

Renew Sheppard Community Services and Facilities Strategy and updated Demographic Profile

Strategic Initiatives, Policy and Analysis (SIPA)
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Executive Summary

The Renew Sheppard Community Services and Facilities (CS&F) Strategy provides guidance on securing space for community service facilities as the implementation of the Renew Shepard Secondary Plan proceeds. Community service facilities includes community recreation centres, libraries, child care, public schools and community agency space for the provision of a range of social services such as public health services, human services, cultural services and employment services. Community services and facilities are essential to building community capacity and fostering complete communities.

The study area is bounded by Wilfred Avenue to the west; Hollywood/Foxwarren Drive to the north; Highway 404 to the east and Highway 401 or Highway of Heroes to the south.

The current population of the Renew Sheppard study area, according to the 2021 Census is just over 43,000 residents. There are two development scenarios for the Renew Sheppard based on 30 years plus growth estimates. The first development scenario or Scenario 1 represent greatest intensification at subways, highways, and major intersections. Scenario 2 represent greatest intensification to subway, highways and major intersections with transition areas that contain lower heights. The estimate new population for the 2 scenarios is between 112,325 to 128,735.

The demographic profile analysis was prepared based on Census data from 2011, 2016, and 2021 for the Study Area and the City of Toronto as a whole.

- The Study Area from 2016 to 2021 had a larger population increase of (9.0%) in 2021 compared to growth of (2.3%) in Toronto.
- The Study Area from 2011 to 2016 experienced a (21.4%) population increase compared to (4.5%) for the City.
- Based on 2021 Census data the Study Area had a higher percentage of working age population 25-64 (61.7%) compared to (57.7%) for the City and a lower percentage of seniors (13.8%) compared to (17.1%) for the City.
- Based on household by size, similarities exist across all household sizes except for 4 or more persons where the Study Area has (16.5%) compared to (21%) for the City.
- The Study Area had a higher immigration population (59.0%) compared to (47.0%) for the City.

- Total immigration population by period of immigration reveals that the Study Area had a higher percentage of immigrants who arrived after 2000 (65.0%) compared to (49.2%) for the City.
- The Study Area has a lower percentage of residents between 25-64 years with a bachelor's degree (59.7%) compared to (62.1%) for the City.
- The Study Area has a lower average household income of \$97,100 compared to \$121,000 for the City.
- The percentage of renters and owners spending more than 30% of their income on shelter is lower in the Study Area than in the City.
- The Study Area has a higher percentage (54.0%) of rented housing compared to (48.0%) for the City.
- The percentage of five or more storeys is higher in the Study Area (81.4%) compared to the City (46.7%). The percentage of single-detached dwellings is lower in the Study Area (8.0%) compared to (23.2%) for the City.
- The Study Area has a lower percentage of housing constructed before 1980 (33.4%) compared to (58.1%) for the City. Conversely the Study Area has (55.2%) of housing built from 2001 to 2021 compared to (24.4%) for the City.

The community services and facilities (CS&F) strategy identifies future growth-related CS&F based on 2 growth scenarios over the next 30 years. The first development scenario or Scenario 1 represents greatest intensification at subways, highways, and major intersections and anticipates an increase in estimated population of 124,546-128,735. The second development scenario or Scenario 2 represents greatest intensification to subway, highways and major intersections with transition areas that contain lower heights.

	Scenario 1	Scenario 2
Increase in Estimated Population	124,546-128,735	112,325-115,855
Increase in Residential Units	51,546	43,806

Child Care –Based on estimate scenario 1 there is a need for 2,180-2,253 child care spaces and scenario 2 would require 1,966-2,027 child care spaces to serve 50% of the projected population, with 50% eligible for a fee subsidy.

Community Recreation Centre- Parks Forestry and Recreation have assessed the growth scenario against Community Recreation Centre's (CRC's) service levels and determined that a new CRC within the Study Area is not recommended given significant capacity at the new Ethennonnhawahstihnen Community Recreation Centre and at the 3 other CRC's serving the Study Area; Parkway Forest Community Centre, Oriole Community Centre, and Douglas Snow Aquatic Centre.

Toronto Public Library- Toronto Public Library opened a 13,400 square foot library branch on July 4, 2023, within Concord Park Place. The Toronto Public Library Board approved the name Ethennonnhawahstihnen (formerly the Bayview Branch). There is 1 other library serving the Study Area: Fairview District Library.

The Fairview Branch is expected to fully open following completion of the renovation in early 2025. Renovations to the third floor to add digital innovation space and a dedicated youth hub are all part of State of Good Repair (SOGR) and revitalization.

The TPL does not anticipate any future needs to support growth in the Study Area as both the Fairview Library and the Ethennonnhawahstihnen Library serve the area.

Public Schools- Two new elementary schools for both the Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB) have been proposed at Concord place located at 50 & 100 Ethennonnhawahstihnen Lane. The TCDSB anticipates that the increase in student yield can be accommodated in the new elementary school. The TDSB anticipates the need for an additional elementary and/or secondary school.

Community Agency Space-Community agency space will be planned and supported over the next 30 years by providing where possible below-market rent to non-profit organizations that deliver community and cultural services to further the City's strategic objectives.

Renew Sheppard Community Services and Facilities Strategy and Demographic Profile, 2021

Introduction

North York Community Council directed the Chief Planner and Executive Director, City Planning to include a review of community services and facilities, including any updates to area schools and hospitals, and identify opportunities for the City to advance community services and facilities, in consultation with the local ward Councillor as part of the Renew Sheppard East Area Planning Review. The intent of the study is to refine and build upon the existing and recent planning initiatives undertaken in the area and develop a vision and planning framework for a complete community which supports both the Mixed-Use Areas, Apartment Neighbourhoods and Neighbourhoods designations within the study area. The planning framework, in conjunction with a public realm and open space framework, and built form plan, will be integrated with a multi-modal transportation system, a servicing strategy, and policies and/or strategic initiatives to serve the area.

Community Services and Facilities (CS&F) include schools, public libraries, childcare facilities, community and recreation centres, and human services agencies. Community Services and Facilities studies are undertaken to ensure that there are adequate CS&F to meet both existing and future community needs in an area where growth is anticipated. This is consistent with Official Plan Policy 3.2.2 Community Services and Facilities. This Strategy provides an existing inventory of CS&F as well as the anticipated community services and facilities needs as a result of two growth scenarios both based on population growth estimates over a 30-year time frame.

1.1 Policy Background

The Provincial Planning Statement 2024 (PPS 2024), which came into effect on October 20th, 2024, combines the Provincial Policy Statement, 2020 (PPS 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) into a single policy document. PPS 2024 uses the term *public service facilities* and identifies that such facilities will be coordinated and integrated with land use planning so that they are financially viable, leverage the capacity of development proponents, where appropriate and available to meet current and projected needs. The PPS supports the optimization and adaptive re-use of existing facilities and direct new facilities to be planned and co-located with one another to promote cost effectiveness and facilitate service integration. In addition, the PPS directs municipalities to collaborate with school boards to facilitate early and integrated planning for schools and childcare and highlighted non-traditional school locations, such as schools integrated within high-rise developments.

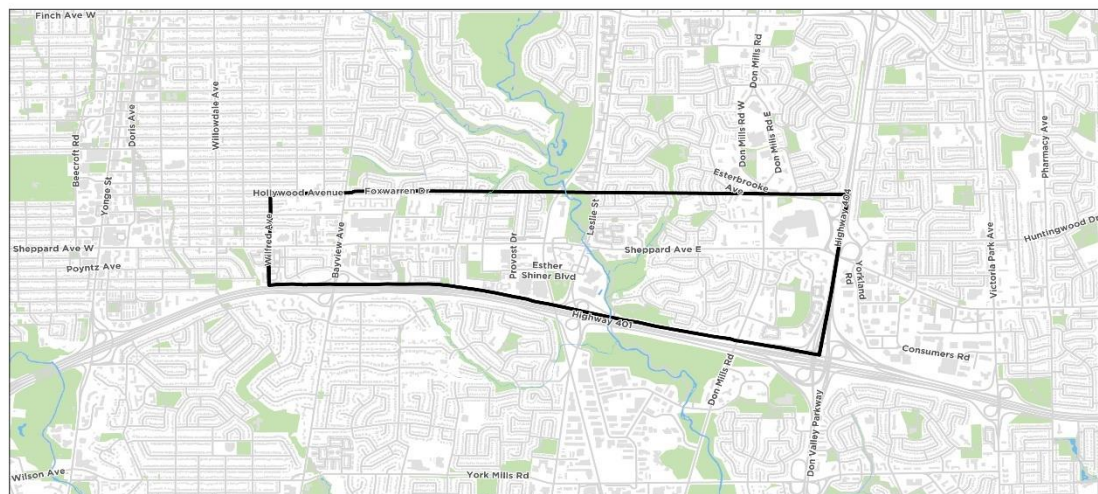
Toronto's Official Plan identifies CS&F as an essential part of the City's social infrastructure, which is as vital to people's wellbeing as hard services like sewers, water, roads and transit. Ensuring that provision of CS&F meets both current and future community needs is fundamental in planning for new growth and development in communities.

Toronto's Official Plan sets out a policy framework for CS&F planning in the land use planning process, which includes the completion of background studies and CS&F strategies for areas experiencing significant growth or change. Guided by its Official Plan and provincial direction, the City takes a place-based approach to planning. The City works with Divisions, boards, agencies and community stakeholders to identify and assess existing conditions of CS&F, confirm facility capacity and identify existing and/or future gaps in CS&F needed to support growth and change.

1.2 Study Area

As shown in map 1, the Community Services and Facilities Study Area and Demographic Profile data is the area of the existing Sheppard Avenue East Subway Corridor Secondary Plan which includes Wilfred Avenue to the west; Hollywood/Foxwarren Drive to the north; Highway 404 to the east and Highway 401 or Highway of Heroes to the south.

Map 1: Study Area Sheppard Avenue East



Renew Sheppard East Corridor Study
Study Area Boundary



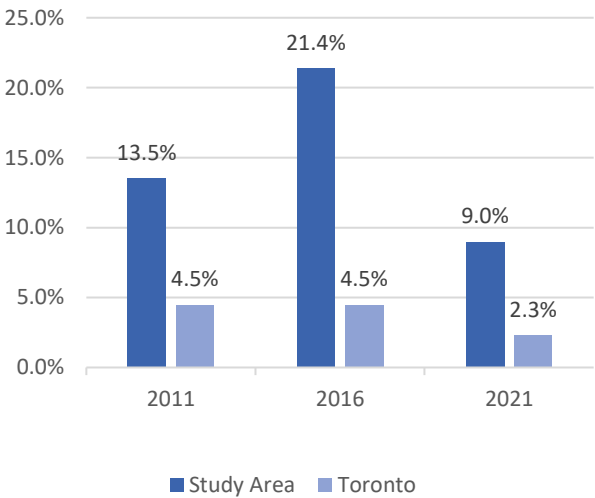
2.0 Demographic Profile

The following demographic profile was prepared based on Census data from 2011, 2016 and 2021 for the Study Area and the City of Toronto as a whole. This data is used to understand the current state of the community and identify trends over time, although methodological changes in data collection between the 2011 National Household Survey and previous years preclude comparison between some data sets. The profile uses different scales of analysis to provide insight and comparison at the neighbourhood level and to the City as a whole.

2.1 Population Change

According to the 2021 Census, there are 43,210 residents living in the CSF Study Area which is a 9.0% increase in growth between 2016 and 2021 compared to 2.3% for the City. Previous Census data shows that in the Study Area between 2011 and 2016 there was a 21.4% growth increase compared to 4.5% for the City. Census data reveals a growth increase along the Sheppard Avenue East Corridor as being higher than the City from 2011, 2016 and 2021.

Figure 1: Percentage Change in Population from Previous Census, 2011-2021



2.2 Population by Age Cohort

Figure 2: Breakdown of Population, 2021 Census

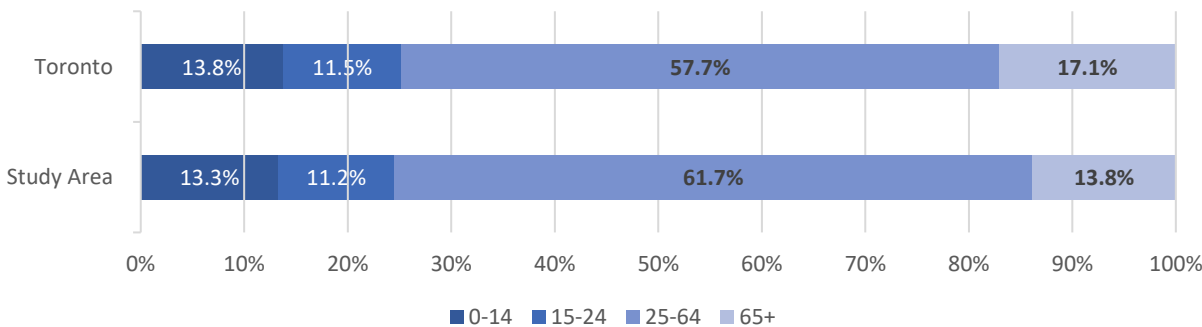


Figure 2 shows the breakdown of the population in the Study Area and the City of Toronto across four major age groups. Comparisons show a higher proportion of a working age population (25-64) in the Study Area (61.7%) compared to (57.7%) in the City. The Study Area also has a lower proportion of seniors (65+) at (13.8%) compared to (17.1%) for the City. The Study Area and the City have similar proportions of children (0-14) and youth (15-24).

Figure 3: Population by Aggregated Age Groups in the Study Area, 2006-2021

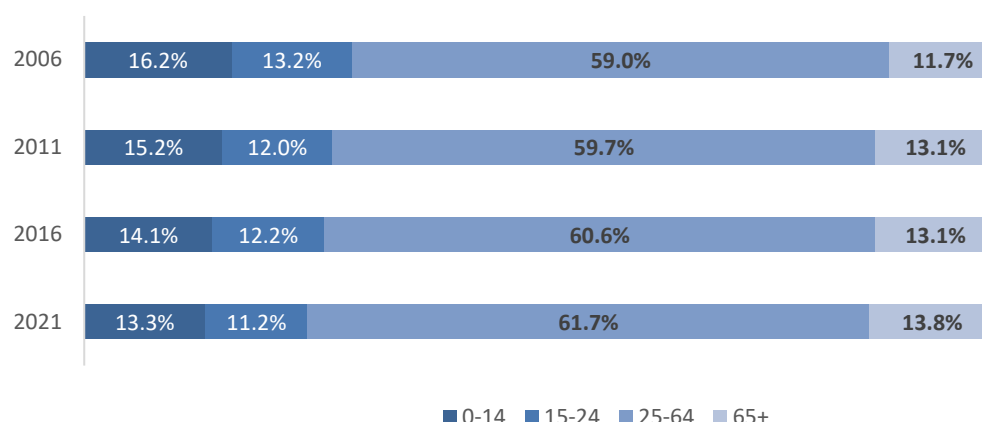


Figure 3 shows the change across the four major age groups within the Study Area for the period 2006 to 2021. The graph highlights a decrease in children ages 0-14 from 16.2% in 2006 to 13.3% in 2021. Conversely, there has been an increase of seniors (65+) from 11.7% in 2006 to 13.8% in 2021. The working age population (25-64) has increased slightly from 59% in 2006 to 61.7% in 2021.

Figure 4: Population by Aggregated Age Groups in Toronto, 2006-2021

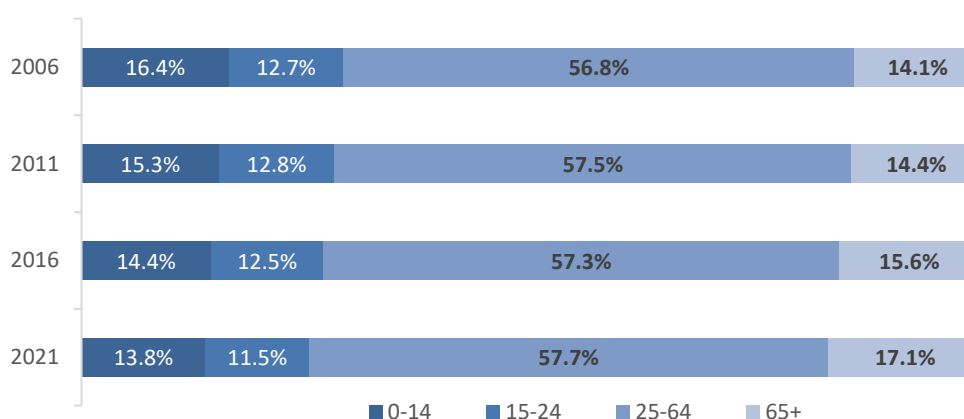


Figure 4 shows the breakdown by major age groups for the same time period for the City. Similarly, to the Study Area there is a decrease in children ages 0-14 from 16.4% in 2006 to 13.8%

in 2021. Like the Study Area there is an increase in seniors (65+) from 14.1% in 2006 to 17.1% in 2021. The working age population (25-64) increased slightly from 56.8% in 2006 to 57.7% in 2021.

2.3 Household Size

Figure 5: Household by Size, 2021

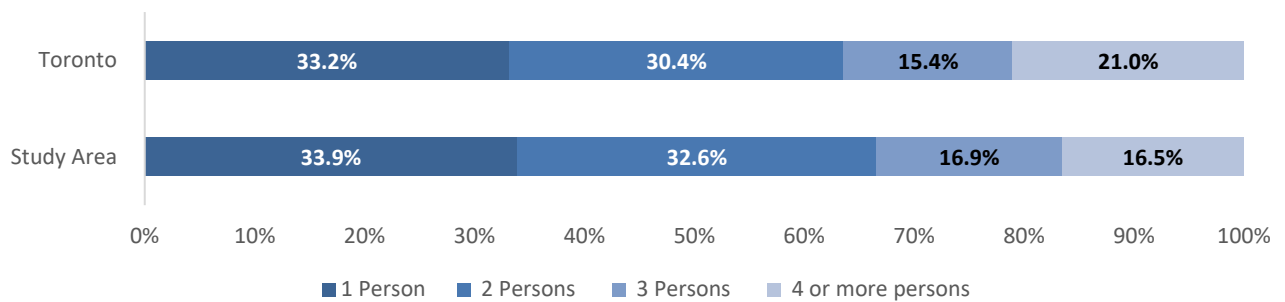


Figure 5 shows private households by size for the Study Area and City of Toronto. Similarities exist across all household sizes except for 4 or more persons where the City has 21% compared to 16.5% for the Study Area.

2.4 Immigration

Immigrants includes persons who are, or who have ever been, landed immigrants or permanent residents. Such persons have been granted the right to live in Canada permanently, included in this category are immigrants who have obtained Canadian citizenship by naturalization. Non-immigrant includes person who are Canadian citizens by birth. Non-permanent residents include persons from another country with a usual place of residence in Canada and who have a work or study permit or who have claimed refugee status.

Figure 6 below shows that the Study Area has a higher percentage of an immigrant population (59%) compared to the City (47%). Furthermore, the Study Area has a higher percentage of non-permanent residents (13%) compared to the City (5%).

Figure 6: Immigrant Status, 2021

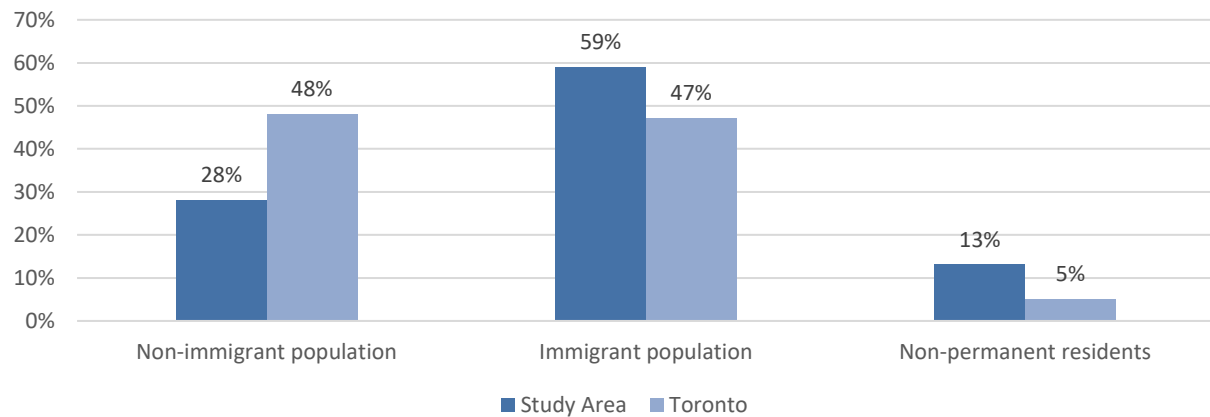
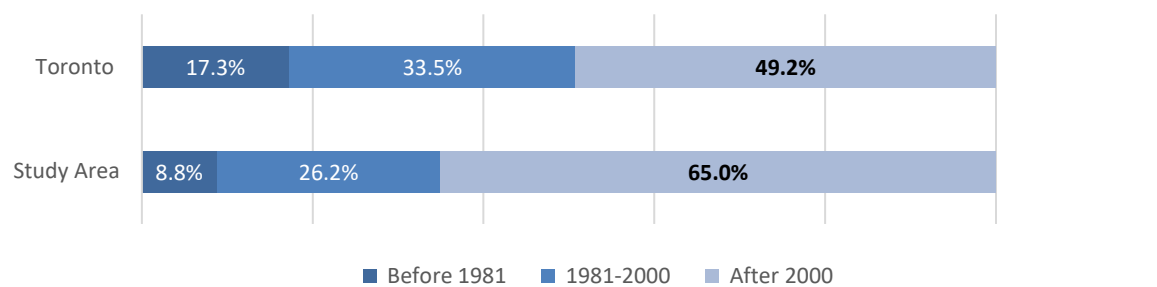


Figure 7: Total Immigration Population by Period of Immigration, 2021



Total immigration population by period of immigration reveals that the Study Area has a higher percentage of immigrants who arrived after 2000 (65%) compared to the City (49.2%).

2.5 Education

Figure 8: Education, 2021

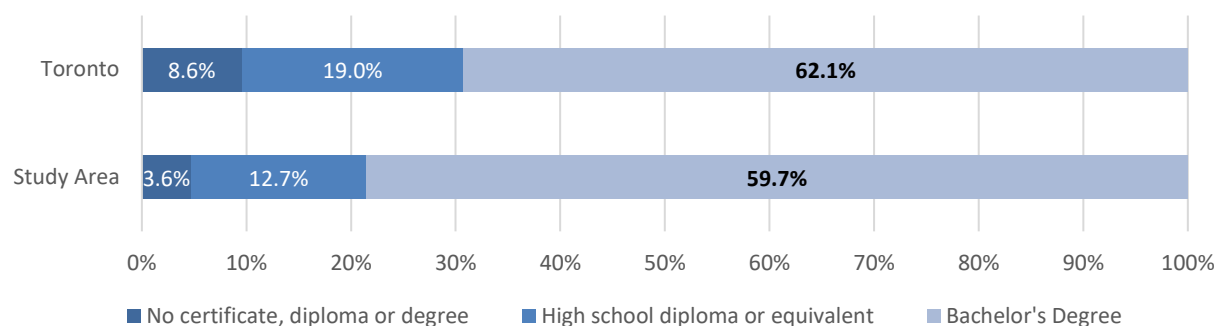


Figure 8 shows the educational attainment of residents between 25-64 years in the Study Area and Toronto. The Study Area has a lower percentage of residents with a bachelor’s degree (59.7%) compared to the City (62.1%). Conversely the Study Area has a lower percentage of resident with no certificate, diploma, or degree (3.6%) compared to the City (8.6%).

2.6 Income

Figure 9: Income Earnings, 2021

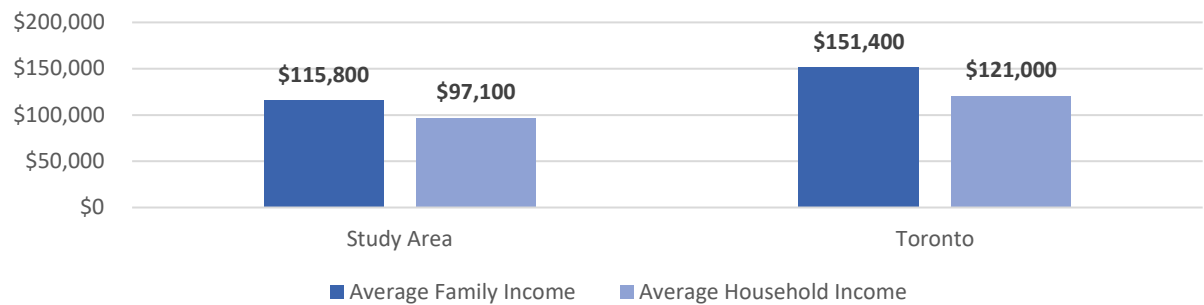


Figure 9 shows both average family income and average household income. Average family income is the average income of all people living in a housing unit who are related. Average household income is the average income of all people living in a housing unit. From Figure 10 above we see that for the Study Area both average family income and average household income are lower than the City of Toronto. Average family income in the Study Area is \$115,800 compared to \$151,400 for the City while average household income is \$97,100 in the Study Area and \$121,000 for the City.

Figure 10: 30% of Income on Shelter by tenure, 2021

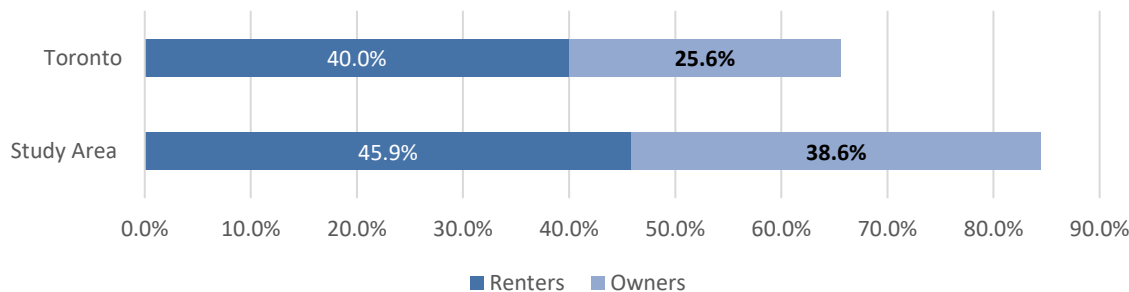


Figure 10 above identifies the percentage of renters and owners spending more than 30% of their income on shelter. For the Study Area (45.9%) spend more than 30% of their income on rent compared to (40.0%) for the City. Similarly for owners a higher percentage in the Study Area

(38.6%) spend more than 30% of their income on homeownership compared to (25.6%) for the City.

2.7 Housing Stock

Structure Type

A comparison of private dwelling by structure type summarized in Figure 11 highlights the contrast between the Study Area and the City. The Study Area has a higher percentage (81.4%) of apartment buildings greater than 5 storeys compared to (46.7%) for the City. Comparatively the Study Area has a lower percentage of single-family dwelling units (8.5%) compared to the City (23.3%).

Figure 11: Dwelling Structures, 2021

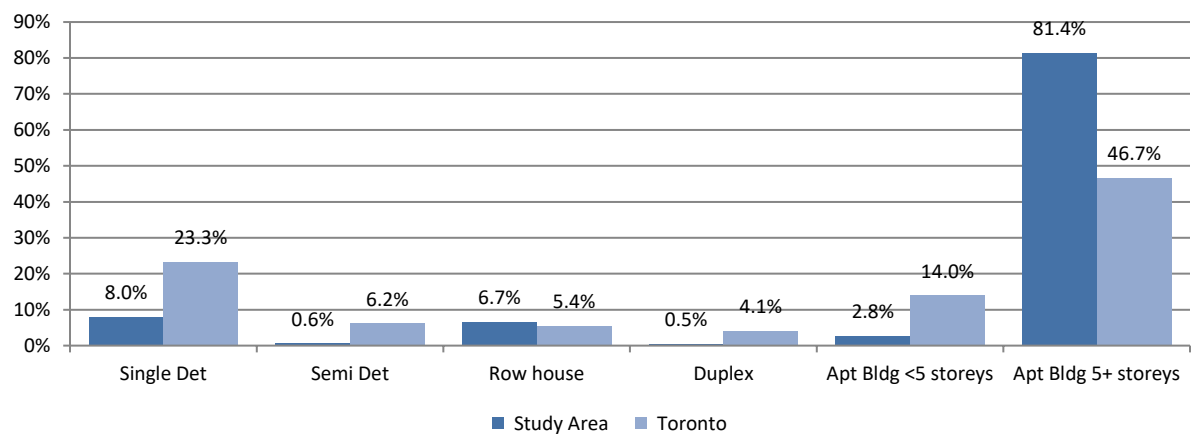


Figure 12, Tenure Split, 2021

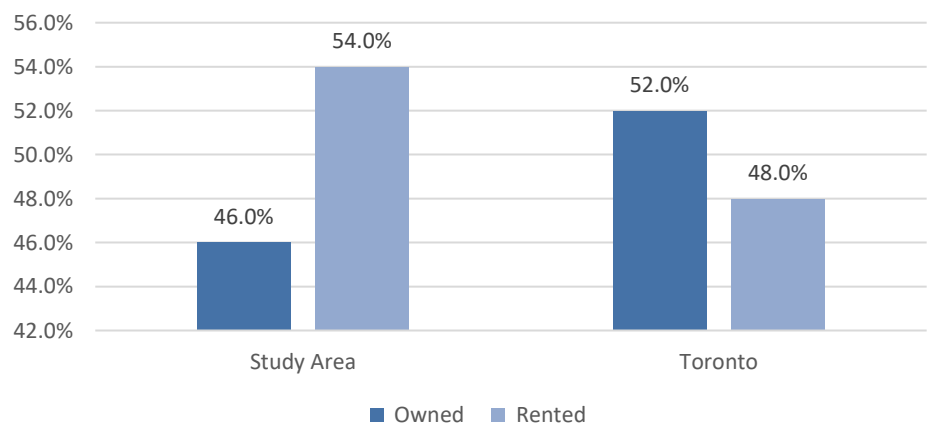


Figure 12 shows the Tenure Split within the Study Area and the City. The Study Area has a higher percentage (54.0%) of rented housing compared to the City (48.0%). Conversely, the Study Area has a lower percentage (46.0%) of homeownership compared to the City (52.0%).

Figure 13, Housing by Period of Construction, 2021

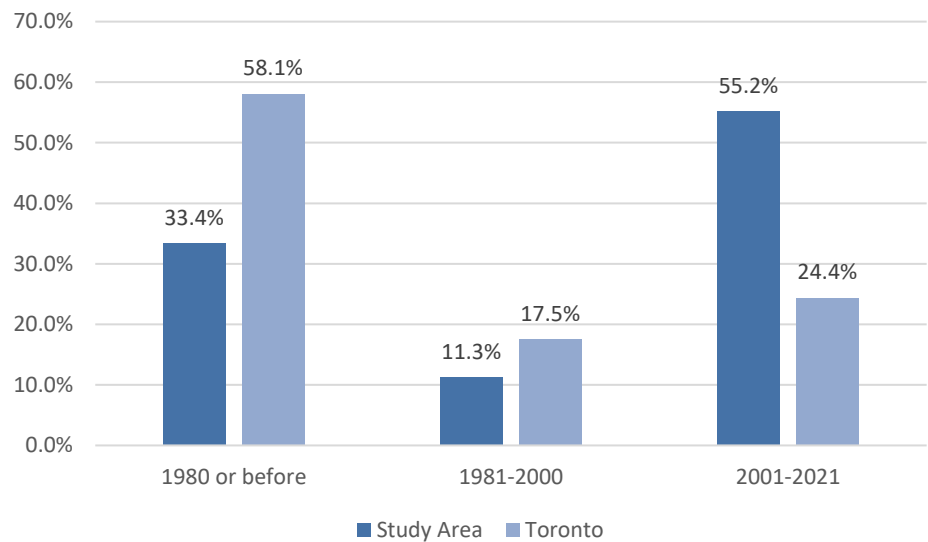


Figure 13 above shows the age of the housing stock in the Study Area and the City as a whole. The Study Area has a lower percentage of housing constructed before 1980 (33.4%) compared to the City (58.1%). Conversely, the Study Area has (55.2%) of housing built from 2001 to 2021 compared to (24.4%) for the City.

3.0 Sector Inventory, Growth Projections and Needs

For the Renew Sheppard Community Services and Facilities Strategy the community services and facilities component identifies existing facilities by each of the sectors; libraries, child care, community recreation, schools and human services, along with identified needs and gaps for each sector based on population growth estimates over a 30-year time frame.

The current population of the Renew Sheppard Study area, according to the 2021 Census is just over 43,000 residents. There are two development scenarios for the Renew Sheppard based on 30 years plus growth estimates. The first development scenario or Scenario 1 represent greatest intensification at subways, highways, and major intersections. Scenario 2 represent greatest intensification to subway, highways and major intersections with transition areas that contain lower heights.

Table 1: Estimate New Population

	Scenario 1	Scenario 2
Increase in Estimated Population	124,546-128,735	112,325-115,855
Increase in Residential Units	51,546	43,806

3.1 Child Care

There are 15 child care centres with a total of 1,310 spaces of which 10 have subsidies and 6 are commercial agencies (with 1 offering subsidies) and 9 are non-profit agencies.

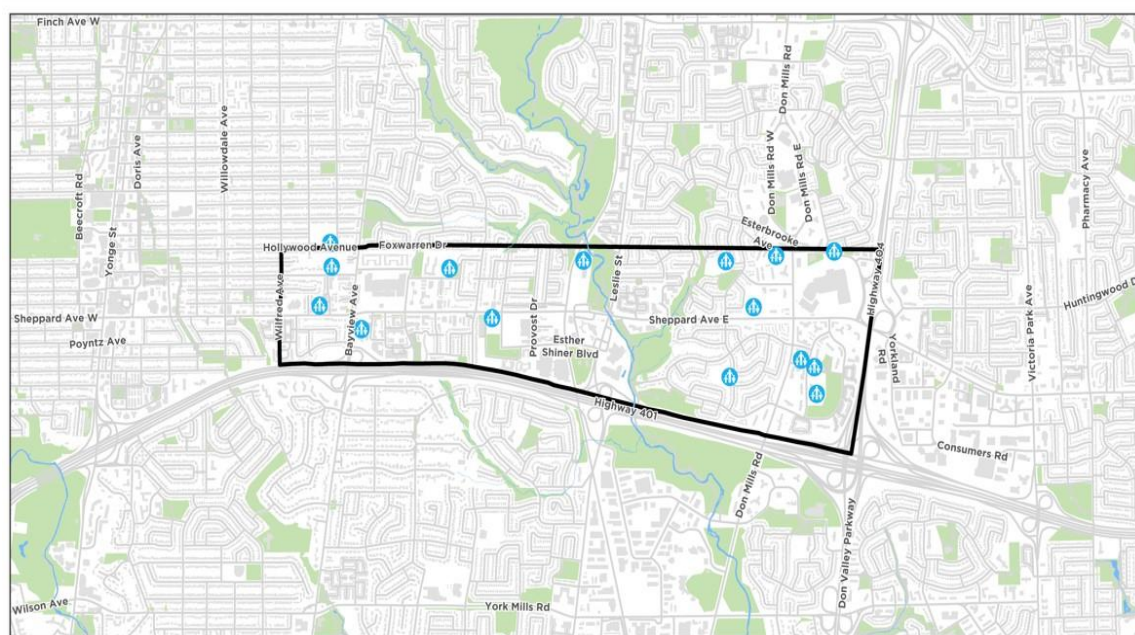
Based on Children's Services February 2024 existing Ward priority for early years child care, Don Valley North (#17) is listed as a low priority with 40 to 49% served. The 4 neighbourhoods which comprise the Study Area show the following: Bayview Village (#52) is listed as a medium priority with 30 to 39% served; Don Valley Village (#47) is listed as a high priority with 20 to 29% served, Henry Farm (#53) is listed as a low priority with 40% to 49% being served and lastly Avondale (#153) is listed as the highest priority with less than 20% being served.

Table 2: Existing Child Care Centres

Child Care Centres					
Number	Child Care Centre	Address	Subsidy	Type	Total Spaces
1	Hollywood All Stars Child Care	360 Hollywood Avenue	Y	Non-Profit	130
2	St. Gabriel's Jr YMCA	396 Spring Garden Avenue	Y	Non-Profit	72
3	Willowbrae Academy Bayview Village	432 Sheppard Avenue East	N	Commercial	102
4	Elkhorn Junior YMCA	10 Elkhorn Drive	Y	Non-Profit	143
5	North York JR YMCA	567 Sheppard Avenue E	Y	Non-Profit	78
6	Shaughnessy Boulevard	30 Shaughnessy Boulevard	Y	Non-Profit	144
7	Sheppard Business Park Child Care Centre	1220 Sheppard Avenue East	Y	Commercial	78
8	St. Timothy YMCA Child Care	25 Rochelle Cres.	Y	Non-Profit	71
9	Rendezvous Child Care	18 Dallington Drive	Y	Non-Profit	107
10	Esterbrook Child Care	35 Esterbrooke Avenue	N	Commercial	54

11	Absorbent Years Child Care Centre Inc.	128 Fairview Mall Drive	N	Commercial	32
12	Little Giants Child Care Centre Inc.	50 Forest Manor Road	N	Commercial	58
13	Parkway Forest YMCA	55 Forest Manor Road	Y	Non-Profit	80
14	Forest Manor YMCA	25 Forest Manor Road	Y	Non-Profit	99
15	Central Montessori Schools - Willowdale Campus	157 Willowdale Ave	N	Commercial	62
Total					1,310

Map 2: Location of Child Care Centres



Renew Sheppard East Corridor Study Child Care Centres

 CS&F Study Area  Child Care Centre

Not to Scale 

New Child Care Centre

To be located at Concord Park Place, 1001 Sheppard Avenue East (now named 100 Ethennonnhawahstihnen' Lane), is a child care centre that can accommodate 52 children with an interactive outdoor play area, multi-purpose rooms and 5,726 square feet of furnished and equipped child care space and 3,121 square feet of outdoor play space which is expected to open in the Spring/Summer 2024.

Growth Projections for Child Care Spaces and Centres

Below are estimates for Scenarios 1 and 2 based on population 0-4 years at 3.5% (using current % 0-4 years in census tracts # 5350305.03 (3.46%) and # 5350305.06 (3.55%)).

Table 3: Growth Projections for Child Care Spaces and Centres

	Scenario 1	Scenario 2
Increase in Estimated Population	124,546-128,735	112,325-115,855
Increase in Residential Units	51,546	43,806
Estimated 0-4 pop 2021 (3.5%)	4,359-4,506 spaces	3,931-4,055
spaces to serve 50% of pop 0-4*	2,180-2,253 spaces	1,966-2,027
50% of spaces with fee subsidy	1,090-1,126 spaces	983-1,014
62 space child care	18-18	16-16
88 space child care	12-13	11-12
98 space child care	11-11	10-10

Council approved a Licensed Child Care Growth Strategy with a vision to serve 50% of children aged 0 to 4 years by 2026, including the provision of additional early years child care spaces. Consistent with Toronto's Licensed Child Care Growth Strategy up to 50% of these centres should be eligible for a Service Agreement for Fee Subsidy with the City of Toronto. In order to ensure this, it is recommended that at least 983 – 1,126 new spaces in non-profit centres be secured. It is anticipated that a portion of any demand for child care spaces beyond the recommended 983 – 1,126 spaces could be met by the child care sector without direct City capital investment/involvement.

Children's Services will continue to monitor the number of estimated child care spaces required in relation to the child population and any changes in demand as a result of the Canada Wide Early Learning & Child Care Agreement.

EarlyON Child and Family Centres

While there are currently no operating or capital funds available for new EarlyON Child and Family Centres, Toronto Children's Services also has interest in reviewing opportunities for

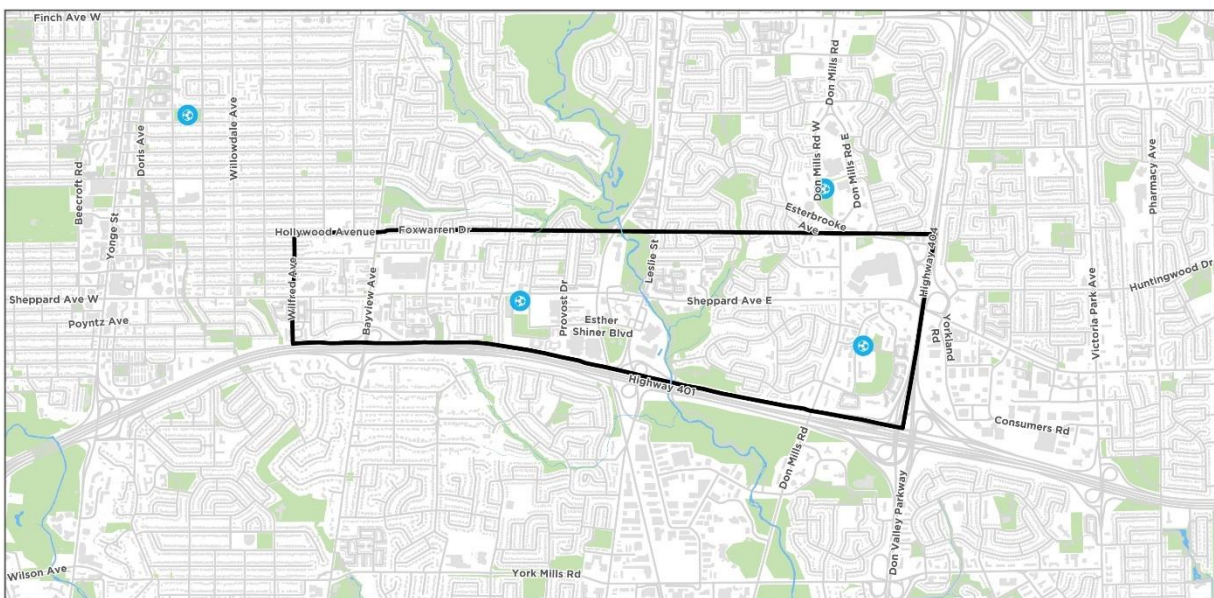
spaces that may be suitable for program relocations, or new programs should additional funding become available in the future.

3.2 Community Recreation

Council approved a Parks, Forestry and Recreation (PFR) Facilities Master Plan (FMP) 2019-2038 which provided updated planning priorities and identified emerging needs and opportunities. An implementation strategy was also adopted by Council in October 2019 to prioritize and provide time lines for recommended facility projects across the City.

The FMP establishes a CRC City Wide Service provision level of 1 CRC per 34,000 within a 2-to2.5-kilometre radius. There are currently 4 community centres and 1 aquatic centre serving Sheppard East which are: Ethennonnhawahstihnen Community Recreation Centre, Mitchell Field Community Centre, Parkway Forest Community Centre, Oriole Community Centre and Douglas Snow Aquatic Centre.

Map 3: Location of Community Recreation Centres



Renew Sheppard East Corridor Study
Community Recreation Centres



CS&F Study Area



Community Recreation Centre

Not to Scale

Table 4: Existing Community Recreation Centres

Name	Location	Description
Mitchell Field Community Centre	89 Church Avenue	1,393 square metre (15,000 square feet) multi-use facility equipped with an indoor arena, outdoor swimming pool, a full-size gym with bleachers.
Parkway Forest Community Centre	55 Forest Manor Road	5,109 square metre (55,000 square feet) community centre with a double gymnasium, weights and aerobics room, multipurpose rooms and preschool program space
Oriole Community Centre	2975 Don Mills Rd. W.	3,716 square metre (40,000 square feet) community centre with a full sized gymnasium, four multi-purpose rooms, preschool, teaching kitchen, weight room and dance studio
Ethennonnhawahstihnen Community Recreation Centre	100 Ethennonnhawahstihnen' Lane	7,850 square metre (85,000 square feet) community recreation centre with a double gymnasium, indoor track, aquatic centre, multipurpose rooms, teaching kitchen, with/cardio room, fitness/dance studio. The multi-use CRC also provides a child care centre and a Toronto Public Library branch
Douglas Snow Aquatic Centre	5100 Yonge Street	3,778 square metre (40,000 square feet) aquatic centre with accessible indoor pool, dressing room, and multipurpose room

Completed in 2023 and officially opened on March 23, 2024, Ethennonnhawahstihnen Community Recreation Centre is a multi-use Community Recreation Centre with an aquatic centre, child care and a Toronto Public Library branch. It is considered a large facility with multiple and extensive offer of programming, providing fully catchment to the study area.

New Community Recreation Centre

The PFR has funding committed in the FMP 10-year capital plan for the new Bessarion CRC to be located at 1001 Sheppard Avenue East (adjacent to the Bessarion Subway Station) with an indoor pool. The site is also known as Concord Place which is a 20 hectare (50 acre) development. At the North York Community Council on February 23, 2022 the name Ethennonnhawahstihnen

Community Recreation Centre was approved at 100 Ethennonnhawahstihnen Lane, previously 1001 Sheppard Avenue East.

The third level of the CRC will include:

- 38,000 square foot recreation space with a multi arts room, a pre-school room, a games room, a divisible community hall with a kitchen and several multi-purpose rooms of varying sizes
- A gymnasium with a running/walking track and change room
- A fitness studio
- A weight room
- An aquatic centre

Completed in 2023 the Ethennonnhawahstihnen Community Recreation Centre is a multi-use Community Recreation Centre with an aquatic centre, child care and a Toronto Public Library. The new facility is considered a large facility with multiple and extensive programming.

Future Needs to Support Growth

Parks, Forestry and Recreation have accessed the growth scenarios against CRC service levels and determined that a new CRC within the Study Area is not recommended given significant capacity at the new Ethennonnhawahstihnen and at the 3 other CRC's serving the Study Area. As the area evolves, recreation service levels will be monitored to inform the need for future improvements and expansion. As the Parks and Recreation Facilities Master Plan (FMP) is updated every five years more formal direction will be updated for future CRC's to serve growth within the Study Area.

3.3 Public Libraries

According to the Toronto Public Library the primary service area of a neighbourhood branch library is within a 1.6-kilometre radius and is designed to be 10,000 to 15,000 square feet as appropriate to the collection size and ancillary services and District branches serve a minimum population of 100,000 within a 2.5-kilometre radius and designed to be 25,000 square feet. There are two libraries which serve Sheppard East: Bayview Neighbourhood Library and Fairview District Library.

The **TPL Facilities Master Plan** (FMP) was completed in 2019 and updated in 2022 with consideration of current planning work being undertaken across the City and related future growth. The Plan sets out TPL's capital investment priorities to 2028, as well as longer term requirements (30-year roadmap) to account for planning.

Bayview Neighbourhood Library was a Board approved funded project listed in poor condition with a 2018 asset value of \$1,570,584. The library was listed as a Horizon A priority of a 1-to-10-

year timeframe. TPL began work to relocate and expand the Bayview library as part of a new City initiated community centre, library and childcare facility in 2013.

Fairview District Library is listed in fair condition with a 2019 asset value of 43,772,300. The library is listed to be revitalized and has a Horizon C priority or 21-to-30-year timeframe. In preparation for upcoming SOGR interior work the library undertook a design exercise to complete work on the 3rd floor main public area in 2018 in order to be ready when designated Section 37 funding became available.

[New Library – relocation, expansion and renaming of Bayview Branch.](#)

Toronto Public Library opened a 13,400 sq ft library branch on July 4, 2023 within Concord Park Place. At the Toronto Public Library Board meeting on January 24, 2022 the Board approved the name 'Ethennonnhawahstihnen' for the library branch that was being relocated to the new facility, as recommended by the Toronto Public Library Board (TPLB) naming committee, located at 100 Ethennonnhawahstihnen' Lane, previously 1001 Sheppard Avenue East.

This neighbourhood branch library meets TPL Service Delivery Model standards in terms of size, location and amenity. In addition to a KidsStop interactive early literacy centre, the branch features increased seating and study options, multiple programming spaces, zoned areas for adults, children and teens as well as collection that supports the general interest, popular and recreational needs of the immediate catchment.

[Revitalization of Fairview](#)

Completion of renovation to the interior public space of the third floor at Fairview Library and Theatre is underway. In 2022 work started up again to confirm design developed for the third floor at Fairview to add Digital Innovation spaces and a dedicated Youth Hub. Other work includes barrier free upgrades to the universal washroom on the main floor, relocating the computer learning centre to the main floor, adding two washrooms to the 3rd floor – updating all furniture, shelving and finishes as well as providing more options for public study, meeting and workspace.

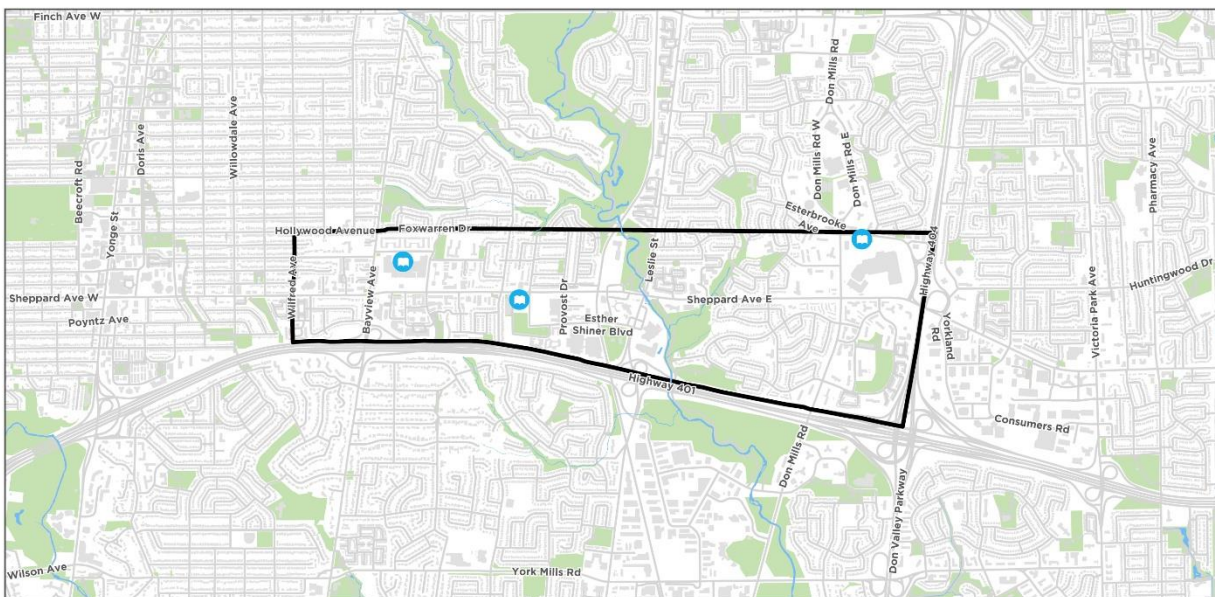
Construction started in September 2023 and is expected to be finished by year end 2024.

Other SOGR work will be completed at Fairview in 2024 including replacing skylights and repaving the parking lot to meet new City Accessibility standards.

Table 5: Capital Planning Needs for Existing Libraries

Name	Condition and Capital Improvements	Time Horizon	Approval and Funding
Bayview Neighbourhood Library	Relocation and expansion of branch to Ethennonnhawahstihnen' Community Centre, childcare and library.	Completed in 2023	Board approved and funded project
Fairview District Library	State of Good Repair (SOGR) revitalization underway	2022-2024	Board approved as part of 10-year Capital plan, supported by Section 37 funding availability

Map 4: Location of Toronto Public Libraries



Renew Sheppard East Corridor Study
Toronto Public Library



CS&F Study Area



Child Care Centre

Not to Scale



Future Needs to Support Growth

Toronto Public Library does not anticipate any additional changes to Ethennonnhawahstihnen' branch. With the completion of the current capital project to the 3rd floor of the Fairview branch and other associated State of Good Repair (SOGR) work in 2024; the only outstanding SOGR work at Fairview currently identified is a refresh of the 4th floor meeting rooms fixtures, furniture and finishes and HVAC maintenance / replacement in future years of which time is yet to be determined.

3.4 Schools

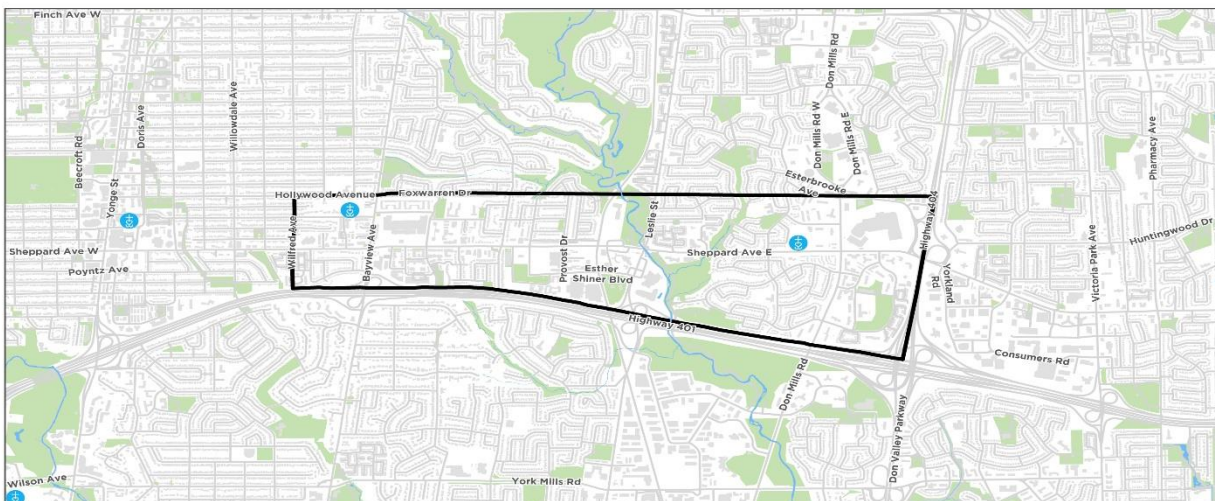
3.4.1 Toronto Catholic District School Board

The Toronto Catholic District School Board (TCDSB) has 2 elementary schools located in Sheppard East of which only 1 still has capacity: St. Gabriel at 76% utilization rate. There are two secondary schools serving Sheppard East: Cardinal Carter Academy for the Arts and Loretto Abby of which both are over capacity.

Table 5: Toronto District School Board

Toronto Catholic District School Board			
School	Address	Capacity	Utilization Rate (2022)
Elementary			
St. Gabriel	396 Spring Garden Avenue	452	76%
St. Timothy	25 Rochelle Crescent	556	100%
Secondary Schools			
Cardinal Carter Academy for the Arts	36 Greenfield Avenue	261	150%
Loretto Abby	101 Mason Boulevard	480	198%

Map 5: Location of Toronto Catholic District School Boards



Renew Sheppard East Corridor Study
Toronto Catholic District School Board



CS&F Study Area



Toronto Catholic District School Board

Not to Scale



Future Needs to Support Growth

Based upon the proposed unit counts in the growth estimates, the anticipated elementary pupil yield is approximately 800 students. The elementary students yielded can be accommodated in the new elementary site at Concord Place and existing elementary school sites, facilitated through a boundary review if necessary.

3.4.2 Toronto District School Board

The Toronto District School Board (TDSB) operates 5 elementary schools located in Sheppard East and 4 secondary schools outside Sheppard East, as illustrated in Map 1. To accommodate students emanating from new residential developments in the Study Area, the TDSB is directing students to schools with capacity that are located outside the Study Area. The schools accommodating students from this area are listed in Table 6

Table 6: Toronto District School Board

Toronto District School Board Schools				
School	Address	Capacity ¹	Enrolment ²	Utilization Rate (Oct 31, 2023) ³
Elementary Schools				
Dallington Public School	18 Dallington Drive	651	426	65%
Elkhorn Public School	10 Elkhorn Drive	372	338	91%
Forest Manor Public School	25 Forest Manor Rd	717	819	114%
Hollywood Public School	360 Hollywood Avenue	303	368	121%
Shaughnessy Public School	30 Shaughnessy Boulevard	266	196	74%
Schools located Outside Study Area				
Avondale Public School, Avondale Elementary Alternative School	171 Avondale Avenue	861	1,054	122%
Crestview Public School	101 Seneca Hill Dr	550	488	89%
Hollywood Public School	360 Hollywood Avenue	303	368	121%
Kingslake Public School	90 Kingslake Rd	419	278	69%
Lescon Public School	34 Lescon Rd	433	240	55%
Bayview Middle School	25 Bunty Lane	629	455	72%

Secondary Schools				
Earl Haig Secondary School	100 Princess Avenue	1,995	2,065	104%
George S Henry Academy	200 Graydon Hall Drive	840	495	59%
George Vanier Secondary School	3000 Don Mills Road	1,551	915	59%
North-East Year Round Alternative School	2900 Don Mills Road	84	30	36%

* Schools which are over capacity

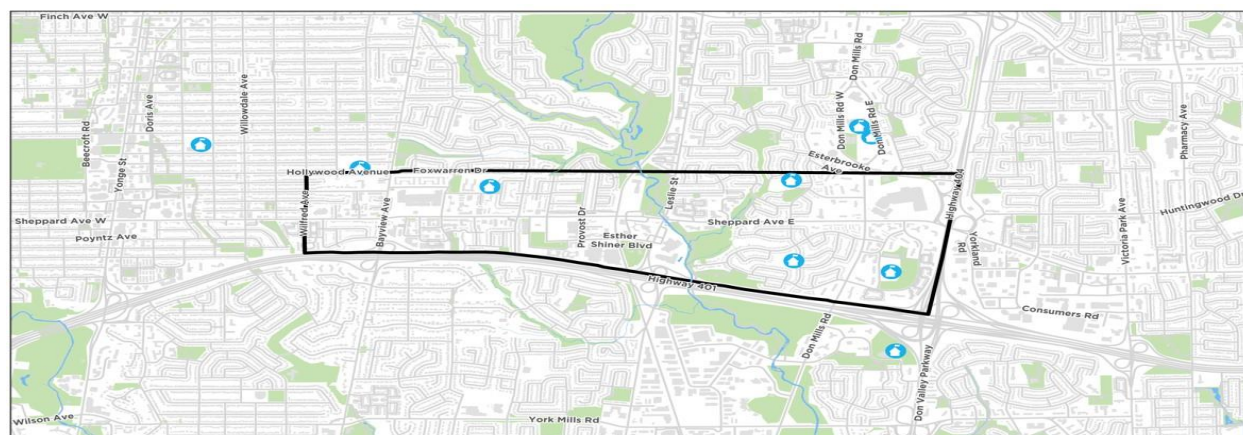
** School located outside Renew Sheppard East Corridor Study Area but has a portion of its attendance area located within

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, 2023 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.

Map 6: Location of Toronto District School Boards



Renew Sheppard East Corridor Study
Toronto District School Board



CS&F Study Area



Toronto District School Board

Not to Scale

New Elementary Schools

Two elementary schools for both the Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB) have been proposed at Concord place located at 1001 Sheppard Avenue East now 50 & 100 Ethennonnhawahstihnen Lane. The land has been transferred and sold to both school boards with the right for the City to buy it back 20 years from the date of purchase if the schools are never built.

In 2018, at Concord Park Place at 1001 Sheppard Avenue East, the TDSB exercised their option and purchased Block 20 (50 Ethennonnhawahstihnen Lane) from the City. The lands have been transferred and sold to the TDSB. The City has a right to buy it back 20 years from the date of purchase if the TDSB never builds a school there.

Future Needs to support growth.

The TDSB has determined that based on population and household forecasts for the Renew Sheppard study area, additional capacity will be required to accommodate the full buildout of these lands.

The TDSB has analyzed trends within the vicinity of the study area, specifically the number of students residing within units of similar type and tenure of those forecasted. This analysis suggests that a minimum of 1,200 elementary pupil places, inclusive of the new TDSB school located on Ethennonnhawahstihnen Lane, will be required over the long-term. In addition, a minimum of 420 secondary pupil places will be required. The number of required pupil places may change when more specific information about future development proposals becomes available.

The Board has existing lands and buildings within and near to the Renew Sheppard study area, and will explore opportunities to expand, rebuild or redevelop these properties over the long-term to accommodate future growth. However, some of these sites may not be situated within a reasonable proximity to the future density or could be limited in their ability to accommodate additional capacity. Therefore, additional opportunities for new school capacity within the Study Area may be required.

The Board requests that language within the Renew Sheppard CS&F recognizes the need for future elementary and/or secondary schools. This additional capacity could be provided as part of mixed-use development projects, or as standalone properties.

3.5 Human Services

Human services refers to non-profit community-based organizations that deliver a wide range of programs and services across the city. They can include: youth, family and homelessness services; employment education and immigrant services; health medical and disability services; and seniors services.

The City plays an important role in supporting community agencies through community grants, contracting agencies through fee for service and providing Community Space Tenancy (CST) space opportunities. In January 2018, City Council adopted a Community Space Tenancy (CST) policy, which provides a framework for leasing City space to the non-profit community-based sector led by Social Development, Finance and Administration (SDFA), Corporate Real Estate Management (CREM) and Economic Development and Culture (ED&C) divisions at the City.

3.5.1 Existing Services

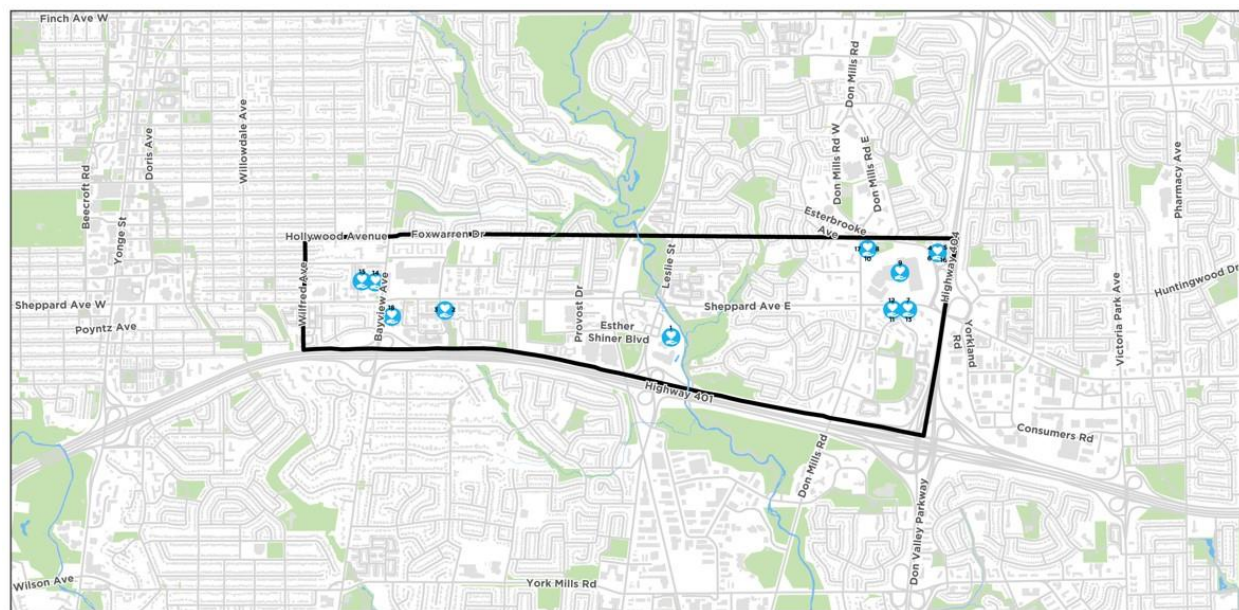
There are 15 community agencies which serve Sheppard East. The services offered include (1) senior support; (1) supportive housing; (2) women's support; (3) family support; (1) immigration services; (3) family support; (1) immigration services; (2) legal support; (3) health support and (1) others.

Table 7: Existing Human Services

Senior Support
Amica at Bayview Gardens 19 Rean Drive Provides retirement living options to seniors who require assistance with some of their day to day activities.
Supportive Housing
North York for Disabled Persons 2880 Bayview Avenue Attendant Care Services and supportive housing for adults 18 years and older with physical disabilities and speech impairments
Women's Support
Flemington Health Centre, Fairview Site, Prenatal Program 5 Fairview Mall Drive Breastfeeding support programs and childbirth education
Working Women Community Centre 5 Fairview Mall Drive Childminding monitoring advisory and support. Immigration settlement and adaption program, language instruction for newcomers, immigrant and refugee woman and their families
Family Support
Community Information Fairview 1800 Sheppard Avenue East Community Information and referral, registries for child care, home help, odd jobs, advice lawyers, child care provider referrals, legal counselling and youth community service programs
Catholic Family Services of Toronto 245 Fairview Mall Drive

Community based counselling agency, being a Dad program, individual, couple and family counselling
Harriet Tubman Community Organization 1761 Sheppard Avenue East Focus on African-Canadian children, youth and their families.
Immigration Services
Centre for Information and Community Services 1761 Sheppard Avenue East Settlement services, information and referral, supportive counselling, translation and interpretation for newcomers including permanent residents
Legal Support
Willowdale Community Legal Service 245 Fairview Mall Drive Community legal clinic deals primarily with tenant issues, social assistance, immigration, employment insurance, Canada Pension Plan, Old Age Security, employment problems, human rights, victims of violence, criminal injuries and compensation board
Iranian Women's Organization of Ontario 1761 Sheppard Avenue East Legal Counselling
Health Support
Hong Fook Mental Health Association 1751 Sheppard Avenue East Community mental health agency. Caregiver support group, mental illness/emotional disabilities
Centre Francophone du Grand Toronto 5 Fairview Mall Drive Francophone community health centre, family physicians medical clinics, nursing care, dietitians, and nutrition
Addiction Services 4001 Leslie Street Drop-in clinic for people looking for help with their substance use, alcohol, pot, cocaine or opioids assessment
Recreation
YMCA of Greater Toronto 567 Sheppard Avenue East Fitness, aquatics, sports, and recreation programs for all ages, individuals, couples and families
Others
North York for Disabled Persons 15 Clairtrell Road Provides language development and facilitation services for persons with speech impairment and physical disabilities who are AAC (Augmentative and Alternative Communication).

Map 7: Location of Human Service Agencies



Renew Sheppard East Corridor Study
Human Services



CS&F Study Area



Human Services

Not to Scale

The human services sector is complex and highly collaborative involving extensive partnerships among agencies, including in the fields of housing, homeless services; health promotion; food banks, multi-service organizations, employment services and skills training; youth services; settlement services; community development; and information and referral. Human Services are often delivered by non-profit community-based organizations and form an important part of the network of community services and facilities that serve the Study Area. These agencies work in partnership with local residents' groups, various City divisions and government agencies including Toronto Public Health, Toronto Employment and Social Services, Toronto Public Library, public school boards, as well the Social Development, Finance and Administration Division of the City.

Locally based agencies play an important role in identifying community services and facility needs, sharing information and delivering needed assistance to individuals, families, and vulnerable populations within the local community. They form an important part of the network of community services and facilities that serve the Study Area.

3.5.2 Future Needs to Support Growth

Given the wide range of programs and services provided by the sector and the nature and availability of program funding from various levels of government there is no methodology to

quantify the demand for growth-related human services space and/or facilities. However, providing accessible community space is a key component to building strong neighbourhoods. Community agency space will be planned and supported over the next 30 years by providing where possible below-market rent to non-profit organizations that deliver community and cultural services to residents and further the City's strategic objectives. The intent of the City's Community Space Tenancy (CST) Policy is to lease space to non-profit organizations identified and determined through an assessment of the community services, demographics, and facilities in the area, and upon the service needs expressed by the community. When space does become available, an open call via a Request for Expressions of Interest (REOI) process is launched to alert non-profit organizations to apply.

Community Space Tenancies are made available through an open call, Request for Expressions of Interest (REOI) process. The REOI will be issued 12-18 months in advance of the completion of the Community Space. We'll be able to provide greater clarity on timelines once Notice of a Complete Application (NOAC) has been issued. In preparing for the REOI process, the team identifies service priorities to be offered by local organization(s) within the Community Space. These priorities will be identified through an assessment of the community services, demographics and facilities in the area, and the service needs expressed by the community through the 211 Helpline.