developments through partnerships and *Section 37* funds need to be prioritized.

Subsidy waitlists indicate that there are not enough subsidies available for Downtown. As of March 7, 2018, there were 758 children on the waitlist for fee subsidy in the three

⁵ Toronto's Licensed Child Care Growth Strategy For children under 4, 2017-2026, April 2017 Appendix A, pg.1

Downtown wards, with the majority of children (67%) waiting for an infant space.

2.3 Planning for Child Care

Methodology & Data Used to Determine Growth Needs

Toronto's Licensed Child Care Growth Strategy (2017-2026)⁶ is the key strategic framework for the delivery of new licensed child care spaces. Its vision to serve 50% of children aged 0-4 years by 2026 will be achieved through a phased approach which includes growing the number of licensed child care spaces, improving affordability for families through lower public fees, increasing the number of fee subsidies (40% to 50% subsidy to space ratio), and supporting operators through workforce development and operating grants.⁷

TCS Service Plan (2015 – 2019) guides the planning and delivery of services for children and families in Toronto. TCS develops an annual work plan with specific deliverables, targets, and timelines that move towards a set of five-year objectives. These plans will be made available to the public each year. The 2015-2019 plan includes a **Capital Strategy** which outlines the priorities for capital expansion to ensure there is minimally enough licensed capacity to serve children in receipt of a fee subsidy.

The updated Capital Strategy will use the provincial and federal funding allocations to expand licensed child care to serve 50% of children aged 0-4 years by 2026. This will provide additional child care capacity through the expansion and construction of new programs in the community.

Newly announced provincial funding to expand licensed child care and Child & Family Centres will provide additional capacity through additions and renovations to existing and new school and community sites. TCS will work with the school boards and community operators to assess and recommend appropriate locations.

The **Child Care Development Guide** is a reference/guideline for developers entering into *Section 37* and other agreements with the City of Toronto. It is meant to be used by City Planning and other staff to customize agreements; to define parameters for future lease agreements as well as to identify desirable security of tenure with developers that are considering child care spaces within their projects.⁸

TCS relies on **Section 37** funding to increase licensed capacity in those areas of the city that benefit from significant development. The child care sector has benefitted greatly over the years from this type of funding. TCS recognizes that there is an overall system shortage of spaces throughout the city, and continues to encourage growth through *Section 37* funding. By

⁶ Accessed at <http://www.toronto.ca/legdocs/mmis/2017/cd/bgrd/backgroundfile-102626.pdf>

⁷ When measured against the 50% mark Downtown city neighbourhoods range from as low as 5% of space available for population to as high as 168%

⁸ Child Care Development Guideline, Toronto Children's Services, September 2016

taking advantage of these opportunities in high-development areas of the city, other capital resources can be strategically placed in those areas identified as highest need.

2.4 Planned Facilities to Support Growth

As of 2017, there are **seven new child care centres planned for Downtown**. They are to be located in the Railway Lands/Block 31, the Well development site, two in the Lower Yonge Precinct, two in East Bayfront, and one in the West Don Lands. An additional two potential child care facilities in Lower Yonge and the West Don Lands are under discussion. Combined, these will produce 522 new licensed child care spaces for infants, toddlers and preschoolers. Table 2 identifies the planned and proposed child care facilities.

Development charges will account for approximately 50% of the capital funding with the remaining 50% financed through debt funding, the Child Care Capital Reserve fund, *Section 37* and provincial investment. In addition, TCS partners with other City divisions and community stakeholders to leverage funding where possible.

Child Care Facility Model

It is assumed that some of the spaces to be created over the next 10 years will be through new developments, and some will be created through retrofitting existing buildings to be able to accommodate licensed child care programs.

The preferred child care facility model recommended by TCS is a 62-space centre to accommodate one infant room, two toddler rooms, two preschool rooms, and all common areas. This model

has been shown to be operationally efficient. However, it should be noted that costing for such a facility model may vary considerably depending on the building type being proposed (i.e. within first and second storeys of a condominium podium or integrated within a public facility such as a school or community recreation centre). This does not include the cost of land acquisition. When developing a child care facility as part of the development review process, it is critical that TCS are involved at the early stage of the process to determine the appropriate location, size and design considerations as part of the ongoing planning approval discussions with City Planning and the developer.

2.5 Partnerships & Co-location

Child care space is very expensive to build, difficult to locate and needs to be customized and specialized. To help address the issue of a lack of physical space to develop in Toronto and to reduce the cost of development, TCS **staff actively pursue partnerships with other City divisions and partners who are planning expansions or capital developments**. For example, opportunities in new service hubs and partnerships with school boards and Toronto Community Housing (TCH) are regularly explored.

There is an opportunity to continue to pursue partnerships with other City divisions, school boards, TCH and other partners on planning capital developments to explore the hub model of providing access to a suite of services in schools. There is also an opportunity to integrate custom-built child care space into

new developments through partnerships and the use of *Section 37* funds.

2.6 Service Trigger

It is estimated that an additional 3,713 child care spaces (approximately 60 child care facilities based on a 62-space model) will be required in Downtown, in addition to those already planned for in Table 2, to meet potential demand. This demand is based on: Council approved Child Care Growth Strategy target of providing licensed child care spaces to 50% of children aged 0-4 years, and the estimated proportion of children aged 0-4 years associated with the population increment in Downtown to 2041. Note that this estimate only reflects population growth and does not incorporate estimated demand that may result from employment growth.

2.7 Monitoring & Review

The **Capital Strategy**⁹ quantifies the demand for child care and the availability of licensed child care spaces. It identifies the tools and resources available to TCS to meet the demand. When the Capital Strategy is updated the focus will be to

address affordability and to increase access to licensed child care for children aged 0-4 years to 50%.

The **Growth Strategy** and the **Capital Strategy** align with Downtown Plan in the following ways and should be reviewed each year in the fall (September/October):

- Exploring opportunities to increase licensed child care capacity within existing assets (e.g., expand the size/capacity of current programs).
- Integrating new child care as part of larger development projects through *Section 37*.
- Working with City partners to identify opportunities for shared use.
- Purchasing land to develop child care where partnerships are not available.
- Investing in the non-profit and public sectors.

Spaces will be reviewed annually in September to align with the timing of the City's budget process.

⁹ Accessed at
https://www.toronto.ca/wp-content/uploads/2017/11/91bd-childcare_forum_material_3A.pdf

TABLE 2: CHILD CARE SECTOR – SUMMARY OF PLANNED & PROPOSED FACILITIES

Map #	Facility Name	Number of Spaces	Type of Investment	Cost (Estimated)	Funding Status	Funding Source	Project Status	Est. Timing 2016-2021	Est. Timing 2021-2026
1	Canoe Landing	52	New (co-location)	\$4.35 M	Funded	Area Specific Development Levy; Section 37; Capital Budget	Under construction	x	
2	The Well	62	New		Funded	Section 37	Design stage		x
3	Pier 27	52	New		Funded	Section 37	Design stage	x	
4	Menkes/TDSB School (Lower Yonge Precinct)	62	New			Section 37			
5	Lower Yonge Precinct	62	New			Section 37			
6	George Brown College/Dockside	62	New		Funded	Waterfront Toronto + Developer contribution	Approved		x
7	Aquabella/Bayside	72	New		Funded	Waterfront Toronto + Developer contribution	Design stage	x	
8	Indigenous Community Hub	36	New		Funded	Capital Budget + Developer contribution	Approved		x
9	West Don Lands TDSB school	62	New			TBD			

3 LIBRARY SECTOR

3.1 Overview of the Library Sector

The Toronto Public Library Board is established under the *Public Libraries Act* of Ontario to **provide a comprehensive and efficient public library service that reflects the community's unique needs**. The libraries in Downtown and adjacent areas play a critical role in providing programs, services and space for those who live in and visit the core. Toronto Public Library branches are hubs that bring residents together to access library materials, use computers and technology, to study, to attend programs, and to engage with other members of their community. Branches provide seating and meeting room space for individual and group study, relaxed reading, library programs and community events.

Libraries function as "urban living rooms" for everyone in the community. Informal gathering spaces are becoming increasingly important as private residential spaces become smaller, especially in Downtown. Library cards are free to those who live, work, attend school, or own property in Toronto.

Branches offer the opportunity to preserve and repurpose the city's iconic architecture as welcoming and well-used public space while providing residents with a unique opportunity to experience Toronto's rich and layered history through indigenized spaces. Libraries are safe and welcoming hubs that provide resources for learning, culture, health, leisure, entertainment and work. Branches connect people to collections, resources, and other members of the community;

strengthen community identity; provide a safe and welcoming location for community services; and encourage collaboration among residents.

Downtown is served by 14 libraries comprising 12 neighbourhood branches, one district branch and the Toronto Reference Library which serves the whole city and attracts visitors from outside Toronto. Two of the neighbourhood branches (Riverdale and Queen Saulter) are located outside the Downtown Plan boundaries and provide services to the area. Eight libraries in Downtown are stand-alone facilities. The other four libraries co-locate with other facilities. Using Toronto Public Library's (TPL) Service Delivery Model criteria of a 1.6-km service delivery area for Neighbourhood Branches, the entire Downtown is served by a library and many Downtown areas are within walking distance of more than one branch.

Libraries in Downtown are very well-used with over 1.8 million annual visits (not including Toronto Reference Library), a total circulation of over 2.8 million with over 2,700 programs offered and over 57,000 participants at the 11 neighbourhood and district branches located in Downtown. The branches are well-distributed across Downtown.

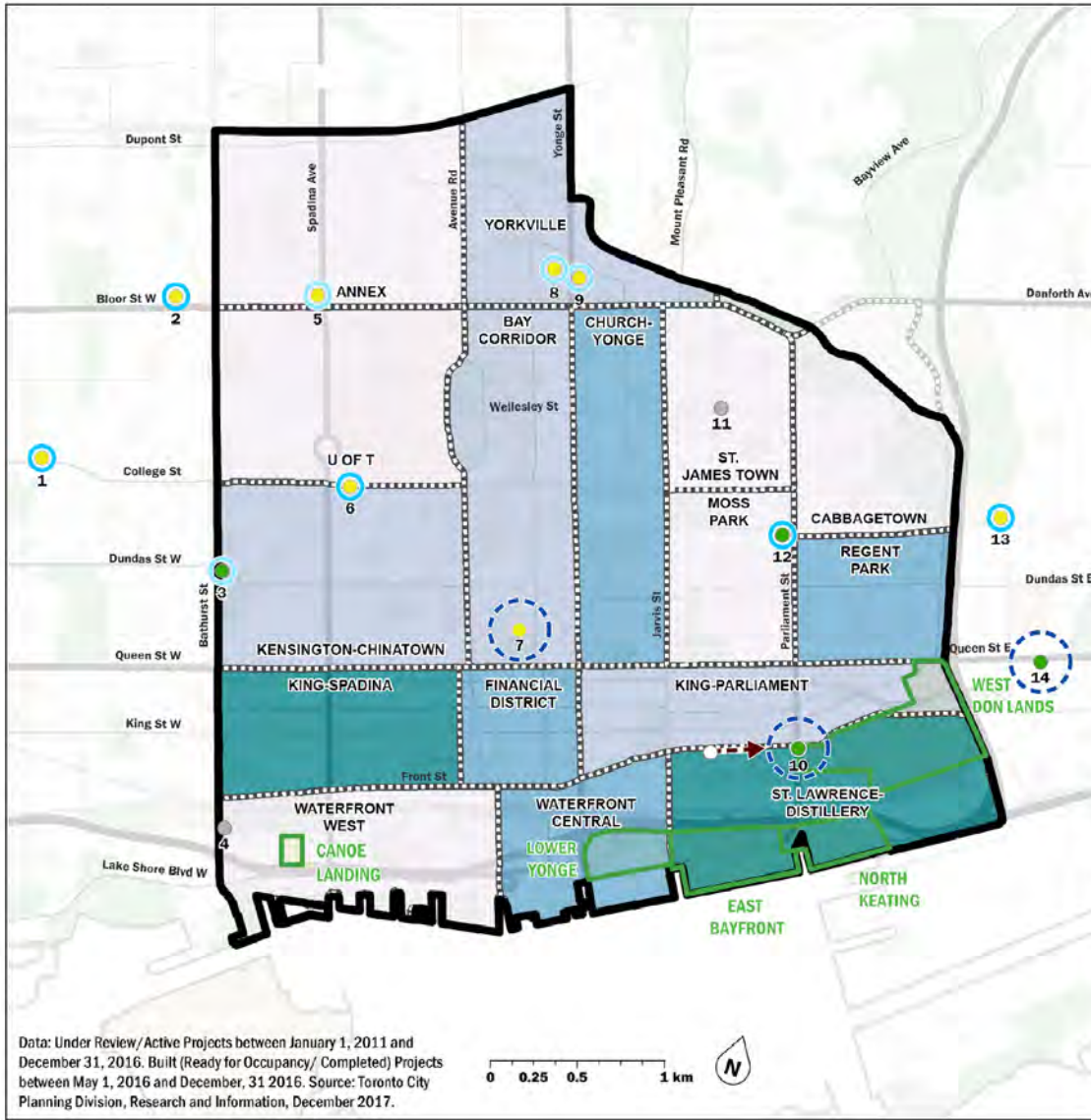
TPL's vision for service in Downtown core aligns with and supports Downtown Plan's vision of a liveable, connected, prosperous and resilient heart of Toronto where Torontonians of all ages, incomes and abilities can live, work learn and play and

where residents feel connected to each other and the city beyond.

The growing population and increasingly diverse user groups Downtown mean that TPL is taking a proactive approach and considering new or reconfigured programs and services and enhanced, renewed, or rebuilt facilities.

Map 3 shows the location of TPL facilities in Downtown and adjacent neighbourhoods, as well as the estimated population growth by neighbourhood.

MAP 3: LOCATION OF LIBRARY FACILITIES & ESTIMATED POPULATION GROWTH DOWNTOWN



Status

- State of Good Repair
- Not Funded
- Funded

Type of Investment

- Renovation
- Renovation and Expansion
- Relocation and Expansion (approximate location)

1 College/Shaw	9 Toronto Reference Library
2 Palmerston	10 St. Lawrence
3 Sanderson	11 St. James Town
4 Fort York	12 Parliament Street
5 Spadina Road	13 Riverdale
6 Lillian H. Smith	14 Queen/Saulter
7 City Hall	
8 Yorkville	

Estimated Population Growth Based on Development Pipeline

- Very High Growth (151% and over)
- High Growth (101% to 150%)
- Medium Growth (51% to 100%)
- Low Growth (0% to 50%)

Legend

- Road
- Railway
- River
- Downtown Core
- Neighbourhoods

Non-residential land use

- Government and Institutional
- Parks and Open Space

CANADIAN URBAN INSTITUTE

3.2 Key Sector Messages

In-person visits are growing along with demand for new online services such as e-books.

Libraries serve the whole spectrum of Downtown population as well as those who come from outside Downtown to use library services. Downtown users vary by branch and include local residents, workers, students, small business owners, street-involved people, and clients of the shelter system.

- Library staff have observed increased use by families with children living Downtown, international students, professionals, and seniors using technology.
- Librarians describe frequent use of Downtown branches by transient populations who use emergency and longer stay shelters. They use libraries during the day when the shelters close, or when there are extreme weather conditions. They use library resources and services including computers, collections, information services, and seating areas.
- Librarians also indicate that students from the University of Toronto, George Brown, OCAD University and Ryerson University use Downtown libraries primarily for individual and group study spaces, free internet, and circulating materials. International students often frequent the Toronto Reference Library.

- Library staff note that small business owners who require work/desk space and computer access are a growing user group of the libraries in Downtown.

Seven neighbourhood branches in or adjacent to the study area are less than 10,000 sq. ft. (929 sq. m.), indicating that they are or will be operating at capacity in the near term as populations continue to grow. These branches are:

- City Hall – 5,074 sq. ft. (471 sq. m.)
- College-Shaw - 7,664 sq. ft. (712 sq. m.)
- Palmerston - 8,493 sq. ft. (789 sq. m.)
- Spadina Road – 3,952 sq. ft. (367 sq. m.)
- St. James Town – 7,800 sq. ft. (725 sq. m.)
- St. Lawrence – 4,833 sq. ft. (449 sq. m.)
- Yorkville - 9,053 sq. ft. (841 sq. m.)

Expansion of these branches could be considered to accommodate the growing populations in these areas.

In a dense Downtown where families are raising children in vertical communities **there is an increased need for public space for work, study, collaboration and play**. Public libraries require a larger, accessible physical footprint to accommodate a wide variety of users of all ages and backgrounds. **Changing patterns of school, work and leisure** also necessitate longer open hours including evenings and weekends as standard service options.

There is a state-of-good-repair backlog for branches and a need to improve technological infrastructure when building and expanding existing facilities.

3.3 Planning for Libraries

Methodology & Data Used to Determine Growth Needs

Facilities Master Plan

TPL is developing a city-wide Facilities Master Plan (FMP) to assess the current 100-branch infrastructure, identify issues/gaps and develop a long-term capital plan to address infrastructure and accommodate growth within the city. The FMP is targeted for completion in 2018.

The FMP will prioritize investment in the development, maintenance and repair of existing library facilities and make recommendations on expansion and relocation according to the research findings. It will enable strategic investment decisions including sustainability and accessibility considerations, and will help fulfill the TPL's 2016-2019 Strategic Plan goals. The FMP will suggest medium and short-term priorities for capital investment (2018-2027) and consider longer-term investment that aligns with known planning processes that extend to 2037. It will also include a roadmap for investment based on equitable access to library services, community needs and requirements, and the library system's capacity to meet these requirements.

The FMP will facilitate decision making for the 10-year Capital Plan including both building and information technology infrastructure. It will also be used to provide input to the real

estate strategy being developed by the City's new real estate agency, CreateTO.

Changes may result from the FMP's review of existing library assets, utilization rates and conditions, in particular the undersized branches that may have potential for renewal or expansion.

TPL Board is not in favour of opening new branches, but is open to expanding within an existing footprint. However, 100 branches may not be enough. This approach may also change based on the population projections identified in the Downtown Plan.

Service Delivery Model

TPL's Service Delivery Model is the key planning framework to ensure equitable access to library services through four tiers of service that are sized to respond to citywide, district and local neighbourhood needs efficiently.

Four tiers of service

- Tier 1: Neighbourhood branches (81) and bookmobiles (2) 10,000 to 20,000 sq. ft. (929 to 1,858 sq. m.)
- Tier 2: District branches (17), 25,000 sq. ft. (2,323 sq.m.)
- Tier 3: Research and reference (2), 150,000 sq. ft. (13,935 sq. m.); citywide
- Tier 4: Online and digital

Proximity

- Neighbourhood: minimum 25,000 people within 1.6 km

- District: minimum 100,000 people within 2.5 km

Population growth

- Calculated every five years by Census.
- There is no population threshold that triggers a new library or expansion.

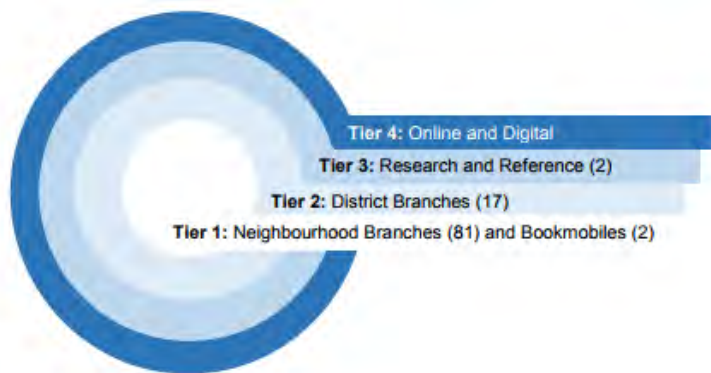
The Service Delivery Model was changed in 2017 to adjust branch sizes to accommodate population growth and intensification Downtown:

- If 25,000 people live within a 1.6 km radius of a library, the service standard now allows a facility sized between 10,000 and 20,000 sq. ft. (929 sq. m. to 1858 sq. m.)
- If 100,000 people live within a 2.5 km radius of a library, the service standard calls for a facility sized at 25,000 sq. ft. (2,323 sq. m.)
- Research and reference libraries serve a citywide function and are sized at 150,000 sq. ft. (13,935 sq. m.)

Currently, the service delivery model does not reflect employment population. TPL should consider employment growth projections as part of the Facilities Master Plan. Due to intensification and current and projected population growth in Downtown, the Facilities Master Plan may also consider a different service delivery model and standards for Downtown.

The growth projected by the Downtown Plan was incorporated into TPL service and capital planning in 2017. This has had a number of implications:

- TPL current facilities infrastructure is not adequate to address the changing nature of library service and the increasing population density Downtown.
- Rapid growth in Downtown is accelerating the need to expand and refresh existing facilities and build new branches to respond to growth.
- Based on projected development growth, Downtown branches are undersized (e.g., the Fort York branch is already too small for the population).
- The optimum branch sizes identified in TPL's Service Delivery Model will be reviewed and possibly increased to meet demand in high-density areas.
- TPL's approach of using its state-of-good-repair (SOGR) budget and a 'make do' approach—adjusting hours, shrinking staff space, partnering with other agencies—in order to keep pace with population growth will have to change.



- The state-of-good-repair approach is not going to meet the growing need in Downtown. TPL is only allowed to apply *Section 37* money to new or expanded services. It can not be applied to address state-of-good-repair issues, such as a roof leaking, accessibility issues, etc.

Capital Budget and Plan Preview Report

This report describes the 10-year Capital Budget and Plan and provides details on sources of funds and status (timeline) of capital by geography.

Strategic Plan

TPL's Strategic Plan provides a framework for increasing services in existing facilities including enhanced technology access and open hours. It informs priorities for service delivery within its 100-branch infrastructure.

3.4 Planned Facilities to Support Growth

Parliament Street – Renovation or Relocation & Expansion

A major capital renovation project for the Parliament Street library is planned to begin in 2018. The 2018-2027 capital budget process will examine the funding envelope and determine if the approved project will need to be increased due to demand from population growth and nearby intensification through the revitalization of Regent Park.

Consideration will be given to a possible relocation and construction of a new 20,000 to 25,000 sq. ft. (1,858 to 2,323 sq. m.) branch to replace the existing building. Any expansion to the capital project will require additional funding that will be beyond the library's current established City debt target.

Sanderson Branch – Renovation or Redevelopment

A major capital project for Sanderson Branch is planned. CreateTO is undertaking a Feasibility Study to develop a functional building program, conceptual plans, and high level costing for a new Scadding Court CC, Sanderson Library, PFR pool/facility and other community service uses through a consultation process. This project will be either a renovation of the existing 12,702 sq. ft. (1,180 sq. m.) facility or a reconstruction and redevelopment of this facility to a 15,000 sq. ft. (1,394 sq. m.) neighbourhood branch as part of a redevelopment of the existing site. The approved project for Sanderson does not address population growth as identified in Downtown Plan. The 2018-2027 capital budget process will examine the funding envelope to determine if the approved project will need to be increased due to the demand that population growth and intensification will place on this facility. An expansion to the capital project will be considered and additional funding may be required that will be beyond the current established City debt target.

St. Lawrence Branch – Relocation and Expansion

The relocation project for St. Lawrence Branch is in its planning phase. The project is for a design and construction of a 25,000 sq. ft. (2,323 sq. m.) district branch on City-owned lands at the south west corner of Parliament and Front Streets as a replacement for the St. Lawrence branch. Library services such as computer learning centre, Digital Innovation Hub, an Early Literacy Centre for Children, along with a Middle Childhood Discovery Centre would be included in the project. A larger collection, additional individual and group study space, a large

flexible programming space will be important service enhancements to serve this community.

CreateTO is undertaking a two-phase plan to develop a heritage interpretation plan (started in 2017) and a site master plan (2019).

The cost to acquire City-owned land and to remediate the soil at the First Parliament site has not been budgeted and will need to be addressed before construction. At its meeting on July 28, 2014, the Toronto Public Library Board Budget Committee recommended that no further debt funding over and above what has already been committed be made available for the First Parliament site without explicit Board approval, and that this be communicated to the City of Toronto.

Future Opportunities

As part of the 2019–2028 Capital Budget process, TPL will be developing business cases for projects at the Toronto Reference Library, Lillian H Smith, and City Hall branches that are beyond the current established City debt-funding targets.

City Council at its January 31, 2018 meeting directed City staff to further develop a design and plans for Old City Hall that include a Toronto Public Library Branch. This could provide TPL with an opportunity to relocate and expand the existing 5,000 sq. ft. (465 sq. m.) City Hall branch to a 25,000 sq. ft. (2,323 sq. m.) space in Old City Hall, providing for additional space and expanded programs and services. Table 3 identifies the planned and proposed library facilities.

3.5 Service Targets

Currently, TPL has no population threshold that triggers a new library or an expansion. The FMP may establish triggers – the population projected by development applications that would trigger a requirement to provide a new library.

3.6 Partnerships and Co-location Opportunities

Joint-Use Facilities Policy

TPL's Joint-Use Facilities Policy establishes criteria for successful partnerships allowing the library to leverage opportunities for joint-use facilities. Requirements for joint facilities and joint-use facilities include promoting greater community connections and interactions, convenience for users, and improved access for vertical communities. Partnerships exist to maximize resources and to deliver programs and services effectively. Some types of partnerships include shared use of event equipment, use of library space to offer programs and services, hold events or conduct meetings, and funding for programs.

Maximize Use of Existing Resources

TPL will work with City division partners through their Facilities Master Plan Study work to identify and advance priority projects that respond to growth and change, including opportunities at the Sanderson and City Hall Branches.

3.7 Monitoring and Review

TPL and City Planning agree to meet once a year to review the draft capital budget and to update the facilities chart. The end of

October/late fall is a good time for this; when TPL's capital budget has been developed, but hasn't yet been approved by the Board.

TABLE 3: LIBRARY SECTOR – SUMMARY OF PLANNED & PROPOSED FACILITIES

Map #	Facility Name/ Class/	Type of Investment *State of Good Repair (SOGR)	Funding Source (in 2018) Debt	Funding Source (in 2018) Dev. Charges	Funding Source (in 2018) Section 37	Funding Source (in 2018) Total	Project Status	Est. Timing 2016-2021	Est. Timing 2021-2026	Est. Timing 2026-2031
1	College Shaw Neighbourhood Branch	Renovation and expansion	\$4.556 M	\$0.451 M		\$5.007 M	No planning completed / no budget requested		x	
2	Palmerston Neighbourhood Branch	Renovation and expansion	\$5.618 M	\$0.882 M		\$6.50 M	No planning completed / no budget requested			
3	Sanderson Neighbourhood Branch	Renovation (possible expansion)	\$6.353 M	\$0.628 M		\$6.981 M	Approved in 2018-2027 as part of the 10-year capital plan		x	
4	Fort York Neighbourhood Branch	SOGR					N/A			
5	Spadina Neighbourhood Branch	Renovation	\$2.31 M	\$0.250 M		\$2.56 M	No planning completed / no budget requested			
6	Lillian H. Smith District Branch	Renovation and expansion	\$10.508 M	\$6.142 M		\$16.65 M	Beyond established City debt target. Requested as part of the 2018 – 2027 capital budget. Not approved.	x		

Map #	Facility Name/ Class/	Type of Investment *State of Good Repair (SOGR)	Funding Source (in 2018) Debt	Funding Source (in 2018) Dev. Charges	Funding Source (in 2018) Section 37	Funding Source (in 2018) Total	Project Status	Est. Timing 2016-2021	Est. Timing 2021-2026	Est. Timing 2026-2031
7	City Hall Neighbourhood Branch	Relocation and expansion	\$4.121 M	\$7.705 M		\$11.826 M	Beyond established City debt target. Requested as part of the 2018 – 2027 capital budget. Not approved.		x	
8	Yorkville Neighbourhood Branch	Renovation	\$8.276 M	\$0.818 M		\$9.094 M	No planning completed / no budget requested			
9	Toronto Reference Library City-wide Branch	Renovation, SOGR	\$19.645 M	1.942 M		\$21.587 M	Beyond established City debt target. Requested in 2018. Not approved.	x		
10	St. Lawrence-Parliament District Branch	Relocation / expansion /New Build to address growth	\$5.097 M	\$16.879 M		\$ 21.976 M	\$21.976 M approved as part of the 2018 – 2027 Capital Plan		x	
11	St. James Town Neighbourhood Branch	SOGR	\$0.100 M			\$0.100 M	Part of 2018 multi-branch budget request	x		

Map #	Facility Name/ Class/	Type of Investment *State of Good Repair (SOGR)	Funding Source (in 2018) Debt	Funding Source (in 2018) Dev. Charges	Funding Source (in 2018) Section 37	Funding Source (in 2018) Total	Project Status	Est. Timing 2016-2021	Est. Timing 2021-2026	Est. Timing 2026-2031
12	Parliament Neighbourhood Branch-	Renovation and expansion (Possible relocation)	\$10.769 M	\$5.605 M		\$16.374 M	\$16.374 approved as part of the 2018 – 2027 Capital Plan	x		
13	Riverdale Neighbourhood Branch	Renovation and expansion	\$6.71 M	\$3.04 M		\$9.75 M	No planning completed / no budget requested			
14	Queen Saulters Neighbourhood Branch	Relocation and expansion to Port Lands	\$4.058 M	\$12.812 M		\$16.870 M	Approved in 2018 - 2027 as part of the 10-year Capital Plan			x

4 COMMUNITY RECREATION SECTOR

4.1 Overview of the Sector

The Value of Recreation

Recreation is integral to quality of life in Toronto. Participation in recreation keeps people active, healthy, and connected to their communities; and has benefits for both physical and mental health. It promotes personal development, trains future leaders, builds social connections within neighbourhoods, and plays a key role in maintaining healthy, strong, and vibrant communities. Strong communities, in turn, inspire Torontonians to invest their time and energy in their city.

Recreation facilities and the services they provide play a role in place-making, inclusion, culture and local history, and many services contribute to environmental stewardship and sustainability, economic vitality, public health, poverty reduction and other pressing issues faced by the City of Toronto. New and renewed parks and recreation facilities, for example the award-winning Regent Park Aquatic Centre, also provide opportunities to engage institutions and partners in city-building and contribute to the revitalization of surrounding neighbourhoods.

The Role of the City & Other Providers

The provision of recreation programs and services in Downtown is achieved through an interconnected system of City and community-based facilities. Downtown is home to 10 City facilities operated by Parks, Forestry and Recreation (four community recreation centres, five indoor pools, one outdoor pool), four AOCCs (Association of Community Centres), four

Toronto Neighbourhood Centres (TNCs), and two YMCA locations. A variety of private recreation providers also operate in Downtown. Each type of provider operates differently—some serve specific user groups, apply a membership model or offer niche services.

Collectively they provide a wide range of recreation programs, services, and facilities to residents and workers.

Parks, Forestry and Recreation's (PFR) role within this landscape of providers is to provide recreation facilities and services that are available and accessible to all residents, and to provide public spaces that encourage communities to come together for celebration, learning and local action.

PFR offers a range of community recreation programs and services, the majority of which are delivered through community recreation centres. Community recreation centres provide a common set of learning and recreation experiences that are open to all, such as swimming lessons and age-specific activities. The facilities function as community hubs where people of all ages and abilities gather to share interests, exchange ideas, experience diversity, and build the attachments that create a sense of belonging and contribute to complete communities. PFR also facilitates access to space within its facilities from which diverse organizations deliver social, cultural, recreational, and education programs and services to the community.

As Downtown’s population grows, recreational needs evolve, and space for recreation facilities becomes more limited, the City continues to explore a variety of facility provision options including new and enhanced partnerships with other facility and service providers.

Planning for Parks, Forestry and Recreation Facilities and Services

In 2017, PFR developed the Parks and Recreation Facilities Master Plan 2019–2038 (FMP). This plan forms the basis of the recreation sector facility priorities for the City’s community recreation centres, indoor swimming pools, gymnasiums and program space.

The FMP is informed by Toronto’s growing and changing population and the ongoing high demand for parks and recreation programs and services. It commits to building new facilities and renewing PFR’s current assets to meet demand, and making the most of existing facilities while finding new and creative ways to provide services including partnerships with other divisions, institutions and developers. This 20-year plan will be reviewed and updated every five years, based on progress, updated service planning priorities, demographic data, and emerging needs.

The FMP is an update to the 2004 Recreation Facilities Report. It is part of a broader divisional planning framework that includes PFR’s service plans as well as multiple strategic and policy initiatives such as the Sport Plan, Skateboarding Strategy, and Tennis Strategy. Facility requirements in the FMP were identified within the context of the service priorities set out in

these plans and reports, particularly the Recreation Service Plan which sets strategic directions for planning and delivering recreation services, provides a framework for decision-making and management of City recreation programs and services, and emphasizes sector partnerships to ensure coordinated planning, reduce duplication, and maximize access to recreation.

Downtown - A Focus on Growth-Related Infrastructure Needs

The growth that is anticipated Downtown puts greater pressure on existing facilities, increases the demand for recreation spaces, and will result in additional facility needs. Growth-related investment in City recreation facilities will include the expansion and renewal of existing facilities as well as the development of new facilities.

Much of the growth in Downtown is in the form of high-density and high-rise development. This provides opportunities for recreational facilities in condominium/rental residential developments and working with developers on providing recreational amenities. However, it also means that land will become more expensive and less available, creating challenges for acquiring land for parks and recreation purposes.

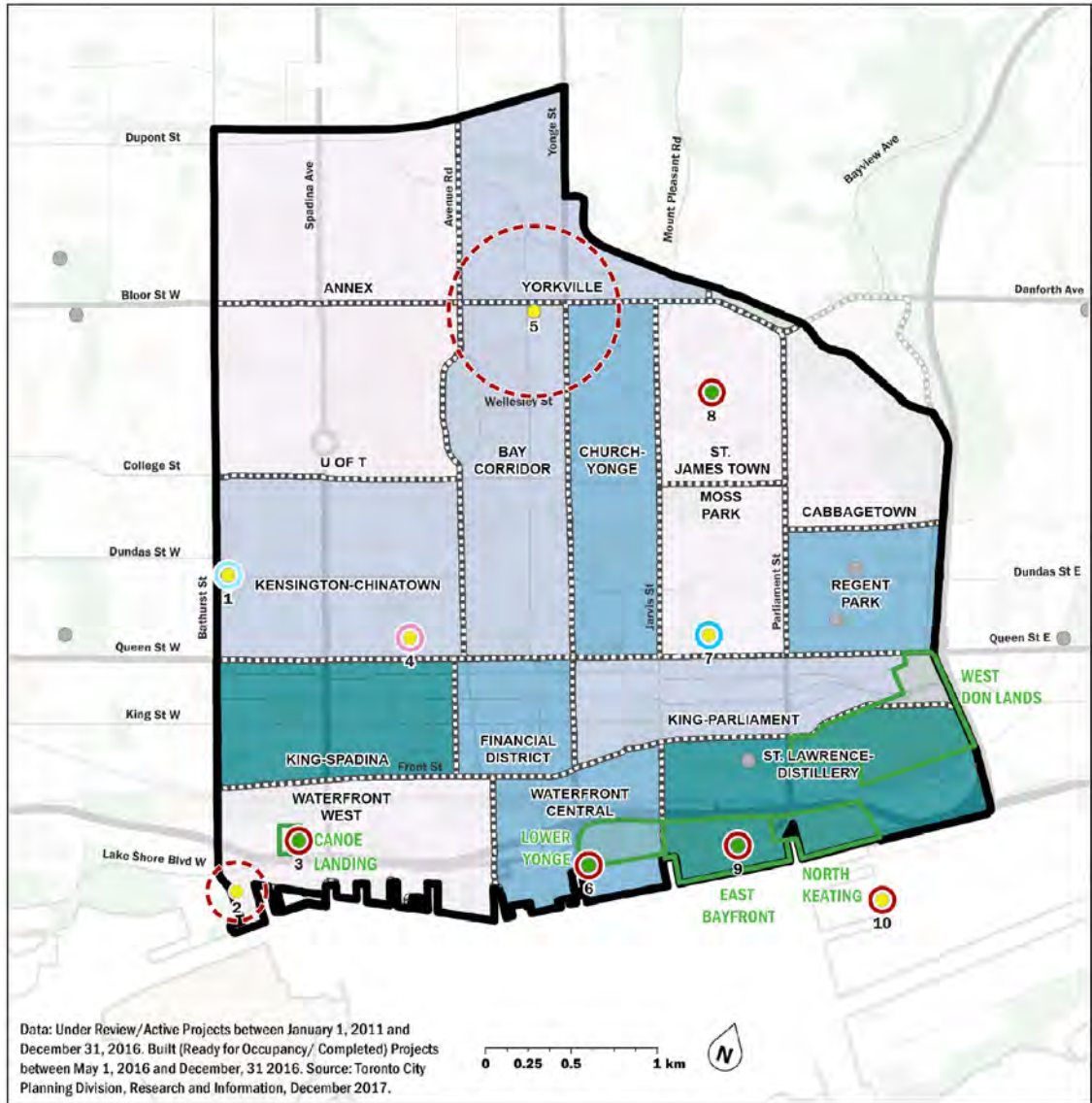
Intensification and rising land values require different models of infrastructure provision. The City is increasingly working with landowners to implement innovative models of community recreation centre design and delivery within condominium podiums, for example at the One Yonge Street development.

The FMP makes facility recommendations based on current growth estimates and demographic data. PFR will continue to monitor Census and other available data, as well as the

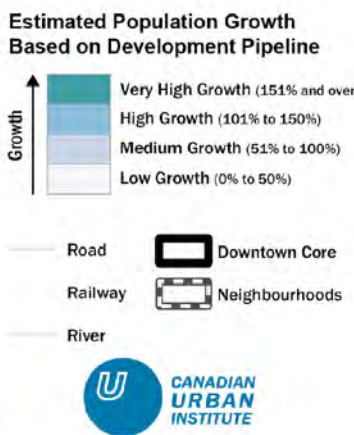
availability of non-municipal recreation providers over time, to assess demand for additional recreation facilities and services, and will update its facility and service planning based on existing planning cycles. The FMP is a 20-year plan that will be reviewed and updated every five years.

Map 4 shows the location of community recreation facilities in Downtown and adjacent neighbourhoods, as well as the estimated population growth by neighbourhood.

MAP 4: LOCATION OF COMMUNITY RECREATION FACILITIES & ESTIMATED POPULATION GROWTH DOWNTOWN



- Status**
- State of Good Repair
 - Not Funded
 - Fully Funded
- Type of Investment**
- New
 - Proposed New (approximate location)
 - Replacement
 - Replacement and Expansion
 - Opportunity
- 1 Scadding Court Indoor Pool
 - 2 Waterfront West Indoor Pool
 - 3 Canoe Landing CRC*
 - 4 Harrison Indoor Pool
 - 5 Downtown North CRC* (actual location TBD)*
 - 6 One Yonge Street CRC*
 - 7 John Innes CRC*
 - 8 Wellesley CRC Indoor Pool
 - 9 East Bayfront CRC*
 - 10 Port Lands CRC*
- *Each new and replacement Community Recreation Centre should be anchored by a regulation-size gymnasium and/or indoor swimming pool. Local needs will influence sizing and components.



Data: Under Review/Active Projects between January 1, 2011 and December 31, 2016. Built (Ready for Occupancy/ Completed) Projects between May 1, 2016 and December, 31 2016. Source: Toronto City Planning Division, Research and Information, December 2017.

4.2 Key Sector Messages

Responding to a Changing City

Toronto is growing and changing at a rapid pace, with an estimated 450,000 additional residents projected over the next 20 years.¹⁰ Forty percent of proposed residential development is currently located Downtown, largely in high-rise condominiums.¹¹ Intensification and rising land values require different thinking about infrastructure provision, such as maximizing current assets and new forms of development and partnerships.

An ever-changing population requires flexible and multi-purpose facilities that can adapt to meet residents' needs over time. Planning for recreation facilities and services in Toronto must consider a range of socio-demographic factors, including those described below.

The number of youth aged 15-19 years in Toronto as a whole has decreased since 2001, as has the proportion of youth within the city's total population.¹² While youth population has increased in Downtown, Downtown neighbourhoods still have a significantly lower proportion of youth than areas further from

the city centre. Youth facility needs include traditional facilities with structured programming such as gymnasiums and pools, and progressive spaces that let them create their own activities such as youth drop-in spaces and skate parks.

Census data show significant growth in the number of seniors in Toronto since 2001, and the proportion of seniors in the city is expected to increase steadily in the coming decades.¹³ Seniors live in all areas of the city and are largely concentrated outside of Downtown neighbourhoods. Seniors have more leisure time than other residents but face barriers to participation associated with health, mobility, and finances. Their facility needs include accessible local multi-purpose spaces and hubs, warm water pools, and seniors' spaces within community recreation centres.

A long-term trend of income polarization across Toronto is characterized by a concentration of income into wealthy neighbourhoods, many in the centre of the city, and growth of disadvantaged neighbourhoods in other areas^{14,15}. This leaves fewer residents with disposable income and time for participating in recreation, highlighting the importance of affordable and accessible facilities and services.

¹⁰ Hemson Consulting. Greater Golden Horseshoe Growth Forecasts to 2041. November 2012.

¹¹ City of Toronto. Report for Action EX21.7. TOcore: Planning Downtown - Legislative Tools to Support Growth. January 4, 2017

¹² Statistics Canada. Table 051-0062 - Estimates of population by Census division, sex and age group for July 1, based on the Standard Geographical Classification (SGC) 2011, annual (persons)

¹³ Ontario Ministry of Finance, Ontario population Projections, Table 10: Toronto, population by five-year age group, 2013-2041, reference scenario.

¹⁴ United Way, Closing the Prosperity Gap

¹⁵ Hulchanski, J.D., University of Toronto Cities Centre (2007) The Three Cities within Toronto – Income Polarization Among Toronto's Neighbourhoods, 1970-2005

New immigrants are settling across the city, with pockets of concentration in Toronto’s outer neighbourhoods and to a lesser degree in Downtown. New immigrants have unique recreational needs, and recreation can support integration by building community connections. Research has shown that immigrants represent a large proportion of the volunteer pool, suggesting potential to engage these residents through recreation services and facilities.¹⁶

Reshaping Facilities to Fit Evolving Needs

Recreation facilities are typically built to respond to the needs of the day, often when neighbourhoods are first built. To remain relevant, they must evolve in response to social and economic trends, changing user expectations, and emerging demands driven by trends in sport and leisure as well as demographic changes.

Broad social and economic trends that influence the provision of recreation facilities include:

- Urbanization—Large scale intensification makes it more difficult and costly to find land and requires more creativity with existing spaces.
- Changing fiscal landscape—Municipal infrastructure deficits, rising facility costs, and emphasis on revenue generation and cost recovery mean that new financial models are needed to ensure that funding remains available to invest in facilities over time.

- Sedentary lifestyles—Lack of time is consistently cited as the number one reason for not participating in recreation. Unstructured activities that fit into busy schedules and do not require specialized equipment or facilities are becoming more popular.
- Activity trends—Recreation interests change with time. For example, curling and aerobics have generally given way to activities like cricket and skateboarding. Keeping up with changing demands requires flexible facilities and program development models.
- Customer-driven models—People want recreation that offers choice and meets their needs with respect to interest, timing, and cost. This leads to partnership opportunities and requires a focus on user access, experience, and service.
- New technologies—New technologies continue to improve the data available for recreation planning and public expectations regarding technology are on the rise. Many people consider Wi-Fi to be a basic amenity at recreation facilities.
- Focus on design and function—Users expect open, accessible, and interesting buildings that incorporate place-making principles and good landscape design, connect to the public realm and are close to transit. This supports adaptable facilities, integration with other providers, and enhanced facility linkages in communities.

¹⁶ Volunteer Canada, Bridging the Gap, 2011

Major North American recreation facility trends include:

- Movement away from small, single-use facilities to larger multi-use facilities.
- Multi-component design e.g. multiple pool tanks in one location to accommodate learn-to-swim, aquatic fitness, therapy, water play, and lane and competitive swimming.
- Shift toward facilities that enable spontaneous rather than structured recreation.

Providing Quality Facilities

The City maintains thousands of parks and recreation assets, many of which were built decades ago. There is strong pressure to keep existing facilities in good working order. Despite significant investment, the state-of-good-repair backlog is growing. Many facilities owned by other providers, including school boards, face similar challenges. Older facilities typically cost more to operate and often have design limitations that restrict their appeal, functionality, accessibility, and the types of activities that can be provided.

The average age of the four City-operated community recreation centres Downtown is 26 years. While this is younger than the city-wide average age of 39 years, these community recreation centres will continue to face escalating use due to rapid population growth. This will in turn, accelerate the need for ongoing state-of-good-repair work. This increased need will be identified through regular lifecycle condition audits done for City recreation facilities, used to identify and prioritize state-of-good-repair projects.

With a growing emphasis on inclusive, unstructured and multi-generational recreation, people are looking for modern facilities with multiple components (e.g., gymnasium, swimming pool, etc.), sufficient amenities (e.g., change rooms, seating, etc.), multi-purpose space, and public space that can be animated by user and community groups in different ways. This requires flexible design that can adapt to shifting needs and multiple user groups over their lifecycles. For existing facilities, retrofits are also required to meet modern performance targets in the areas of climate change, environmental sustainability, energy conservation and accessibility.

Working with Others to Meet Needs

Many public, not-for-profit, and private organizations offer recreation facilities and services. Which sector is involved is generally less important to users than the availability of a quality facility or service at an affordable price. In order to support broad access to recreation facilities and services, PFR engages in a wide range of partnerships.

Co-located facilities, shared space arrangements and new service relationships between City and community partners are, and will increasingly become part of, facility provision models in Toronto. Integration improves service performance, programming outcomes and operational efficiency. The public recognizes this and is supportive of partnerships between recreation and other facilities such as schools, libraries, child care centres and non-profit organizations. Research and consultation for the FMP support partnerships that leverage resources, avoid duplication, accelerate innovation and create convenient community and service hubs for users.

Downtown is home to both existing and planned co-located facilities. Examples include the Scadding Court Community Centre site, an existing facility that features a City-funded Association of Community Centre (AOCC), City-operated swimming pool, and library; and the planned Canoe Landing Community Recreation Centre with two schools and a child care centre.

Improving Accessibility for Everyone

In general, recreation facilities should be located close to the communities they serve. This improves accessibility and supports fairness in access to resources. The geographic availability of a facility however, does not guarantee access. In Downtown, the high volume of people using the facilities limits access to programs and community space, and contributes to the need for expanded or additional facilities.

The City strives to offer recreation facilities that can be used by all and City-run community recreation centres are open to everyone. Most offer free drop-in programs and the City's Welcome Policy provides a fee subsidy to help low-income individuals and families access programs. Downtown community recreation centres are located in high-density neighbourhoods and some have special features and programs that draw people from across the city, making them very busy. Three of the four centres in Downtown are centres where programs are free, as a result programs fill quickly and typically have long waiting lists.

The City's new and redeveloped facilities are built in accordance with multiple layers of technical requirements for barrier-free accessibility provided in the *Ontario Building Code, Accessibility*

for Ontarians with Disabilities Act 2005 (AODA), and the City's Accessibility Design Guidelines. Typically, accessible design elements improve the facility experience for all users. Accessibility also requires the availability of comprehensive information about facilities, trained staff that is sensitive to the needs of persons with disabilities, and adapted and integrated programming.

Resolving the Funding Challenge

The pressures on the City's budget are substantial. New parks and recreation facilities are made possible largely through funds from growth and new development, while tax dollars go toward operating and maintaining facilities. The cost of land is very high, especially in Downtown. The City cannot afford to simply replace facilities once they reach a certain age, nor can new facilities be built (or existing ones upgraded or expanded) without adequate land and funding.

4.3 Planning for Community Recreation

Methodology & Data Used to Determine Growth Needs

PFR has mapped existing and planned recreation facilities in relation to population levels based on Census data to identify potential gaps in the distribution of facilities. Estimated population growth and development application pipeline data has also been considered to identify high growth neighbourhoods where additional facilities may be needed in the future.

Within these identified areas, with consideration of additional factors such as the condition and use of existing City facilities,

area demographics, and other facility providers, facility gaps were identified.

This work identified Downtown as a major growth area where additional community recreation facilities will be required including community recreation centres and indoor swimming pools. Growth in Downtown will also contribute to an overall increased need for facility types that are typically offered across larger geographies, such as sports fields and skate parks.

Recreation facility planning for Downtown is guided by PFR's Parks and Recreation Facilities Master Plan 2019-2038 (FMP). This 20-year plan is based on a systems approach that emphasizes the equitable distribution of different facility types across the city. Facility needs within Downtown are addressed within context of this city-wide plan.

The FMP addresses three strategic goals:

- 1) **Renew and upgrade existing facilities**—identify opportunities to expand, repurpose and redevelop facilities.
- 2) **Address gaps and growth-related needs**—identify current and future facility gaps based on the city's existing and projected population.
- 3) **Work with others and explore new opportunities**—maximize opportunities for partnerships and leverage investments.

The Facilities Master Plan is an evidence-based plan with recommendations based on a comprehensive needs assessment process that considers: information and data on the

distribution, condition, capacity and use of City facilities; the availability and role of other providers; demographic and socio-economic data; recreation and leisure trends and best practices; budget and funding sources; existing strategies and initiatives, legislation such as the *Accessibility for Ontarians with Disabilities Act (2005)*; and extensive input from the public, stakeholders and City staff. FMP consultation summaries are available at www.toronto.ca/parks/facilitiesplan.

Needs Assessment

The FMP needs assessment model objectively identifies, evaluates and prioritizes investment in parks and recreation facilities. The model was designed to identify current and future needs and priorities while examining opportunities to resolve gaps, optimize assets, and plan for growth.

The needs assessment process involved:

- Assessing the current state of the City's facilities, including existing provision levels, state of good repair, facility capacity and utilization, and accessibility (AODA).
- Creating evidence-based provision targets based on catchment area and per capita provision rates, with consideration of current provision levels, participation trends, recreation and leisure trends, socio-demographic factors including age, benchmarking against GTA municipalities and major cities in Canada and the United States.
- Identifying gaps and growth-related needs by:

- applying the provision targets against the current facility inventory, with consideration of geographic distribution, other facility and service providers, and high needs (Neighbourhood Improvement Areas and low-income areas)
- applying provision targets against 20-year population growth estimates with consideration of geographic distribution, other providers, population density and timing of growth.

Based on the needs assessment findings and building on work that is already underway through the 2004 Recreation Facilities Report and PFR's 10-year Capital Plan, the FMP provides high level strategic directions by facility type to guide investment decisions and makes recommendations on facility requirements.

The FMP does not tailor its analysis to Downtown or other geographies, but rather identifies facility gaps and growth-related needs in areas across the city that can inform ongoing City Planning initiatives.

For community recreation centres and indoor swimming pools, the FMP identifies gaps and facility needs in specific geographic areas or locations, for example in the Waterfront West area or at Canoe Landing. For gymnasiums and program space, gaps and facility needs are identified at the City District level, for example in Toronto East York. Specific locations will be determined as part of the Facilities Master Plan implementation and based on a variety of factors including land availability, site suitability, more detailed assessment of local needs, and other factors.

In addition to making recommendations for new and expanded facilities, the FMP recommends increased investment in state of good repair for all facilities across the city, including in Downtown. State-of-good-repair funding is used to keep facilities in good working order. It prevents facility deterioration and extends the useable life of facilities, thereby maximizing their capacity to consistently and reliably meet the needs of residents.

4.4 Future Needs to Support Growth

The Facilities Master Plan sets out a strategic framework for addressing the City's parks and recreation facility needs. Downtown priorities and policies are aligned with this framework which is based on the three Master Plan strategic goals and associated objectives, and supported by related policy recommendations:

Goal 1: Renew & upgrade existing facilities

Objectives:

- Be proactive and innovative in making the most of existing facilities (i.e., optimize facilities, improve operational efficiency).
- Invest more in renewing and upgrading facilities (i.e. reduce state-of-good-repair backlog).
- Closely monitor facility utilization and make adjustments to ensure alignment with facilities master plan guiding principles.

- Seek ways to use facilities year-round and for multiple purposes.
- Strengthen asset management practices and enhance facility resiliency.

Related policy recommendations emphasize increased investment and process improvements for maintaining the state of good repair of existing facilities. Recommendations also address: flexible, age-friendly and barrier-free facility design; facility spaces that can be animated through community use and programming; and criteria to guide the optimization and/or conversion of under-utilized facilities into spaces that address identified recreation needs.

Goal 2: Address gaps & growth-related needs

Objectives:

- Take an evidence-based approach to facility planning, using a variety of inputs based on facilities master plan guiding principles.
- Expand and develop facilities to serve gap areas and growth areas.
- Design facilities that provide appealing spaces, features and amenities and that respond to a broad range of organized and self-directed activities.
- Use the facilities master plan to become project-ready and seek to streamline facility planning, design and construction.

Related policy recommendations support locating facilities along transit lines and in places that are accessible by the trail and cycling network. New facility provision models will reflect the realities of high-density residential communities while ensuring convenient public access to needed spaces. Policies also support integrating identified facility needs into the City's evaluation of surplus school sites for potential acquisition.

Goal 3: Work with others & explore new opportunities

Objectives:

- Prioritize co-location and shared space with other City services and community partners and seek partnerships that enhance public access to needed spaces.
- Coordinate and align objectives with divisional, city-wide and Council projects and goals.
- Engage communities in the planning and stewardship of local facilities.

Related policy recommendations support: co-location with other City divisions, agencies and commissions; increased information sharing and collaboration among all types of recreation facility providers in order to collectively understand and address needs within the city as it continues to grow; and strengthened agreements with school boards to support consistent public access to facilities. Policy recommendations further support consistent community engagement in planning for the City's local recreation facilities and proactive facility partnership development that prioritizes meeting the needs identified in the FMP.

4.5 PLANNED FACILITIES TO SUPPORT GROWTH

Community Recreation Centres (CRCs)

Within Downtown, there are currently:

- Four existing CRCs (John Innes Community Recreation Centre, Regent Park Community Centre, St. Lawrence Community Recreation Centre, and Wellesley Community Recreation Centre)
- Three new CRCs in the planning/construction phase (Canoe Landing, One Yonge Street, East Bayfront)
- One replacement CRC being assessed for feasibility (John Innes Community Recreation Centre) as part of a broader initiative also considering the redevelopment of the Moss Park Arena and surrounding parkland.

Currently, there are **no existing community recreation centre gaps** within Downtown, however additional community recreation centre facilities will be required to serve longer-term growth:

One new community recreation centre in Downtown North (focused on serving the northern quadrants of Downtown Wards 20/22/27)

One community recreation centre **replacement and expansion**—John Innes Community Recreation Centre

One new community recreation centre outside the Downtown Plan Area – Port Lands

A variety of provision and partnership models may be considered in Downtown's increasingly vertical neighbourhoods,

and monitoring of development applications will be necessary to continue to track growth and identify site opportunities.

When expanding and developing community recreation centres, mid-size (up to approximately 4,180 sq.m.) and large multi-component centres (up to approximately 6,040 sq.m.) will be the primary models. Each community recreation centre should be anchored by a gymnasium and/or pool. Local needs will influence sizing and components.

Indoor Swimming Pools

Most of the City's indoor pool projects are associated with existing or new community recreation centres. Within Downtown there are currently:

- Five existing indoor swimming pools (John Innes Community Recreation Centre, Harrison Pool, Regent Park Aquatic Centre, Scadding Court Community Centre, St. Lawrence Community Recreation Centre).
- Two indoor swimming pools in the planning/construction phase (Wellesley Community Recreation Centre, One Yonge Street).

Other aquatic facility providers in Downtown include YMCAs, school board pools, private fitness clubs, and condominium pools. These have a varying degree of public access and may not offer supervised use. These were considered in assessing the need for City facilities.

When providing new or replacement indoor pools, a focus should be placed on facilities that provide multiple tanks, as these facilities are best positioned to respond to a wide variety

of user groups requiring different water temperatures and design standards. Stand-alone aquatic centres tend to have higher operational costs and do not offer the range of cross-programming common in multi-use centres, and are not recommended. Table 4 identifies the planned and proposed community recreation centres and indoor pools.

One indoor swimming pool gap that impacts Downtown was identified south of Midtown. This gap will be addressed through the pool addition at Wellesley Community Recreation Centre. Additional indoor pool requirements to address growth will be addressed through:

One new indoor pool—in the Waterfront West community

Two indoor pool replacements—Scadding Court Community Centre and through replacement of John Innes Community Recreation Centre

One new indoor pool outside the Downtown Plan Area – Port Lands CRC

Gymnasiums

City gymnasiums are typically located within community recreation centres. Within Downtown there are:

- Four existing gymnasiums (John Innes Community Recreation Centre, Regent Park Community Centre, St. Lawrence Community Recreation Centre, Wellesley Community Recreation Centre)
- Two gymnasiums in the planning/construction phase (Canoe Landing, One Yonge Street)

- One replacement gymnasium being assessed for feasibility (John Innes Community Recreation)
- Access to gymnasiums is available through other providers such as school boards, however they may not be accessible during the daytime whereas City-owned facilities are available on days, evenings and weekends. These were considered in assessing the need for City facilities.

One existing gymnasium gap is identified within Downtown. This gap will be addressed through the gymnasium within the community recreation centre project at Canoe Landing.

Additional gymnasium requirements to address growth will be addressed through:

Two new gymnasiums—at community recreation centre projects in East Bayfront and one additional unidentified Downtown site

One gymnasium replacement—replacement of John Innes Community Recreation Centre

In addition, one gymnasium addition is required within the Toronto East York District. The location for this addition will be determined as part of Facilities Master Plan implementation.

Program Space

The Facilities Master Plan needs assessment identified one additional program space required within the Toronto East York District, to be achieved through a program space addition at an existing community recreation centre. The location for this

expansion will be determined as part of the Facilities Master Plan implementation.

4.6 Service Triggers

Based on service radii for large CRCs (2.5 km) and mid-sized CRCs (2.0 km), the CRCs that are existing and in progress provide full geographic coverage in Downtown. They will however, be unable to accommodate all needs relative to the population growth coming over the next decades.

In order to maintain the 1:34,000 average city-wide per capita provision target, additional CRCs will be required to respond to growth in Downtown over the next 20 years. New CRCs will be prioritized in areas that are 2 to 2.5 km away from an existing mid-size or large centre with sufficient population.

4.7 Partnerships & Co-location

PFR creates partnerships with a host of organizations and agencies to expand its reach into the community and to increase the variety of programs, services and facilities that are available to Torontonians. Additional and innovative partnerships and collaborations with schools, non-profit organizations, developers, and more, will support the realization of Downtown facility needs, as will the exploration of co-location opportunities with other City divisions.

Relationships with partners that are able and willing to either financially contribute to a project or to help facilitate its development will improve the likelihood that facility projects can be brought to fruition in a timely manner. Given the nature of these types of relationships (i.e., potentially long-term

agreements involving capital, infrastructure development and/or facility maintenance responsibilities) the planning and implementation of partnerships can be very complex. Through the Facilities Master Plan implementation, PFR will develop a standard framework and/or criteria to simplify and expedite the partnership process.

4.8 Monitoring & Review

Facility needs for Downtown are integrated into the FMP recommendations. The FMP identifies high-level cost estimates for all facilities recommended in the plan, and recommends increased investment in the state of good repair of facilities across the City.

An implementation strategy for the Facilities Master Plan will be submitted for Council approval in 2019 to prioritize and provide timelines for recommended facility projects across the city. Prioritization will be determined based on a number of factors including filling gaps as a priority, the timing of growth and funding availability.

The implementation strategy will include a detailed financial plan to outline the capital costs required to deliver new and improved facilities over the 20-year master plan period. This will inform PFR's 10-year capital plan, and the City will make decisions on individual projects and funding sources annually through the budget process.

The timeline for implementing the Facilities Master Plan will be based on affordability and financial capacity, including the projected funding sources available in PFR's 10-year capital

budget, and on current and emerging Council and local priorities that can impact facility funding and implementation. Detailed implementation timelines and financing sources will be considered in the context of City capital plans and priorities overall.

Implementation will involve the pursuit of alternative funding sources, and the establishment of various relationships with community organizations, schools, developers and other partners. Should facility partnership and site opportunities arise that are not currently addressed in the Facilities Master Plan, these will be explored and assessed on a case-by-case basis.

The Facilities Master Plan identifies facility needs over the next 20 years based on currently available data. Performance measures will be established that will enable PFR to update, monitor and evaluate facility needs and priorities on an ongoing basis. The Facilities Master Plan will be reviewed and updated every five years based on progress, updated service planning priorities, Census updates, current facility data, emerging needs and opportunities, and City priorities.

TABLE 4: COMMUNITY RECREATION SECTOR – SUMMARY OF PLANNED AND PROPOSED FACILITIES

Map #	Facility Name/Class	Type of Investment	Cost (Estimated)	Funding Status	Funding Source	Project Status	Est Timing 2016-2021	Est Timing 2021-2026
1	Indoor Pool at Scadding Court CC	Replacement	\$22 million	Not funded	TBC	To be confirmed through Facilities Master Plan Implementation Strategy		
2	Indoor Pool Waterfront West	New (partnered site)	\$22 million	Not funded	TBC	To be confirmed through Facilities Master Plan Implementation Strategy		
3	Canoe Landing CRC	New	\$78 million (funded by City of Toronto, TDSB, TCDSB).	Funded	PFR 10-yr capital plan, Section 37, 42.	Under construction	x	
4	Harrison Indoor Pool	Explore options for converting to other uses with programming shifted to nearby facilities.	TBC	Not funded	TBC	To be confirmed through Facilities Master Plan Implementation Strategy		
5	Downtown North CRC (Wards 20/22/27)	New (Required to serve long term growth)	\$26 million	Not funded	TBC	To be confirmed through Facilities Master Plan Implementation Strategy		
6	One Yonge Street CRC (Lower Yonge)	New	\$30 million	Funded	Developer funded, 10-yr Capital Plan, Section 37	Approved and in design		x
7	John Innes CRC	Replacement and expansion	TBC	Not funded	TBC	To be confirmed through Facilities Master Plan Implementation Strategy		
8	Indoor Pool at Wellesley CRC	New (expansion to Wellesley CRC)	\$20 million	Funded	PFR 10-year capital plan,	Under construction	x	

Map #	Facility Name/Class	Type of Investment	Cost (Estimated)	Funding Status	Funding Source	Project Status	Est Timing 2016-2021	Est Timing 2021-2026
					Section 37, 42, 45.			
9	East Bayfront CRC	New (Required to serve long term growth)	\$15 million	Funded	TBC	To be confirmed through Facilities Master Plan Implementation Strategy		x
10	Port Lands CRC (Outside Downtown Plan area)	New (Required to serve long term growth)	\$30 million	Not funded	TBC	To be confirmed through Facilities Master Plan Implementation Strategy		

5 HUMAN SERVICES SECTOR

5.1 Sector Overview

The Downtown Human Services Sector is made up of over 200 non-profit community organizations. It is a highly collaborative and complex sector that provides a broad range of programs and services from more than 400 sites to a diversity of communities that live in Downtown, work in Downtown and travel from other parts of the city and region to access programs and services in Downtown. The Phase One Community Services & Facilities Study profiled six sub-sectors: large multi-service organizations; specialized multi-service agencies focused on specific groups such as people with disabilities, youth and seniors; health, mental health and support services; housing, homeless services and food banks; employment, training and settlement services; and community development, planning, and information and referral. Map 5 identifies the locations of the human service program locations by sub-sector.

The City of Toronto plays an important role in the human services sector. Toronto Employment and Social Services (TESS), Toronto Public Health (TPH), Social Development Finance and Administration (SDFA) and Shelter Support and Housing Administration (SSHA) are involved in the delivery of a range of human services through a mixed-use service delivery model including: homeless and housing services; health promotion services; employment services and community agency space planning. As well, facilities operated by the Association of Community Centres (AOCCs) and Toronto Neighbourhood Centres (TNCs), part of the Large Multi-Service

Organization group, play an important role in providing space for and delivering programs and services to communities in Downtown.

Through the development review process, City Planning has a key role in securing community space and/or capital resources as well as maintaining and preserving existing community spaces that serve as important human service delivery assets in Downtown.

5.2 Key Sector Messages

The need for affordable, accessible and appropriate space: The CS&F Strategy addresses the identification and delivery of space. Space is needed to keep pace with population growth, facilitate co-location, and to develop and support the ongoing operation of community hubs and other innovative approaches to meet increased demand for programs and services.

Growth of service demand: Over the past five years, 80% of organizations have experienced an increase in demand for services/programs with almost half having waiting lists for services. Funding has not kept pace.

Increasing property values in Downtown neighbourhoods has long-term implications for human service delivery. Many agencies are relocating due to expiring leases and the high cost of rent in their current locations. Some charities are tempted to sell their high value properties and redirect resources to areas

outside Downtown. This will have implications Downtown in the medium to longer term.

There is increased resident opposition to locating and providing adult human services in Downtown residential neighbourhoods.

Limited experience with space-planning. Space planning in human service agencies is largely driven by funding rather than by planning to keep pace with population growth. Usually the duration for secure program funding is three years. Support for longer-term space planning is needed.

Need for data. Data that could help human service agencies with longer-term space planning includes:

- Type of developments in the approval pipeline (e.g. unit sizes and number of bedrooms).
- School board data and projections.
- Information that counts low-income and/or marginalized people by geography.

Human services are a vital part of the creation of complete communities. Access to these programs and services profoundly shapes the quality of life of residents in and outside of Downtown. They should be planned for and provided in lock-step with residential and non-residential development.

AOCC facilities are aging and require considerable building renewal and potential building expansions while addressing increased demand for programs and services due to growth and changing demographics.

Program capital funding is available through the City's CreateTO but current funding practice only provides for state of good repair which does not address growth and/or expansion needs. There is a need for a long-term capital strategy for AOCCs.

Critical service gaps. Human service agencies across all groups identified critical service gaps affecting their service users. They are:

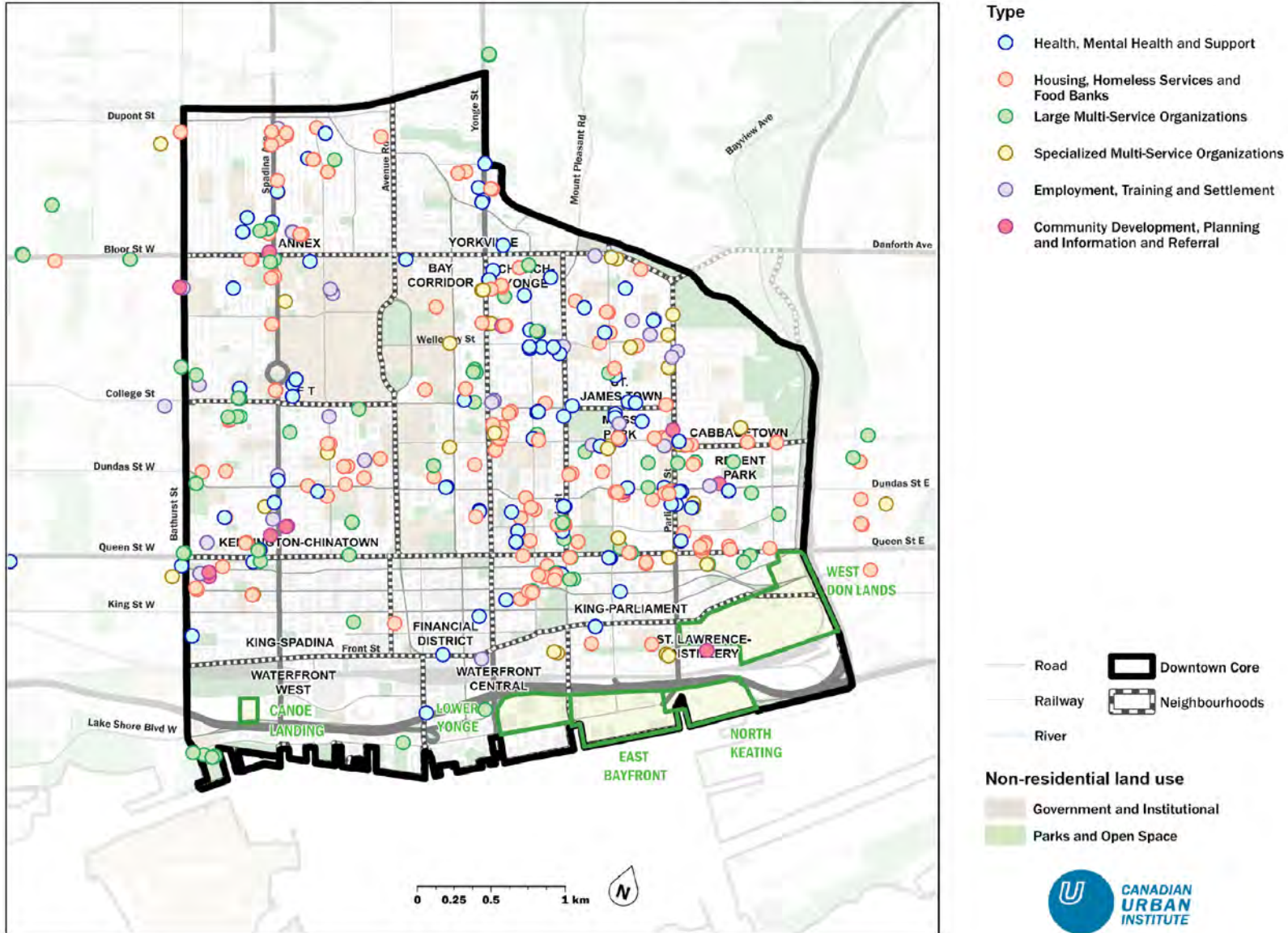
- **Housing:** critical need for affordable housing, supportive housing, second stage/transitional housing, and affordable housing that includes supports for people with mental health and addiction issues.
- **Shelters:** more homeless shelters or shelter beds, as well as, violence against women (VAW) shelters. In September 2016, average shelter occupancy rate was 95%.
- **Mental health, substance use and addictions programs and services:** trauma-informed counselling, crisis intervention and counselling, overdose prevention sites, safe consumption sites, harm reduction programs, and withdrawal management services.
- **Health services:** health care for chronic disease management, physiotherapy, optometry, dental care for low income workers, medical escort programs and transportation to and from medical appointments, respite and support for caregivers with seriously ill family members, and an expansion of home care and personal support worker services including home cleaning. In addition, assisted living residences and long-term care were deemed critical to the aging population.

- **Child Care:** need for licensed, high quality, affordable child care for working families in Downtown. Planning projections are based on current service delivery standards and growth calculations and do not take into account the latent demand, or the number of residents and workers that would take advantage of the services if there was more supply.

Examples of programs and services in this sector include:

- Adult day services
- Advocacy
- Arts and culture programs
- Childcare
- Civic engagement
- Clothing banks
- Community and economic development
- Counselling and crisis intervention
- Education
- Emergency shelter
- Employment and skills training
- Eviction prevention
- Food and meal programs
- General community services
- Health care including health promotion, acute primary and rehabilitation
- Home care
- Hotline: distress centre
- Information and referral centre
- Language and literacy
- Legal services
- Long-term care
- Outreach
- Recreation
- Settlement
- Social housing
- Student nutrition
- Supportive housing
- Drop-in programs
- Early childhood development
- Hotline: info & referral
- Housing access

MAP 5: HUMAN SERVICE PROGRAM LOCATIONS BY SUB-SECTOR



5.3 Planning for Human Services

Shelter Support & Housing Administration (SSHA)

Shelter Infrastructure Plan

SSHA works with CreateTO, Social Development, Finance & Administration (SDFA) and City Planning to find suitable shelter sites that meet both operational requirements and those of the Municipal Shelter By-law. Opportunities for new shelter sites are identified through the **Shelter Infrastructure Plan**, updated annually, that identifies the need for new and replacement shelters in Toronto neighbourhoods including Downtown. Map 6 shows the 42 shelter locations in Downtown. Some of these locations have several shelters.

Integrated Service Delivery

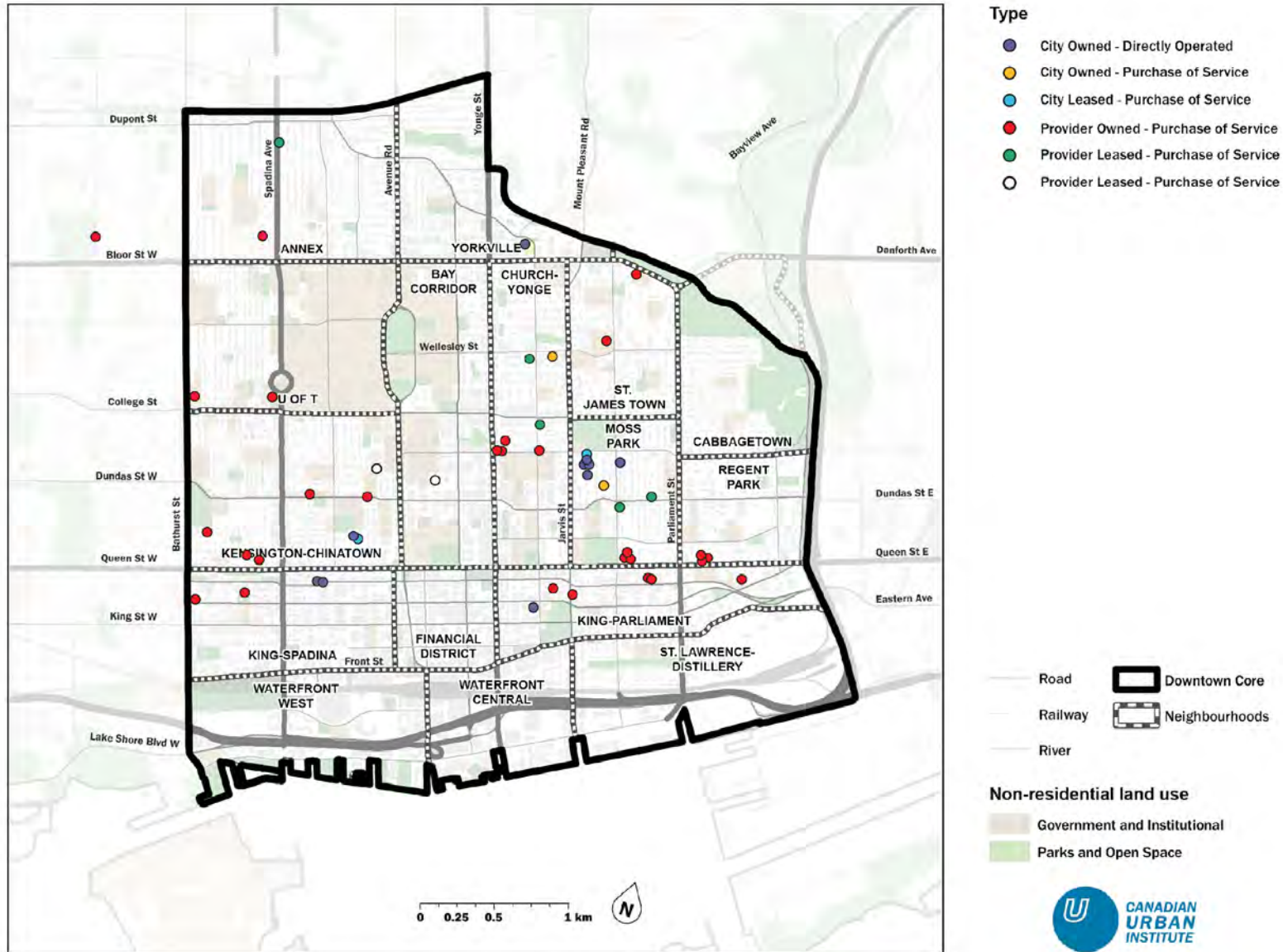
A new program model being introduced into shelter services recommends that SSHA include integration with services on site and in the community and integration with other facilities. This means, whenever possible, co-locating with hospitals, community health centres, affordable housing sites, private real estate developments, faith communities and other community hubs. Community use of new sites should be encouraged. The George Street Revitalization is an opportunity to explore this service delivery model.

Toronto Public Health (TPH)

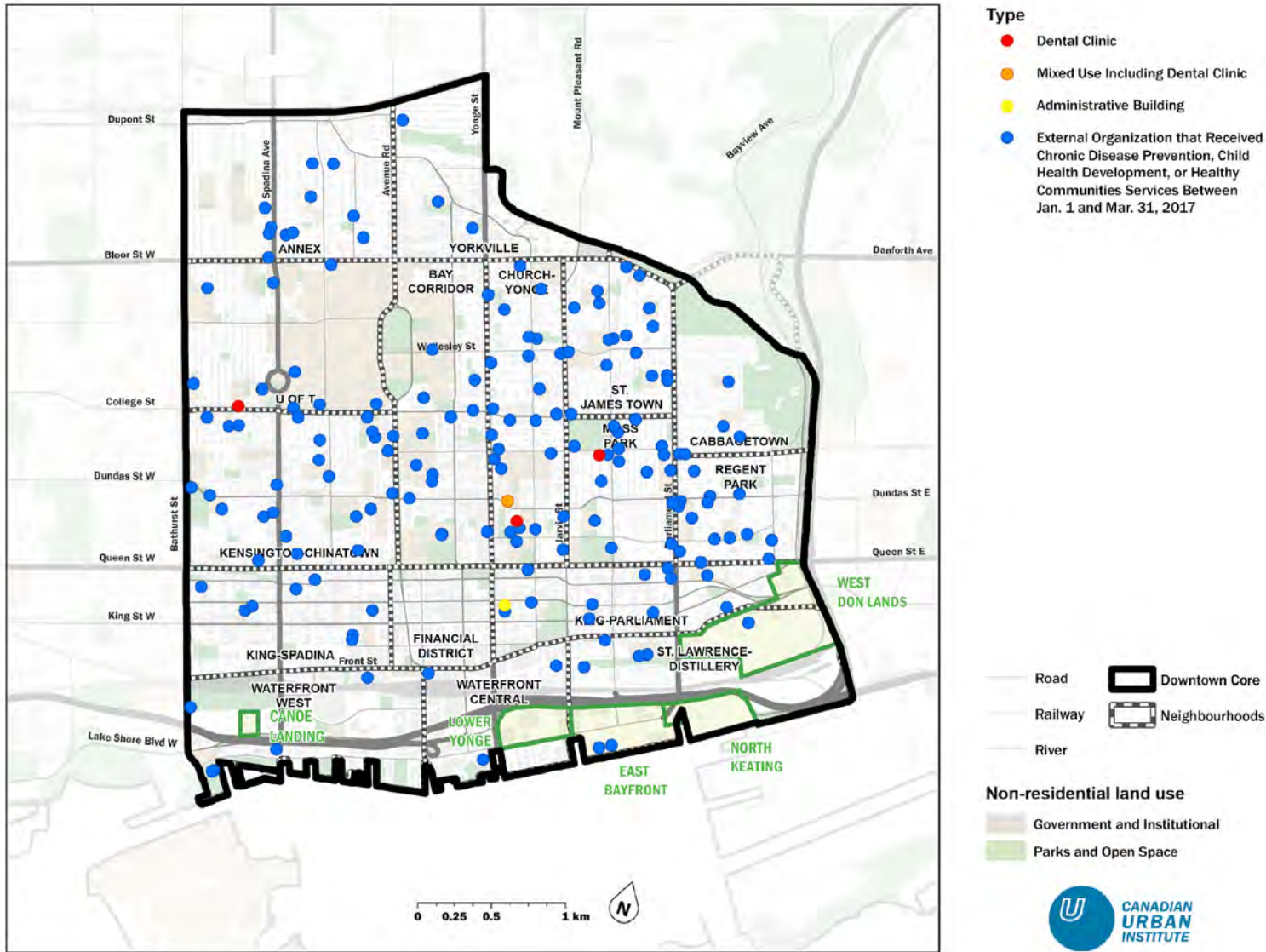
Nearly all (80%) TPH health programming is delivered to clients at spaces in external non-profit organizations through a variety of mostly informal arrangements, TPH delivers a range of satellite health programs at more than 180 locations in Downtown. In some instances, TPH can deliver four or five unique services at the same address. This space is not generally secured through any formal lease arrangement.

TPH provides four dental clinics Downtown in space ranging in size from 186 sq.m. (277 Victoria Street.) to 157 sq.m. (340 College Street.) to 46 sq.m. (80 Bond Street.) and 36 sq.m (179 Gerrard Street.) All but 277 Victoria occupy leased space. The lease at College St. expires in 2019. The 44 Victoria Street office location is largely administrative space. Map 7 shows the TPH service locations in Downtown.

MAP 6: SSHA SERVICE LOCATIONS IN DOWNTOWN



MAP 7: TPH SERVICE LOCATIONS



Toronto Employment & Social Services (TESS)

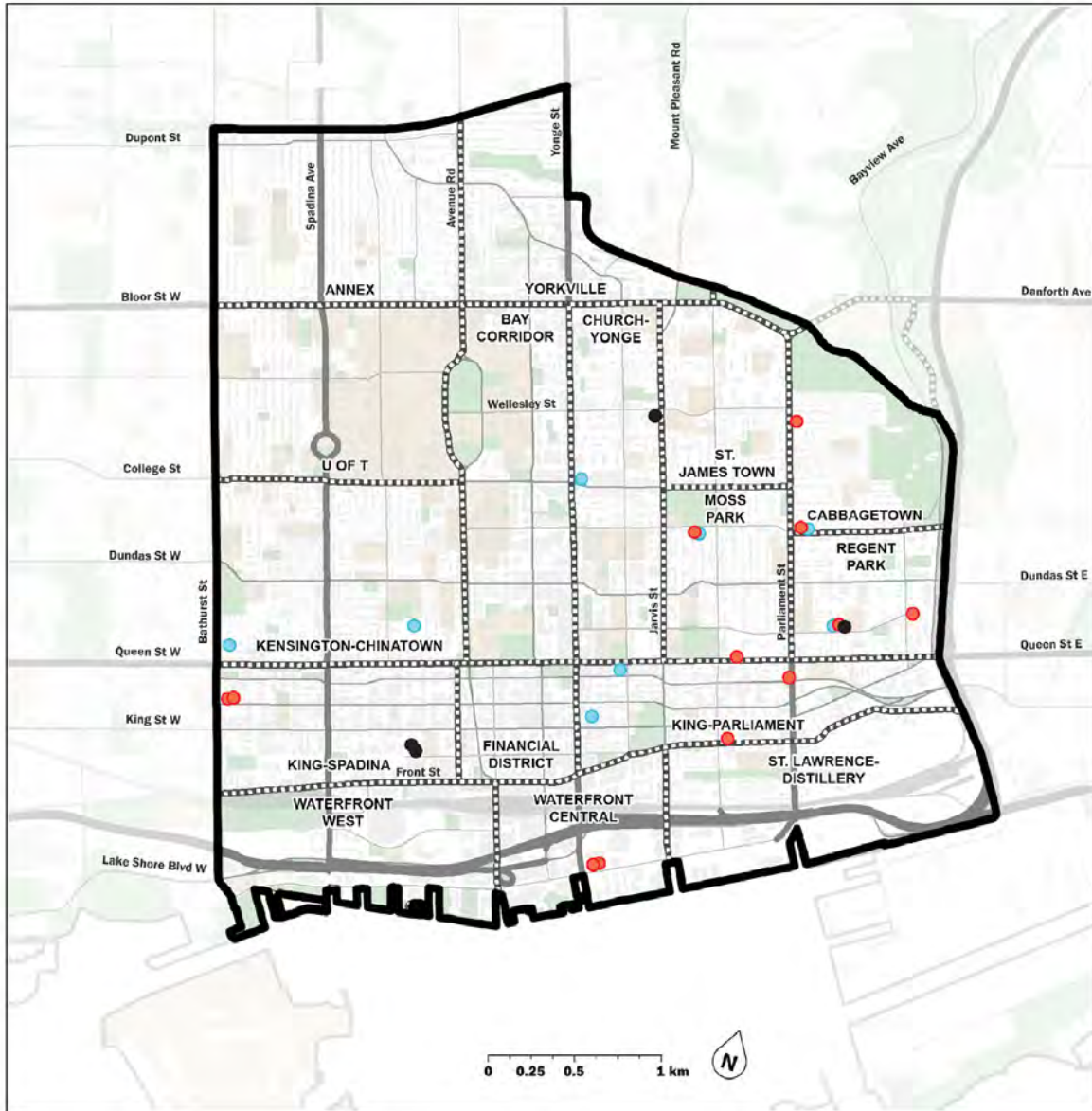
TESS has four sites in Downtown:

- Wellesley Place Employment and Social Services which will be co-located with the Ontario Disability Support Program (ODSP).
- Regent Park Employment Services (a satellite employment center) co-located and shared space with Dixon Hall Neighborhood Services.
- Metro Hall Employment & Social Services, co-located and shared space with Toronto Children's Services.

- Metro Hall Employment Services.

TESS clients can also access services through 12 Employment Ontario Agency locations supporting individuals with training, skill development and employment goals. There are eight agency locations in Downtown with employment service agreements that provide customized supports to TESS clients with a focus on training in high-demand sectors with good job opportunities. Map 8 shows the TESS service locations Downtown.

MAP 8: TORONTO EMPLOYMENT & SOCIAL SERVICES (TESS) LOCATIONS



- Type**
- Employment Ontario
 - Purchase of Employment Services
 - Employment & Social Services

- Road
- Railway
- River
- ▭ Downtown Core
- ▭ Neighbourhoods

- Non-residential land use**
- Government and Institutional
 - Parks and Open Space



Social Development, Finance & Administration (SDFA)

Community Space Tenancy Policy (CST)

On January 1, 2018, the Below Market Rent (BMR) Program was replaced by the new **Community Space Tenancy (CST)** policy. It ensures that the City continues to meet its original policy objectives to provide a consistent, fair, accountable and transparent approach to leasing City space to community-based service sector and cultural organizations at less than market rates, and to foster partnerships that support these organizations to meet resident needs.¹⁷ The CST policy responds to the needs of the City and the non-profit sector by creating three new types of tenancies:

- Community Partner;
- Incubator; and
- Community Hub.

A fourth type of tenancy is historical tenancies where SDFA and RES/CreateTO will formalize current agreements.

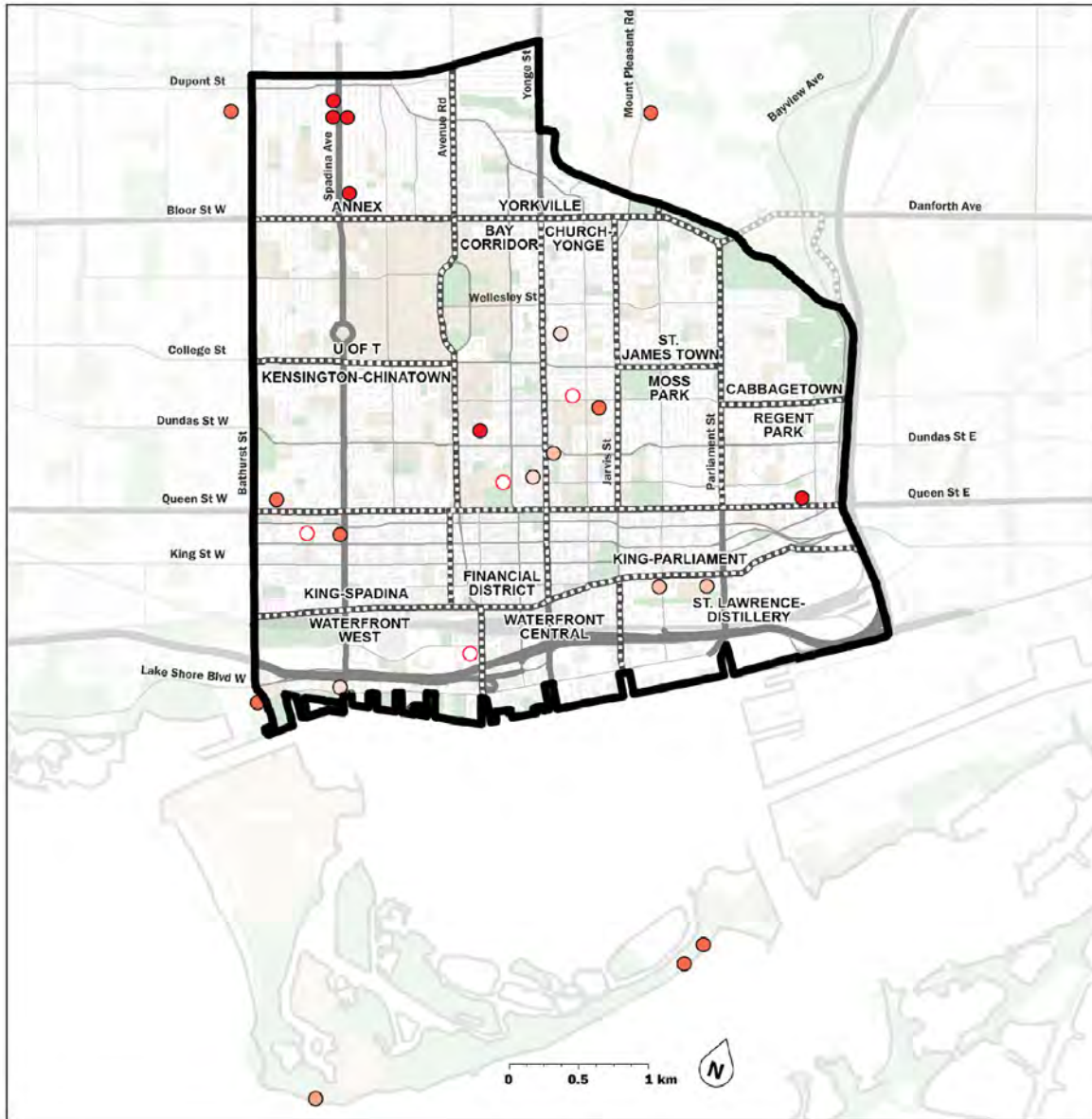
The Whole-of-Government Framework to Guide City of Toronto Relationships with the Community-Based Not-for-Profit Sector, adopted by City Council in December 2017, provides a vision, objectives, principles and commitments to enable the City to optimize its relationship with the sector and to respond to the sector's contributions to the City in a more strategic and consistent manner. Three short-term actions of this framework are of relevance to planning for the sector:

- the establishment by SDFA of a **City/Sector Advisory Table** to identify issues, opportunities and challenges;
- actions to **strengthen and sustain collaborative planning** including planning for integrated programming; and,
- a **sharing of best practices** to maximize collaboration and consultation.

Map 9 shows the BMR/CST Sites (City as Landlord) and Map 10 shows the BMR/CST sites (City as Tenant).

¹⁷ Report to Executive Committee, Community Space Tenancy Policy, Accessed at <http://www.toronto.ca/legdocs/mmis/2017/ex/bgrd/backgroundfile-104379.pdf>, May 26, 2017

MAP 9: BMR / CST SITES - CITY AS LANDLORD

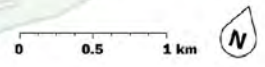


**Year Lease Ends
 (Number of Locations)**

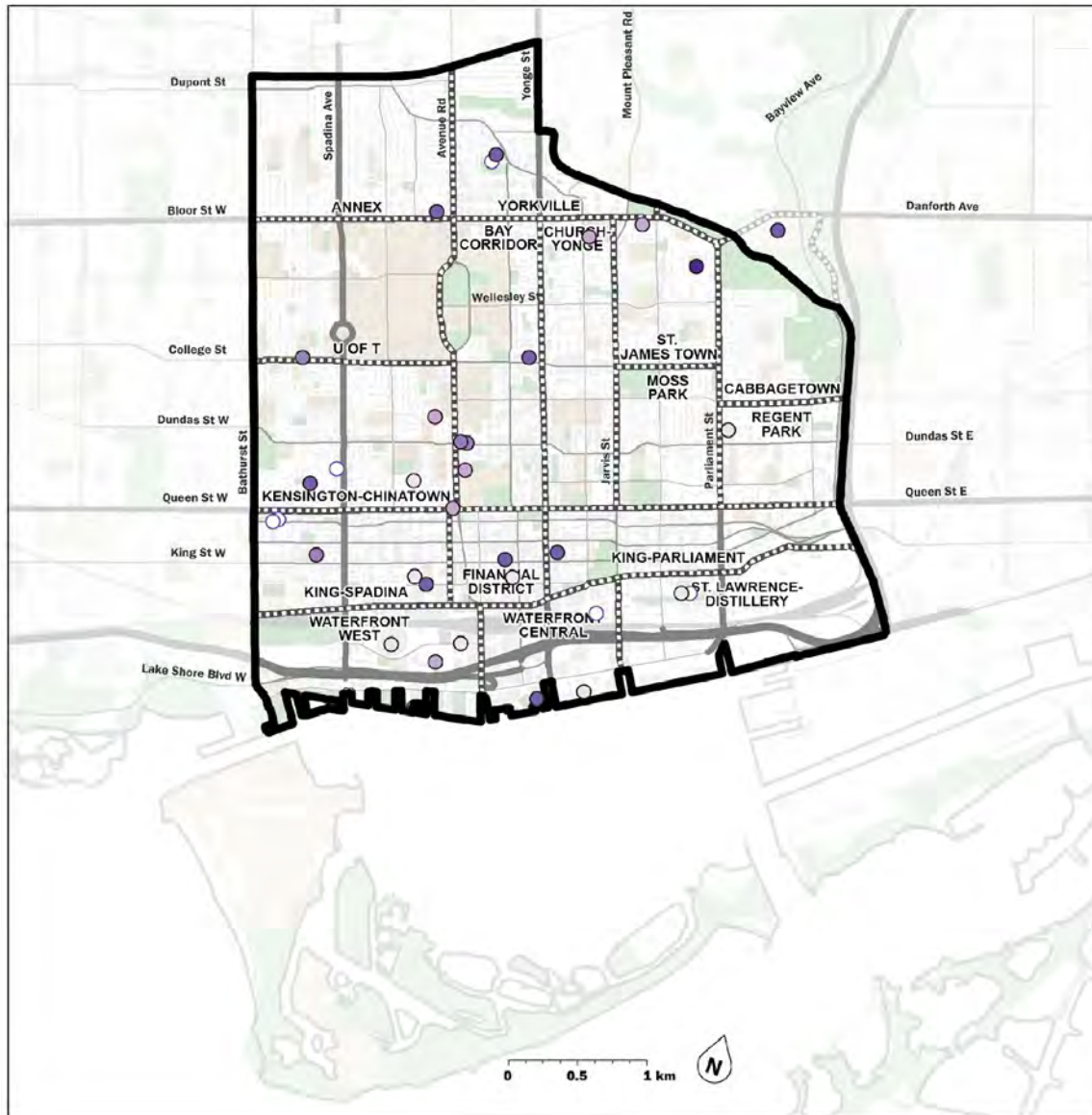
2017	(6)
2018	(7)
2019	(1)
2020	(3)
>2020	(3)
No Date	(4)

- Road
- Railway
- River
- Downtown Core
- Neighbourhoods

- Non-residential land use**
- Government and Institutional
 - Parks and Open Space



MAP 10: BMR / CST SITES - CITY AS TENANT



**Year Lease Ends
(Number of Locations)**

2017	(1)
2018	(9)
2019	(4)
2020-2029	(6)
>2020	(9)
No Date	(6)

- Road
- Railway
- River
- Downtown Core
- Neighbourhoods

- Non-residential land use**
- Government and Institutional
 - Parks and Open Space



Association of Community Centres (AOCCs)

The AOCC model is a hybrid between a City agency and an independent not-for-profit community-based organization. The City funds defined core administrative costs including all salaries and benefits, facility operations, and maintenance costs except those directly associated with a specific program. The program component is funded through fees, donations, and grants and is treated like an independent not-for-profit community-based organization. AOCC staff are City employees. The AOCC Program has been functionally aligned with the Social Development, Finance and Administrative Division (SDFA) as the strategic directions outlined in the Social Development Strategy for the City relate directly to the community centres' activities.¹⁸

There are no Community Recreation Centres west of Yonge and in the north-west quadrant of Downtown. These areas are served by AOCCs. There are four AOCC facilities in Downtown. They are:

- 519 Church Street Community Centre – 1975
- Cecil Street Community Centre - 1978
- Scadding Court Community Centre – 1979

- Waterfront Neighbourhood Centre (formerly Harbourfront Community Centre) - 1991

As Downtown's population grows and space for community services and recreation facilities becomes more limited, the City needs to explore a variety of facility provision options including enhanced and expanded partnerships with other service providers and partners including the four AOCCs in Downtown.

The City currently does not have a long-term capital strategy for its volunteer board-run multi-purpose facilities (AOCCs) that provide a broad range of community, recreation and social service programs to residents in the local community.

There is a need for the City to support the renewal and potential expansion of the City's community-based facilities particularly given that these agencies are currently located in City-owned facilities and on City-owned land.

5.4 Planned Facilities to Support Growth

Shelter Support & Housing Administration (SSHA)

The George Street Revitalization Project is a Council-approved initiative to redevelop City-owned lands on George Street for a long-term care facility, an emergency shelter and a community service hub with on-site support services including publicly accessible community space. This initiative is underway

¹⁸ City of Toronto, Transition To 2014-2018 Term, Council Briefing Vol.1 p.3 Section 7.4 accessed <https://www.toronto.ca/wp-content/uploads/2017/12/956b-city-council-briefing-book-volume-1a.pdf>

and is an example of integrated service delivery consistent with the principles of developing hubs.

Public Health (TPH)

Other than renovations under way at 277 Victoria Street for the supervised injection site, there are no plans for retrofits or renovations of TPH spaces Downtown. Toronto Employment & Social Services (TESS) has not identified any additional space requirements Downtown. Space requirements for new TESS locations would be procured through a process managed by RES/CreateTO.

111 Wellesley Street

City capital funding of \$5 million has recently been invested to modernize TESS' office at 111 Wellesley Street which serves a caseload of 5,500 residents annually and houses up to 150 staff. The renovation makes this facility more accessible, open and inviting, and supports the integration of employment, financial and social supports in one location, including services provided by the Ontario Disability Support Program (ODSP) and the City's Shelter, Support & Housing Administration (SSHA) division. Renovations are expected to be completed by end of 2018.

Association of Community Centres (AOCCs)

Moss Park Redevelopment

The 519 Community Centre is partnering with the City to plan for an expanded AOCC facility through the development of a new 200,000 sq. ft. (18,581 sq. m.) LGBTQ Sport and Recreation Centre. The new and expanded facility is part of the overall

Moss Park Redevelopment Plan (the 'More Moss Park' initiative) that is being led by SDFR in consultation with PFR and SSHA.

Scadding Court Redevelopment

A feasibility study is being led by CreateTO to explore functional building program analysis (needed operations and space requirements); conceptual designs; and high level costing for the redevelopment of the Scadding Court Community Centre including an indoor City aquatic pool and other community uses together with the adjacent Toronto Public Library Sanderson Branch. This work involves an Inter-Divisional Advisory Committee that includes PFR, Children's Services, City Planning, Affordable Housing Office, Toronto Public Library, Scadding Court CC Staff, as well as Toronto Community Housing staff who are leading the Alexandra Park redevelopment.

Waterfront Neighbourhood Centre Expansion

This project will involve enhanced community services and facilities, including **a new City aquatic facility and additional programming space** to respond to increased demand for recreation and human services to serve this high growth waterfront neighbourhood.

Community-Based Agency

The **Yonge Street Mission Evergreen Centre for Street Youth** is relocating in 2018 from its Yonge and Gerrard Street location to a new 24,000 sq. ft. (2,230 sq. m.) space, near Spadina Avenue and College Street. This organization delivers programs and services to street youth and other vulnerable

populations including drop-in, art space, counselling, legal services, and life skills.

5.5 Service Targets

There is no methodology to quantify the demand for growth-related human services space and/or facilities.

Consultation with the sector regarding various program and service space needs and operational characteristics has

enabled the development of a reference to identify approximate facility size requirements that can be used as a benchmark when pursuing opportunities to secure space as part of the planning approvals process.

Table 5 summarizes the types of human service space facility requirements by sub-sector.

TABLE 5: TYPES OF HUMAN SERVICES SPACES AND/OR COMMUNITY BASED FACILITIES

Type of Facility/By Sub Sector	Description and Space Needs	Approximate Size (square feet)
Large or Multi-Service Hub Model (AOCCs, TNCs)	Large multi-purpose rooms at 1,000 sq. ft. (93 sq. m.) each, kitchen, staff rooms, program rooms	25,000 - 30,000 sq. ft. (2322 – 2787 sq. m.)
Specialized Multi-Service Hub Model	Specialized programs and services for specific groups or communities such as seniors, youth, children, Aboriginal women, people with disabilities, others <ul style="list-style-type: none"> • Youth Services 2,000-3,000 sq. ft. (186-279 sq. m.) • Parent Resource Centre Drop-in space for parent and child programs and multi-purpose program space 5,000 sq. ft. (465 sq. m.) 	10,000 - 20,000 sq. ft. (930 – 1900 sq. m.) Youth Services and Parent Resource Centre can co-locate within larger hub model.
Health, Mental Health and Support Services	Meeting Room, Office Space, Group Rooms, Counselling Rooms, Kitchen, Reception and Waiting Area	5,000 sq. ft. (465 sq. m.) Ideally to be co-located within a larger hub facility.

Type of Facility/By Sub Sector	Description and Space Needs	Approximate Size (square feet)
Housing, Homeless Services and Food Banks	Food Bank Program: Staff Rooms, Cooking Area, Storage Space	5,000 sq. ft. (465 sq. m.) Program could be operated within larger spaces such as affordable housing, shelters, churches and City facilities.
Employment Training and Settlement	Client Resource and Information Space 800 sq. ft. (74 sq. m.) 1,000 sq. ft. (93 sq. m.) classroom and multi-purpose space for training, particularly for newcomers, seniors and youth.	Up to 8,500 sq. ft. (790 sq. m.)
Community Development, Planning and Information Referral	Multi-purpose meeting and programming space, and administrative space	1,000 sq. ft. (93 sq. m.) Ideally to be co-located within larger spaces.

5.6 Key Directions and Actions

Partnership and Co-Location Opportunities

The foundation of future partnerships will be advanced through establishment of new partnership tables to share information and to explore space/facility sharing opportunities through a number of City-led initiatives, including:

Partnerships

A New Partnership Table and Community Space Inventory to Support CST: Establish a **Multi-Service Organization Partnership Table** led by SDFa, CreateTO and PFR, with support from City Planning and the participation of representatives of the **province** and **multi-service organizations** including **AOCs and TNCs** serving Downtown.

The purpose of the table would be to develop **an inventory of space needed** to ensure the adequate provision of human services to meet current and projected population growth in Downtown; as well as to identify opportunities to re-purpose public space to reflect the changing needs of Downtown. Other City divisions and the school boards would participate as required. Currently, there is no centralized intentional approach for identifying space needs among large multi-service providers.

The inventory would identify space needed by sub-sector and geography and would detail the design specifications for the space required. The inventory would be updated on a regular basis.

The inventory of space needs would be made available to City Planning for use in the development review process. It would provide the rationale and specifics of requests for space from developers as a community benefit. After being secured by a *Section 37* agreement, the space would be conveyed to the City as a Community Space Tenancy opportunity. The opportunity would be made available to interested organizations in Downtown on a property-specific basis taking into account the goals and objectives of the City for meeting human service program delivery objectives in Downtown.

The inventory process and the collaboration with human service delivery organizations would provide a rationale for space requirements by sub-sector and geography and would increase the strength of the business case that would be brought by SDFA, RES/CreateTO and/or PFR to the internal City property allocation process and by interested organizations to the Community Space Tenancy panel review process.

The process would operate on the principle that the City should encourage collaboration and new partnerships between non-profit community-based agencies, private developers and City divisions, boards and agencies to develop innovative opportunities to increase the availability of community services and facilities Downtown. The Table could explore how each division, agency and board could contribute to the development, re-purposing and ongoing operation of ‘hub’ spaces, including clustering of specialized services (e.g., health, employment training and child care etc.).

Additional issues that could be addressed at the Partnership Table may include:

- A mechanism that would allow non-profit service providers to buy the municipal property they operate in after the lease has expired.
- A mechanism that would facilitate the sale of real estate from charities, churches and non-profits to the City, if/when these organizations would like to sell. A portion of cash from *Section 37* payments in the three Downtown wards may be pooled to provide funds to buy these sites.
- Clarity on how *Section 37* agreements on titles (negotiated for 99 years) are to be integrated into the new Community Space Tenancy policy, which allows a “reset” on lease agreements after 20 years.
- Lease Expiry on BMR / Community Space Tenancy **spaces:** Maps 9 and 10 indicate (by geography) when leases for human services and cultural spaces expire. This will allow Planners, in cooperation with SDFA and RES/CreateTO to understand when and where there may be a need to seek replacement space for certain services in Downtown.

City/Non-Profit Sector Advisory Table SDFA's establishment of a City/Sector Advisory Table through The Whole of the Government Framework to Guide City of Toronto Relationships with the Community-based Not-for-Profit Sector with support from RES/CreateTO and participation with the non-profit sector, will identify issues, challenges and opportunities to better understand needs of the human services sector and how that

relates to planning for facilities and space in Downtown. This collaborative process will help to ensure that the non-profit sector has the capacity to provide integrated programming and the sharing of best practices to maximize collaboration and consultation.

Given the impact of residential (and commercial) development on the four adult acute care hospitals in Downtown **a closer link between Toronto Planning and the Toronto Central Local Health Infrastructure Network (TC LHIN) is required.** A recent study recommended that TC LHIN should work collaboratively with City Planning to explore opportunities to develop community-based health services to respond to growth and change in the Downtown. It also recommended that the adult acute care hospitals Downtown should work with the TC LHIN (and indirectly with City Planning) to understand the implications of planned residential and commercial development on the future demand for hospital services, especially Emergency Departments and the resultant requirement for additional facilities and funding.¹⁹

Co-Location Opportunities

Some human services are ideally co-located, as it can improve service delivery, help to reduce costs, and create efficiencies by allowing organizations to share security, reception, cleaning services, etc.

Future opportunities for co-location with multi-service organizations or satellite employment centres such as in Regent

Park could be identified through the new Multi-Service Organization Partnership Table.

The First Step Housing and Services model recommends that the provision of employment services to vulnerable populations be integrated with shelter services. Toronto Employment & Social Services (TESS) should work with Shelter Support & Housing Administration (SSHA) to identify opportunities to integrate services.

For language instruction for new Canadians (LINC), continuous levels of language instruction, each with their own classroom, are ideally co-located with child care and counselling. An ideally-sized facility would be about 800 sq.m. (including 420 sq.m. for six or seven 60 sq.m. classrooms; 185 sq.m. for care for children; 100 sq.m. for a lounge; 25 sq. m. for staff offices; and 30 sq.m. for a kitchenette).

Larger community spaces that can serve a variety of programming needs are needed in Downtown to replace auditoria that are being lost to school redevelopment. A large community hall (300 sq. m.) that can hold 150 people seated can double for a variety of community uses--an indoor playground space for preschoolers, a fitness class for adults and seniors, space for music recitals for children, a meeting space for a volunteer-run Narcotics Anonymous group; gym space for school-aged children after school and during summer months, a public meeting space for the local Business Improvement

¹⁹ Impact of Urban Growth on Acute Care Hospitals in Toronto Central LHIN.

Association, City Planning public consultation events, all-candidate meetings, etc.

TPH has identified a need for multi-purpose space for its group workshops. The space would be 45-55 sq.m., ideally situated on a main floor, or on an upper level if a building has accessibility features. The space would require accessible washrooms, ideally fitted change stations for infants. Space in buildings on main arteries and with proximity to TTC is always preferred. Space in lower-income or high-newcomer population neighbourhoods is a goal. Access to a kitchen for some programs also would be a requirement.

TPH also delivers programs at co-located facilities including the acute care hospitals Downtown. Co-location is facilitated through the Toronto Central Local Health Infrastructure Network.

Services for people experiencing homelessness need to be aligned with other human services in the community. An inventory of community services and assets will help to identify opportunities to share shelter space with other City of Toronto providers for vulnerable populations such as TESS, SDFA and Public Health. Arrangements to bring together community partners (e.g. housing and homelessness services, multi-service agencies, community health services, etc.) create linkages and efficient co-locations.

Reinvest In and Maximize Use of Existing Assets

An **Inter-Divisional Working Group** led by SDFA, RES/CreateTO, and PFR, with support from City Planning, should be established to develop a long-term capital strategy for **AOCC** facilities and other City-owned community facilities (excluding facilities operated by PFR). This will help to address community space/facility pressures in Downtown through the potential retrofit, expansion and improvements to these well-used City assets that deliver a range of programs and services to diverse communities.

To support and advance the objectives of the Province and a number of divisions within the City, opportunities to co-locate or integrate programs and services on existing public assets should be prioritized. For example, University Settlement House, Harrison Pool, and St. Patrick's Market and Square sites are located close to each other and were identified as an opportunity location in the Phase One CS&F Study. RES/CreateTO, PFR, SDFA and City Planning in partnership with University Settlement House will explore opportunities to develop a vision and comprehensive plan for these three sites to meet the emerging needs of the community and to align with other City initiatives.

APPENDIX B – POPULATION AND EMPLOYMENT GROWTH SUMMARY

1. Population Growth Overview

Between 2011 and 2016, the Downtown population increased from 199,000 to 238,000 people, meaning that over a five-year period, the population grew by 39,000 people; a 19.2% increase. In the ten-year period since 2006, the population grew by 70,000 people.

The population growth between 2011 and 2016 occurred in all age cohorts, with the exception of children aged 10-14 years, which dropped by approximately 200 children. There was a major increase in youth (20 to 24 years) and adults (25 to 34 years) which is consistent with the growth in the city overall, but to a lesser degree. The youth population (20 to 24 years) in Downtown increased by approximately 5,000 people, most of whom were in the Bay Corridor, Church-Yonge and Waterfront West neighbourhoods. The adult population (25-34 years)

increased by 17,000 people, comprising a large portion of the overall population increase in Downtown.

2. Number of Households and Household Composition

There are 135,000 households in Downtown. This includes 71,000 single-person households, 29,000 couples without children, 12,000 couples with children, 8,000 lone-parent households, and 4,000 families with children over 25 years old.

Since 2011, the number of households Downtown increased by approximately 23,000. Both couples without children and couples with children increased proportionately more in Downtown than in the city as a whole. Single-person households also increased more, proportionately, in Downtown than in the city overall.

FIGURE 1: POPULATION & GROWTH - BY NEIGHBOURHOOD (2016)

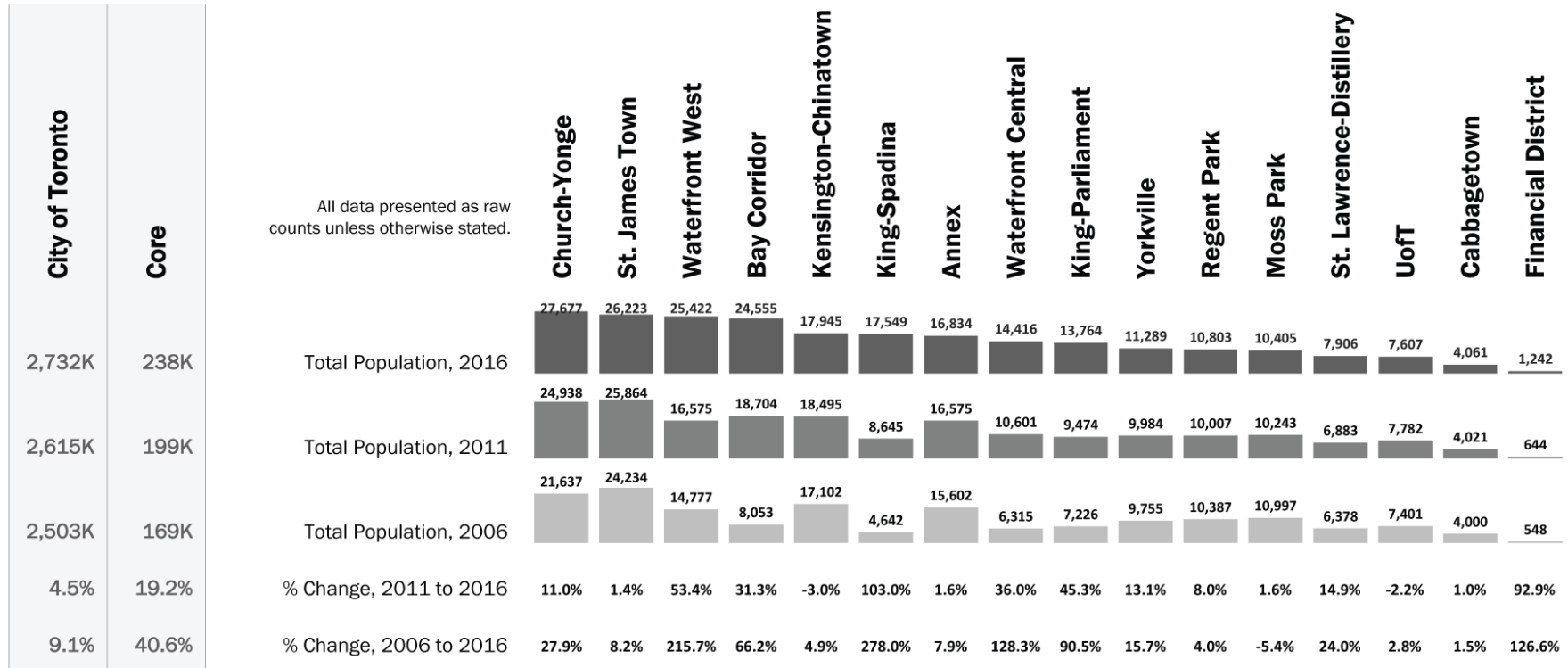


FIGURE 2: POPULATION & GROWTH - BY AGE COHORT & NEIGHBOURHOOD (2016)

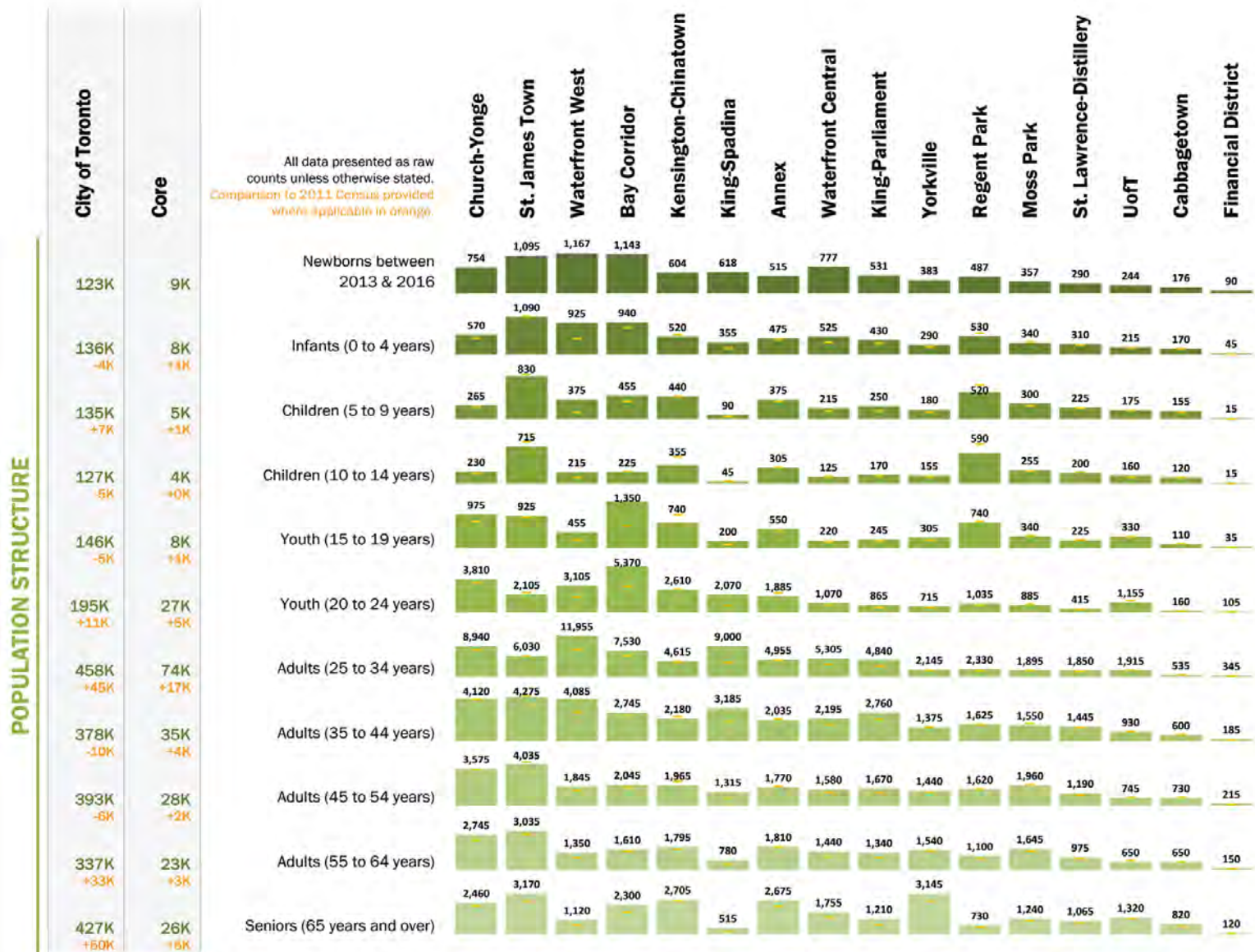
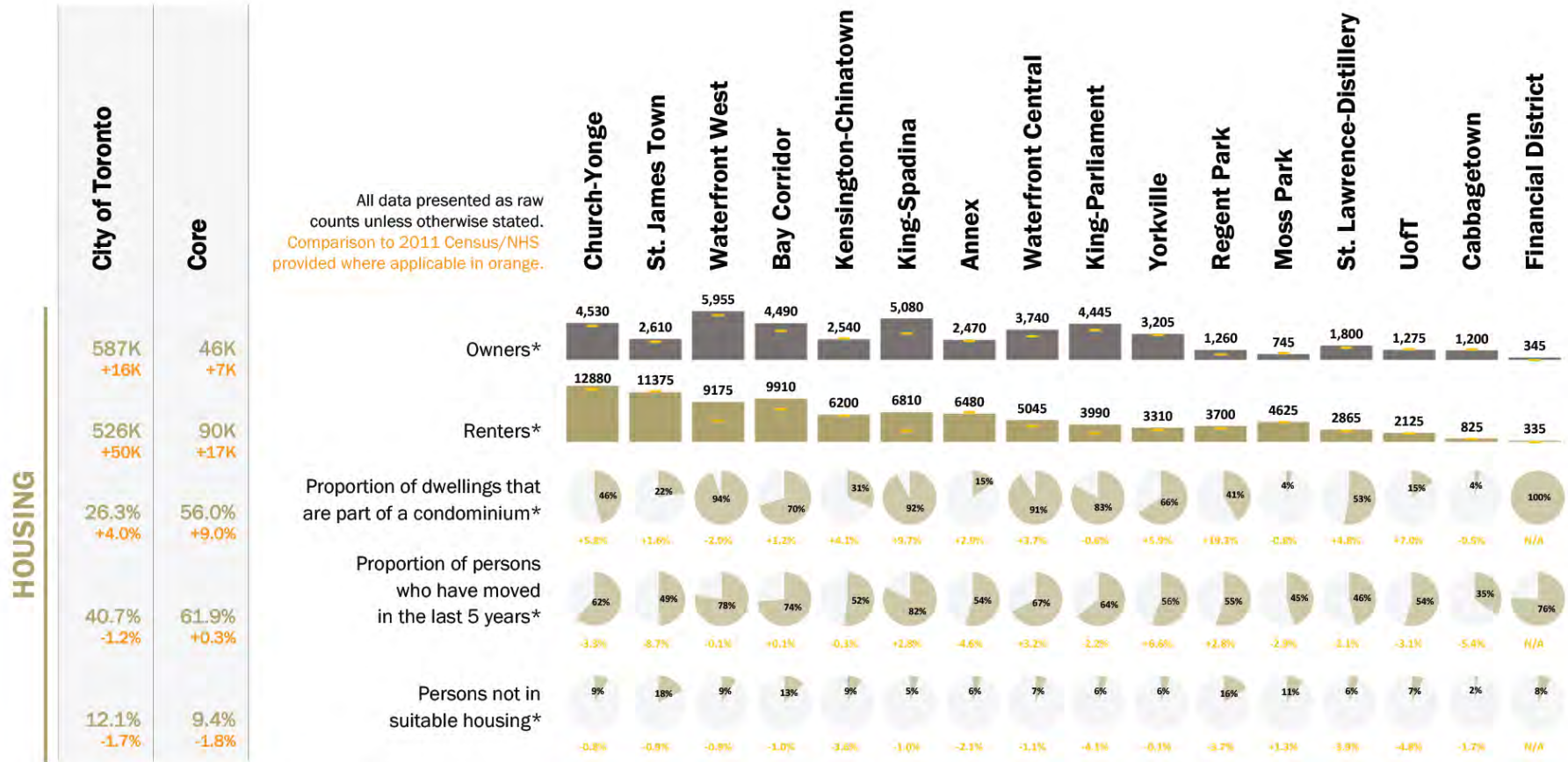


FIGURE 4: HOUSEHOLD COMPOSITION & GROWTH – BY NEIGHBOURHOOD (2016)



* Indicates data previously captured through the 2011 National Household Survey (NHS). Due to high non-response rates in the 2011 NHS, caution should be exercised in comparing to 2016 Census data.

3. Location of Population Growth

In the past 10 years, major population growth in Downtown has occurred in an inverted “T” pattern south of Queen Street, along the waterfront and up the Bay Street corridor. The neighbourhoods with the highest increase in population were King-Spadina (278%) and Waterfront West (216%).

In some areas this growth has slowed in the last five years, compared to the previous five. Although Waterfront West and Waterfront Central have continued to increase in population (by over 30%), they have done so at a much slower rate than in the period between 2006 and 2016. In Kensington-Chinatown and University of Toronto, populations decreased slightly in the past five years.

4. Estimated Future Population Growth

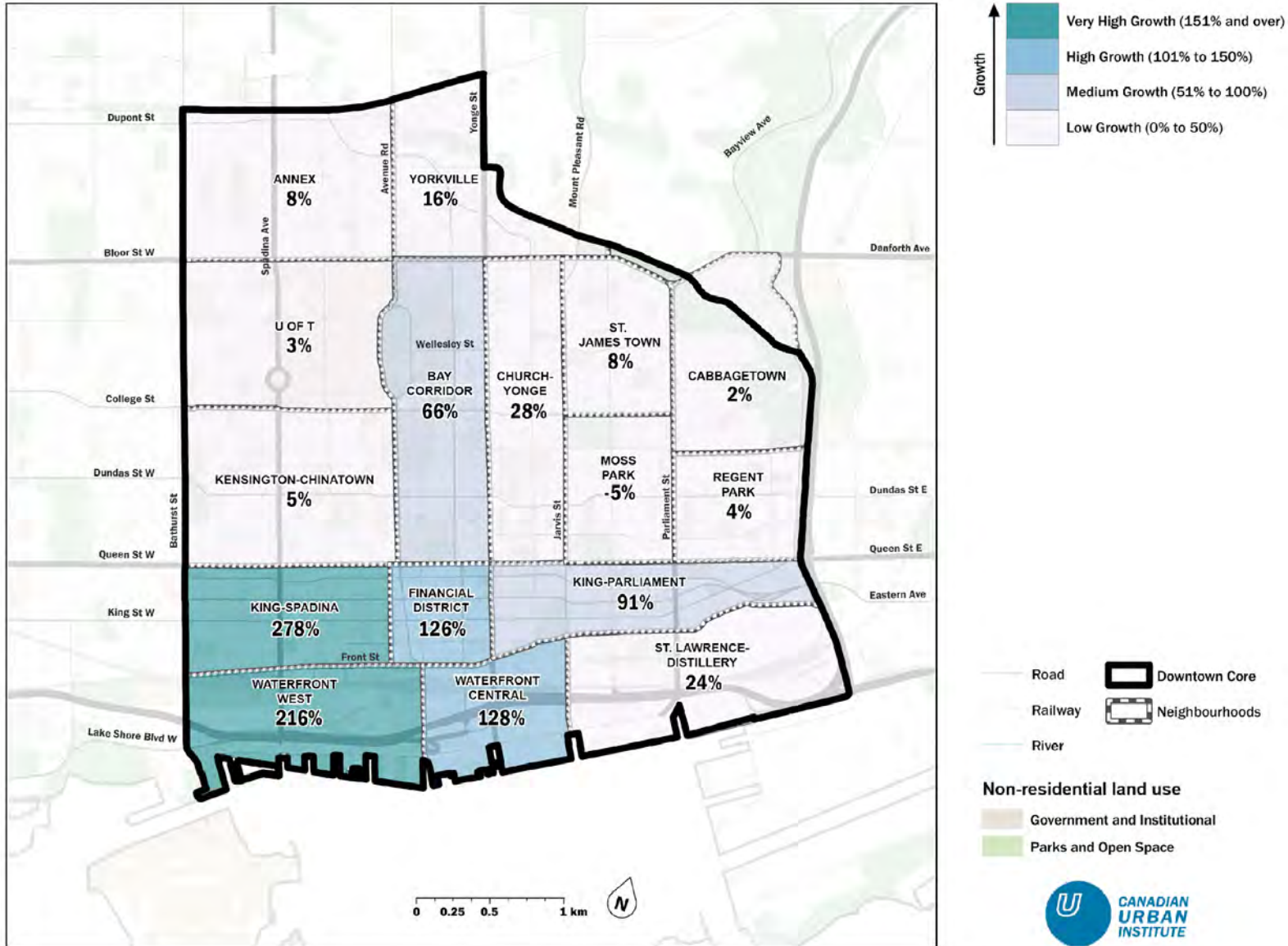
The development pipeline data used by City Planning to prepare population and future growth estimates in April 2016 consists of all built, active, under review projects over a six-year timeframe, from 2011 to 2016. The population of 238,000 people at the time of the 2016 Census is expected to grow to between 403,000 and 421,000 people when the active and under review residential units are fully occupied (See Figure 6 and Map 18).

Map 17 shows the location of the built, active and under review projects in Downtown. It shows that many of the projects are located along Yonge Street. This impacts growth in the adjacent Church-Yonge and Bay Corridors along with King Spadina have the most built residential units in the development pipeline. The rate of population growth in these areas is expected to continue with these new developments.

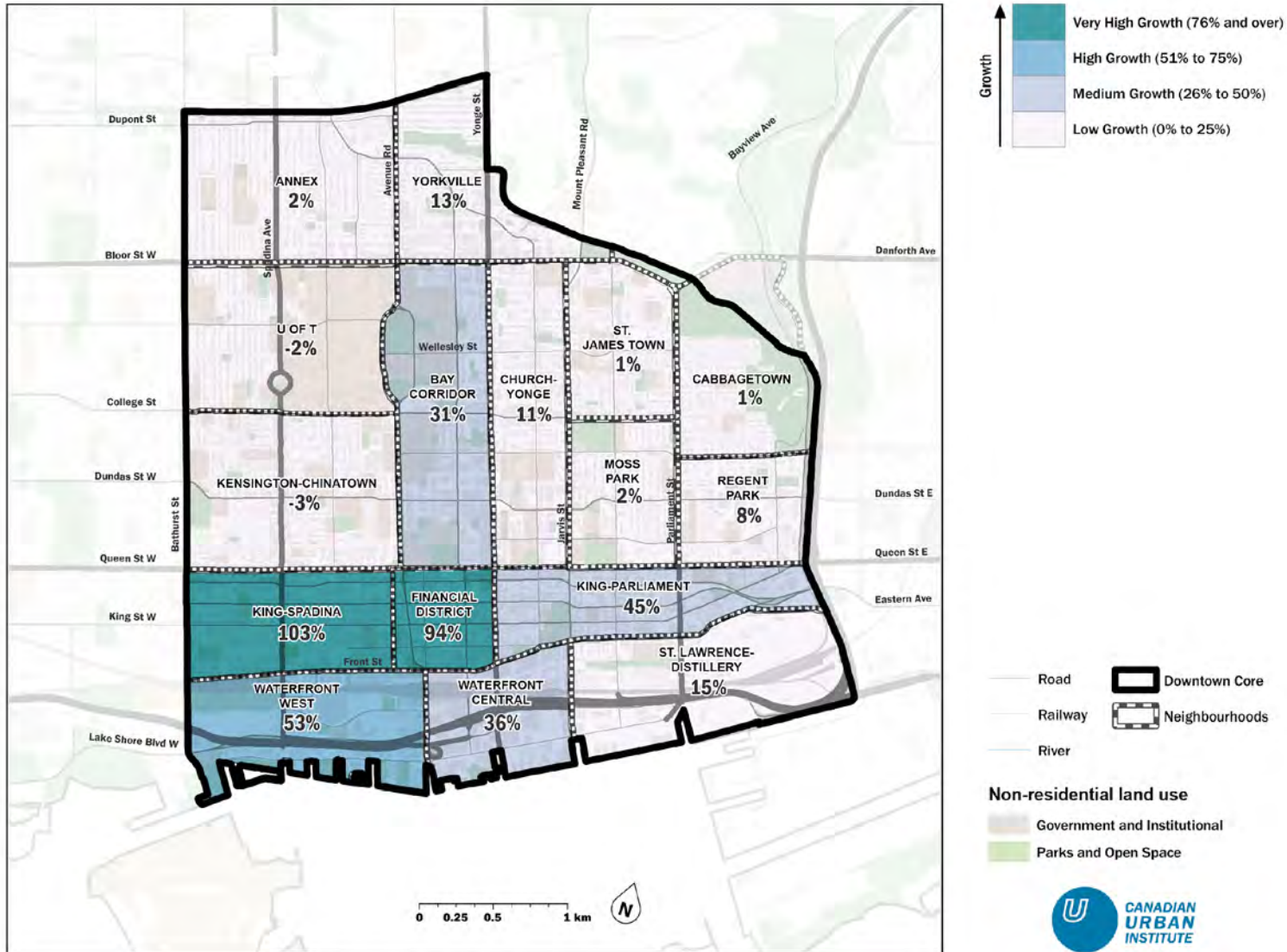
There are also a number of large projects in Waterfront Central and in St. Lawrence-Distillery. The number of active and under-review projects in St. Lawrence-Distillery means that there will likely be an almost three-fold population growth in the next several years.

Map 18 shows that six of the 16 neighbourhoods are likely to experience very high or high growth in which potential future populations may double or more. Four of these neighbourhoods are located south of Queen Street. King-Spadina and St. Lawrence Distillery are expected to have the highest growth according to the development pipeline. Waterfront West is the only neighbourhood south of Queen Street which is projected to experience lower growth (between 0 and 50%) which indicates that it has been largely built out in the past decade between 2006 and 2016.

MAP 15: POPULATION CHANGE 2006 TO 2016



MAP 16: POPULATION CHANGE 2011 TO 2016



MAP 17: DEVELOPMENT PIPELINE PROJECTS

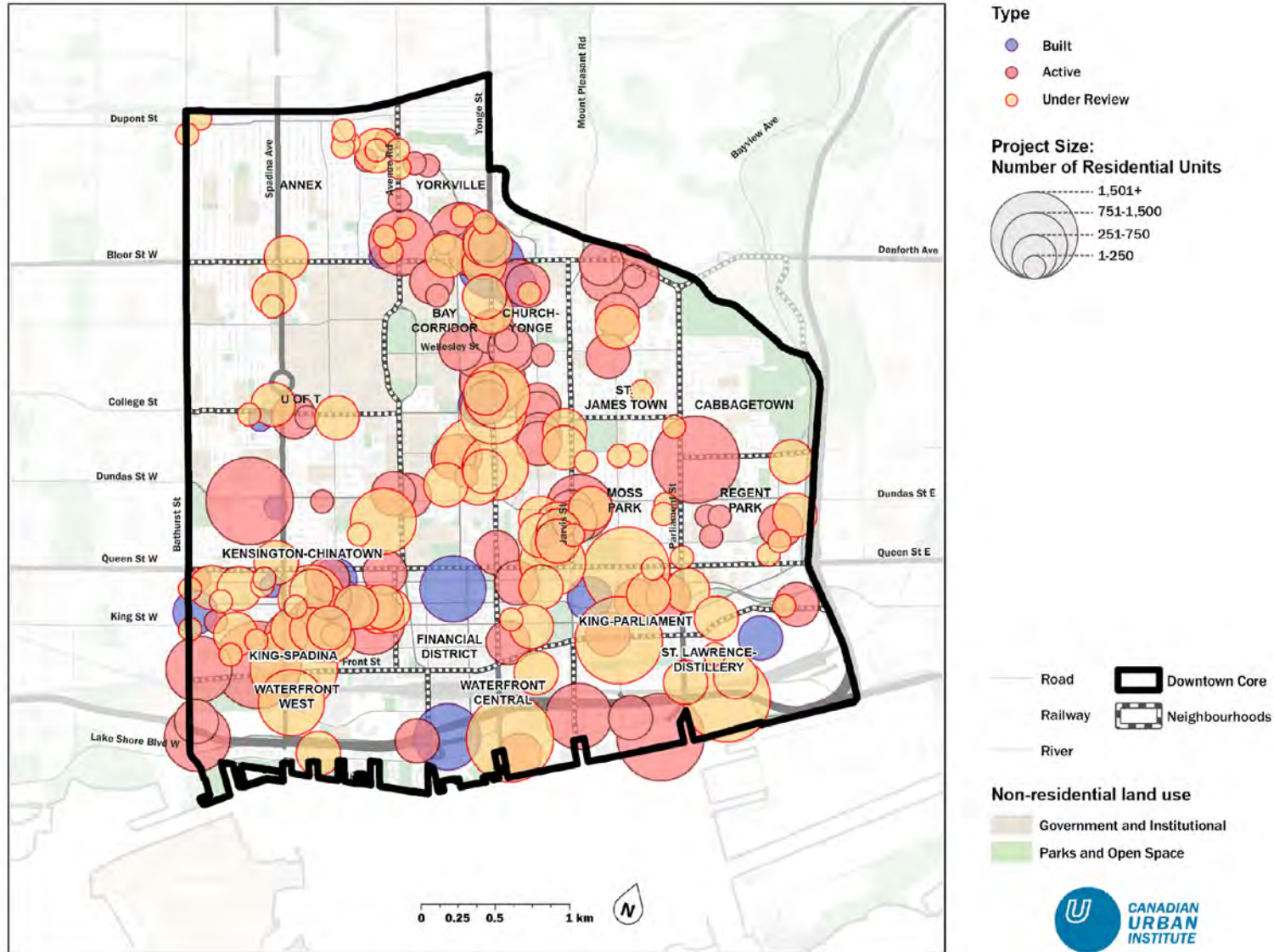
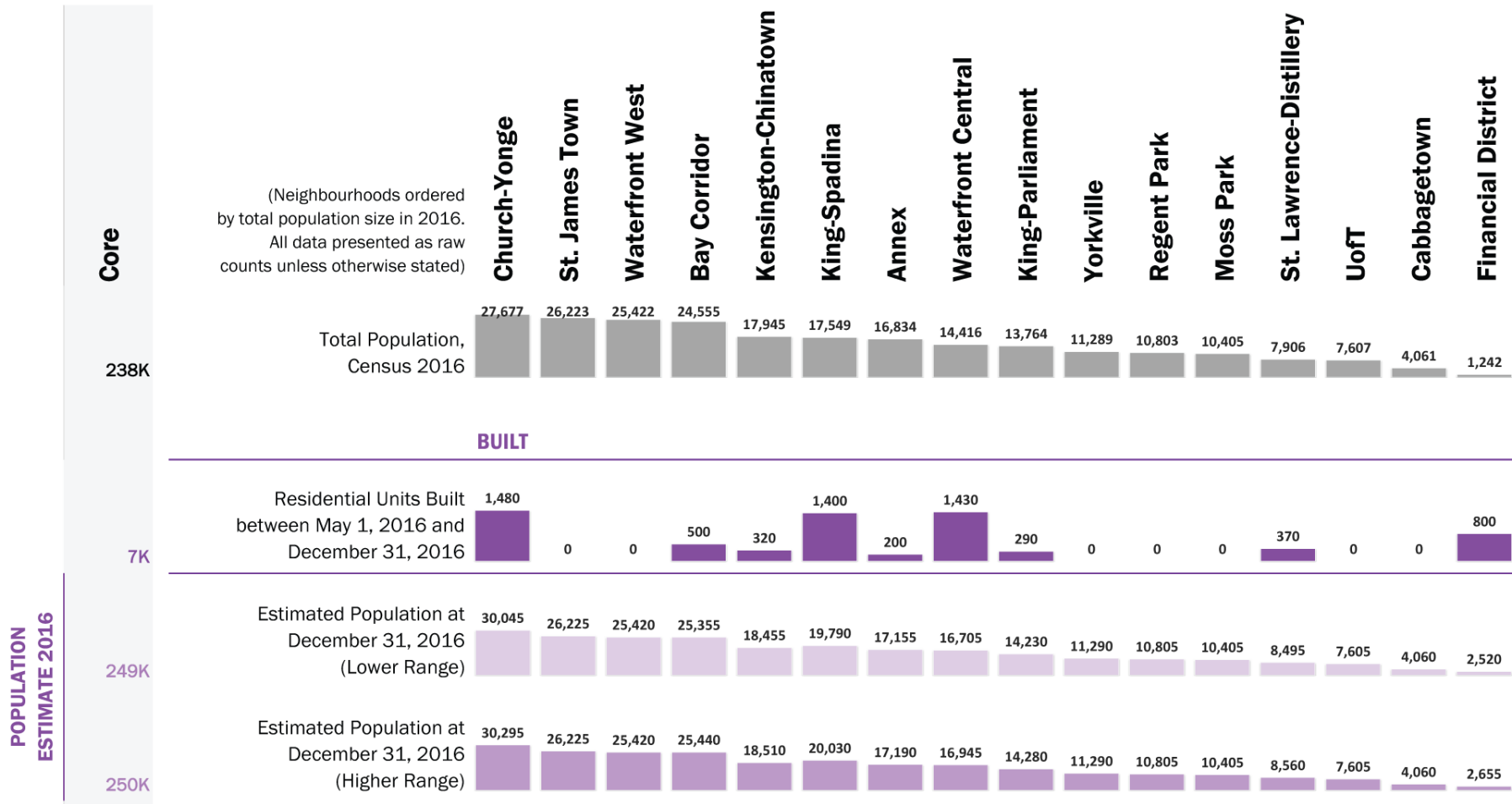
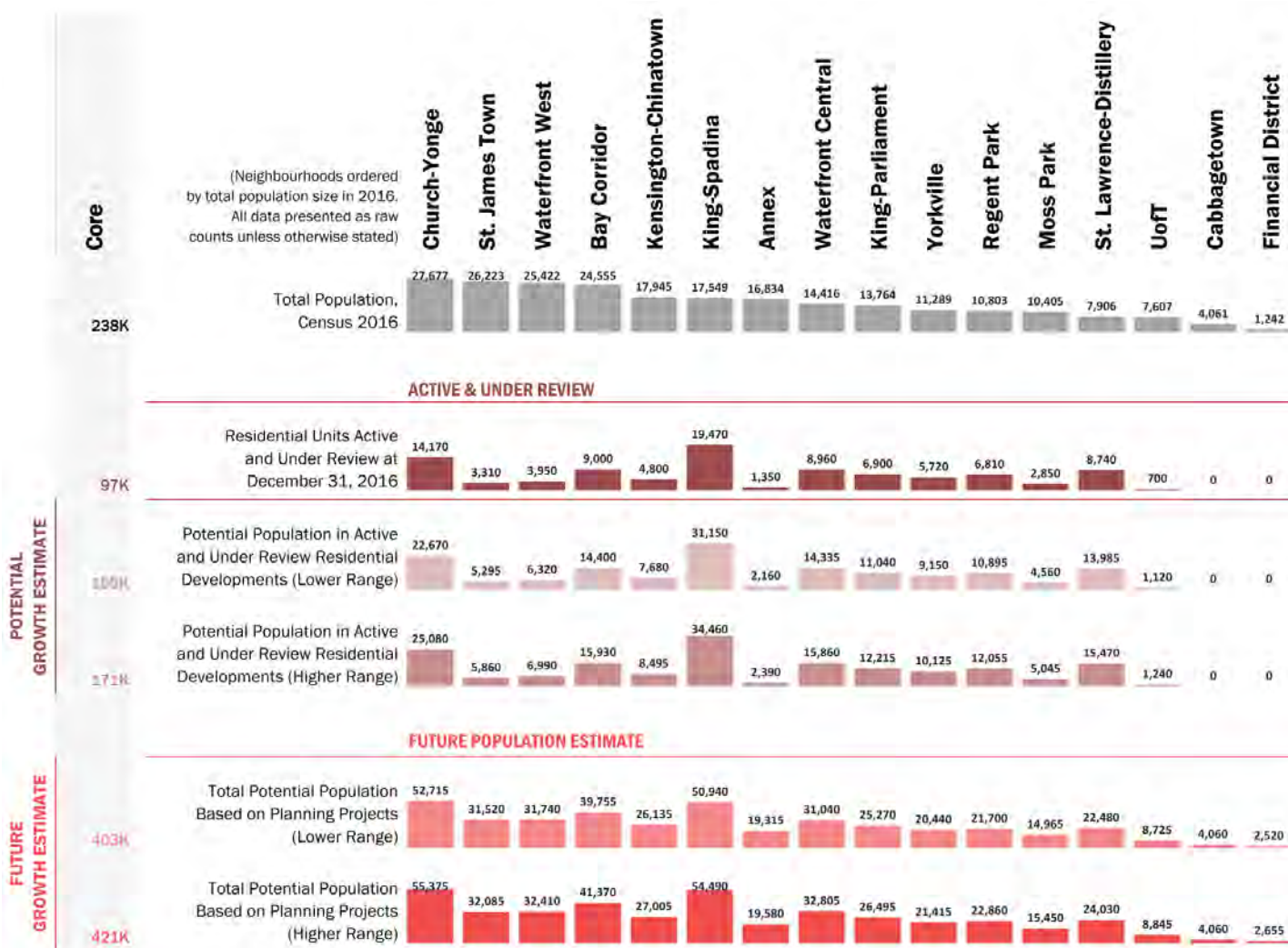


FIGURE 5: ESTIMATED POPULATION GROWTH (BUILT PROJECTS) – BY NEIGHBOURHOOD



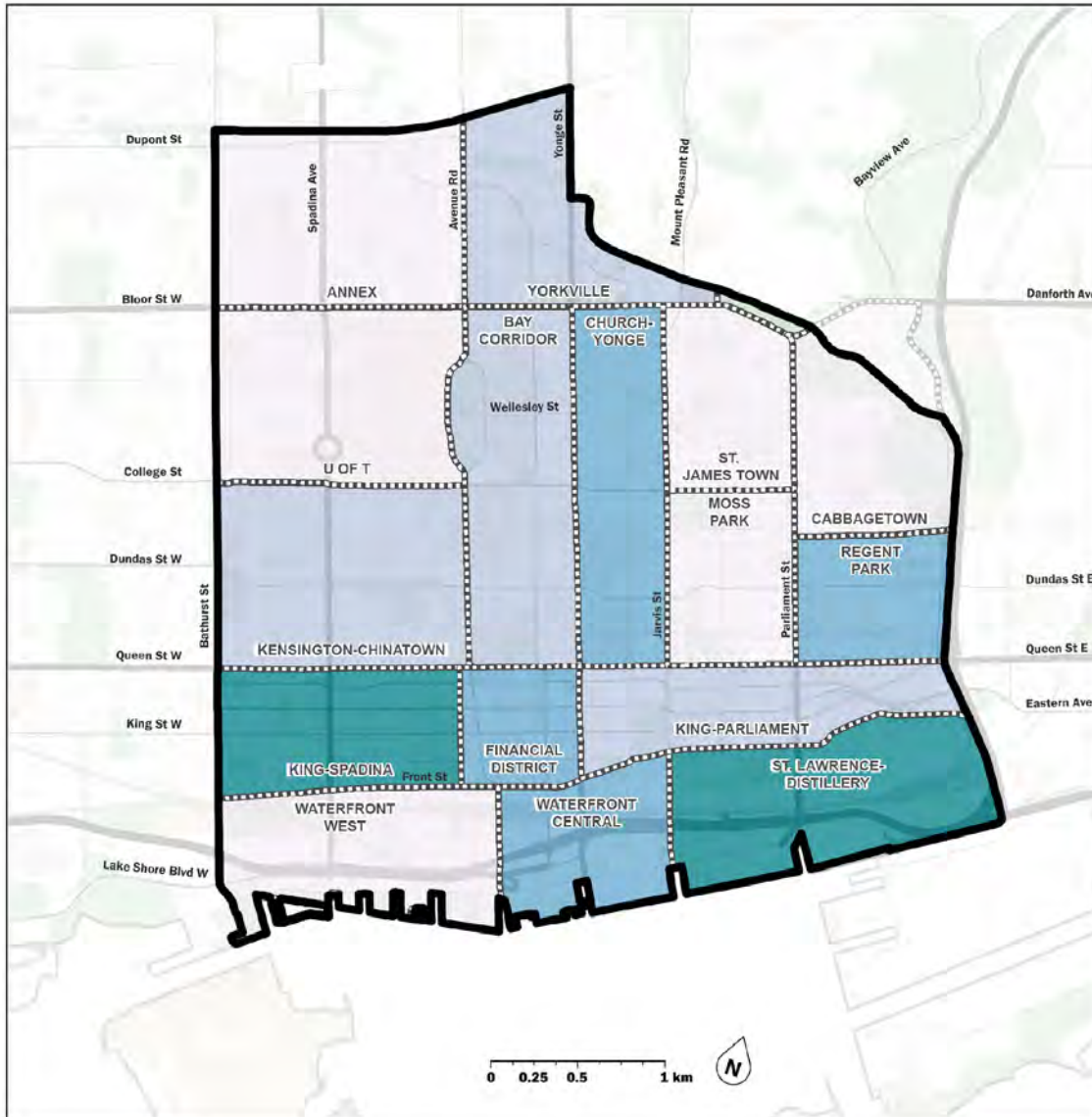
Data: Under Review/Active Projects at December 31, 2016. Built (Ready for Occupancy/Completed) Projects between May 1, 2016 and December, 31 2016.
 PPU for Population Estimate Lower Range = 1.6. PPU for Population Estimate Higher Range = 1.77.
 Source: Toronto City Planning Division, Research and Information, December 2017.

FIGURE 6: ESTIMATED POPULATION GROWTH – BY NEIGHBOURHOOD



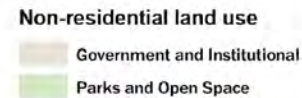
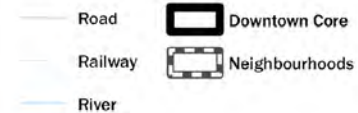
Data: Under Review/Active Projects at December 31, 2016. Built (Ready for Occupancy/Completed) Projects between May 1, 2016 and December, 31 2016.
 PPU for Population Estimate Lower Range = 1.6. PPU for Population Estimate Higher Range = 1.77.
 Source: Toronto City Planning Division, Research and Information, December 2017.

MAP 18: POPULATION GROWTH ESTIMATE BY NEIGHBOURHOOD



Data: Under Review/Active Projects between January 1, 2011 and December 31, 2016. Built (Ready for Occupancy/Completed) Projects between May 1, 2016 and December, 31 2016.

Source: Toronto City Planning Division, Research and Information, December 2017.



5. Employment Projections

In 2016, there were 577,000 employees in the Downtown. This number has grown by 69,000 since 2011; a 13.7% increase.

Employment projections developed by the City of Toronto predict that the number of employees will continue to grow at a high-rate, increasing somewhere between 180,000 and 261,000 by the year 2041. This significant growth in employment will have an impact on community service providers; particularly on child care centres, recreation centres, and libraries.

The employment growth will be the highest in the Waterfront Central neighbourhood. The second highest growth neighbourhoods for employment are King-Parliament and the Financial District. The Financial District, Bay Corridor, and King-Spadina neighbourhoods will have the highest employment density in 2041. Cabbagetown, Regent Park, and Moss Park will have the lowest employment density of the Downtown neighbourhoods.

MAP 19: PROJECTED EMPLOYMENT GROWTH

