

Don Mills Regeneration Area Community Services & Facilities Strategy

May 2026



LAND ACKNOWLEDGEMENT

We acknowledge the land within the area covered by the Don Mills Regeneration Area Study is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

AFRICAN ANCESTRAL ACKNOWLEDGEMENT

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past – and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.

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INTRODUCTION

As part of Toronto’s Municipal Comprehensive Review, the City evaluated requests to convert *Employment Areas* to permit non-employment uses. Several sites were deemed suitable for conversion, including lands at Don Mills Road and Eglinton Avenue East, and were redesignated to *Regeneration Areas* through Official Plan Amendment (OPA) 653. City Council adopted these recommendations, which were later approved with modifications by the Minister of Municipal Affairs and Housing in January 2025.

This redesignation initiated a series of studies to guide the transition of these lands. The Don Mills Regeneration Area Study is one of these studies and builds on the adjacent Don Mills Crossing Secondary Plan to shape future policies as the subject lands transition from employment uses to mixed use, complete communities. The Don Mills Regeneration Area Study will result in revised Site and Area Specific Policies for each of the two sites that it studied – Leslie Site and Wynford-Gervais Site.

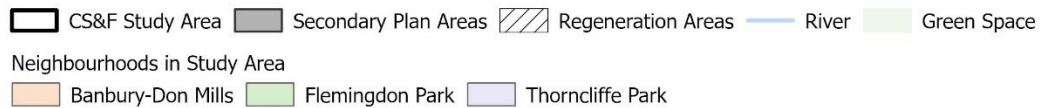
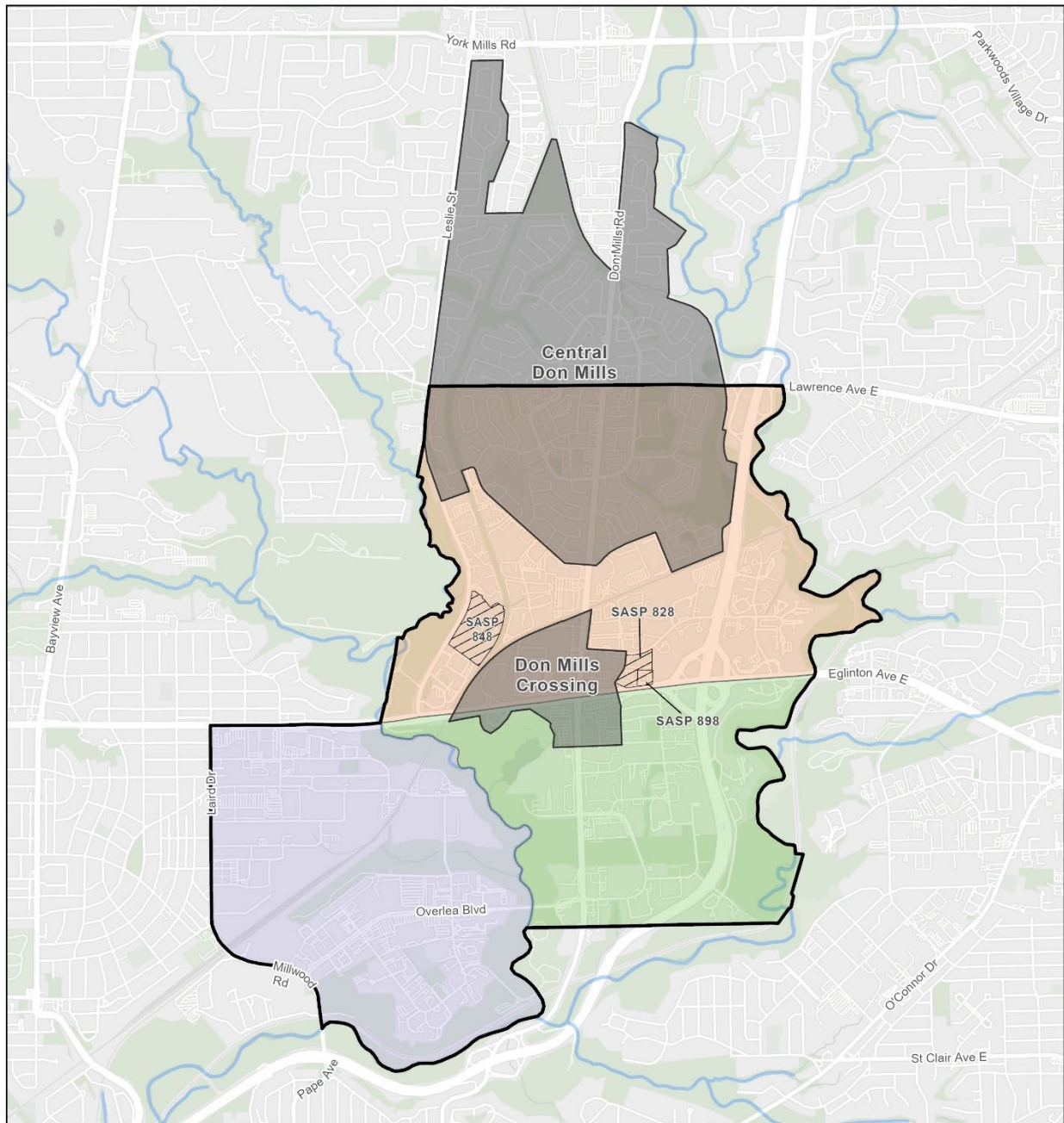
The Don Mills Regeneration Area Community Services & Facilities (CS&F) Strategy provides direction and a framework to secure spaces that reflect the needs, priorities, and opportunities of each of the five community service sectors: public schools, child care, libraries, community recreation centres, and community agency space. The CS&F Strategy supports the implementation of the Site Area Specific Policies (SASPs) by linking its policies to the City’s capital and service plans, as well as the sectors’ strategic planning documents.

Study Area

The CS&F Study Area (“Study Area”) includes three neighbourhoods: Banbury–Don Mills, Flemingdon Park, and Thorncliffe Park. The Study Area is generally bounded by Lawrence Avenue East to the north, Laird Avenue and Wilket Creek Trail to the west, the Lower Don Valley Trail and Millwood Road to the south, and the East Don Trail to the east (see Map 1). The area is shaped by significant natural and physical barriers, including the Don River and its tributaries, the CN and CP rail corridors, and the Don Valley Parkway.

The Study Area and its neighbourhoods will become increasingly connected through new public transit infrastructure, including the recently opened Eglinton Crosstown (Line 5) and the future Ontario Line, helping to overcome many of the existing physical barriers. The three neighbourhoods are also served by overlapping CS&F catchment areas—such as schools, libraries, and community recreation centres—and by major cultural and civic institutions, including the Aga Khan Museum, the Ismaili Centre, and formerly, the recently closed Ontario Science Centre.

Map 1: Community Services and Facilities Study Area and Planning Context



The Study Area includes the Don Mills Crossing Secondary Plan area, the southern portion of the Central Don Mills Secondary Plan area, and the three areas designated as *Regeneration Areas* that are subject to the Don Mills Regeneration Area Study:

Leslie-Eglinton (SASP 848) – the Leslie Site, and Eglinton-Don Mills (SASP 828) and 1200 Eglinton Avenue East (SASP 898) – the Wynford-Gervais Site. In May 2025, City Council adopted OPA 804, which proposes redesignating an additional 76 hectares within the Don Mills Employment Area to *Regeneration Areas*. OPA 804 is currently awaiting Ministerial approval.

Population Growth Estimate

To support the ongoing background work for the Study, including this CS&F Strategy, the Regeneration Area Study consultant team developed a growth scenario for the sites based on general land use and built form assumptions. Based on this scenario, population and employment estimates were prepared in the Fall of 2025, with an approximated total population of 11,000 residents at full build-out across both Regeneration Area sites. These estimates reflect the assumptions in place at that time and may be updated as future development applications are submitted.

The growth estimate is used to help plan improvements to community services and facilities, the transportation system, and infrastructure such as sewers and watermains. It provides a long-term perspective for capital planning, while ongoing monitoring of actual development helps identify near- and mid-term infrastructure investments needed to support growth.

Background

What are Community Services and Facilities?

Community services and facilities are publicly accessible, non-profit facilities and places where City divisions, agencies and boards, and local organizations deliver programs and services such as public libraries, child care and recreation centres, public schools and human services.

The Official Plan identifies CS&F as an essential part of the City's social infrastructure, which is as vital to people's well-being 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.

Policy Rationale

The provincial policy framework recognizes the importance of community services and facilities. The Provincial Planning Statement 2024 (PPS) directs municipalities to plan for CS&F to promote complete communities and support strategic growth areas, as appropriate. The PPS uses the term *public service facilities* and identifies that these facilities will be coordinated and integrated with land use planning to ensure financial viability, leverage the capacity of development proponents where appropriate, and are available to meet current and projected needs. The PPS supports the optimization and

adaptive reuse of existing facilities and directs that new facilities be planned and co-located to promote cost-effectiveness and facilitate service integration. Additionally, the PPS directs municipalities to collaborate with school boards to facilitate early and integrated planning for schools and child care, and encourages innovative approaches in school design, such as integrating schools into high-rise developments.

Planning for complete communities is a key objective of the overall community planning process in Toronto. The Official Plan sets out a policy framework for CS&F planning within the land use planning process, including the completion of background studies and CS&F strategies for areas experiencing significant growth or change.

Policy 2.3.1.7 of the Official Plan states that community and neighbourhood amenities will be enhanced where needed by improving and expanding facilities, creating new facilities, and adapting existing services to meet changing neighbourhood needs. Section 3.2.2 calls for adequate and equitable access to community services and local institutions and includes policies that encourage the inclusion of community service facilities as part of private development.

Guided by its Official Plan and provincial direction, the City takes a place-based approach to planning. It works collaboratively with Divisions, Boards, Agencies, and community stakeholders to assess existing CS&F conditions, confirm facility capacity, and identify current and future gaps in CS&F needed to support growth and change.

CS&F Background Report

A CS&F Background Report was also prepared as part of the Don Mills Regeneration Area Study. It provides a demographic analysis of the local population and an inventory of existing community services and facilities in the Study Area. The Background Report was informed by a review of existing services, capital plans, and data provided by CS&F sectors. Where relevant, key trends and observations on provision levels for community facility types are provided. This Background Report was prepared to support the growth strategies for the Don Mills Regeneration Areas as well as future policies, guidelines and capital plans for the broader community.

Based on the review of the demographics and existing conditions, the following key issues and opportunities have been identified by sector within the Study Area.

Child Care

Child care remains a high priority need in the area, particularly in the Thorncliffe Park and Flemingdon Park neighbourhoods. Demographic data indicates larger household sizes and a higher proportion of families with children in these neighbourhoods. Key challenges include insufficient funding and difficulty securing space in new developments due to outdoor space requirements. Opportunities exist to explore creative design and co-location solutions.

Libraries

The Flemingdon Park and Thorncliffe Toronto Public Library (TPL) branches both face significant space and service limitations that prevent them from meeting TPL's Service Delivery Model standards.

At Flemingdon Park, there is strong demand for quiet study and work areas, community meeting rooms, and a Virtual Interview Room, but the branch's only programming space is currently occupied by the Youth Hub. This restricts programming for children, adults, and seniors and leaves no room for partner service providers or expanded library services.

Similarly, the Thorncliffe branch lacks sufficient quiet study and meeting spaces, and its Youth Hub occupies its only programming room, limiting its ability to offer additional programs, including literacy initiatives such as the Leading to Reading program.

Community Recreation

The new Don Mills Community Recreation Centre (CRC), located near Don Mills Road and Eglinton Avenue East, will feature an indoor twin-pad arena/multi-use sports field, indoor swimming pool, double gymnasium, multi-purpose community and activity spaces, and will be adjacent to a new 10,200 square metre park. Construction is scheduled to begin in 2026, with the facility expected to be completed in Fall 2029. The CRC will serve residents from all three neighbourhoods in the Study Area.

In Flemingdon Park, the City's Parks & Recreation Facilities Plan (PRFP) identifies the Dennis R. Timbrell Resource Centre as a candidate for potential replacement or revitalization. Parks & Recreation's Implementation Strategy recommends prioritizing the Centre's redevelopment through future capital planning processes.

In Thorncliffe Park, Parks and Recreation's 2026-2035 capital budget includes an expansion of the Jenner Jean-Marie Community Centre, with a redevelopment study budgeted for 2026-2027 and construction budgeted for 2031-2035.

Schools

The Toronto District School Board (TDSB) is facing accommodation pressures at both the elementary and secondary levels. TDSB's Long-Term Program and Accommodation Strategy (2024–2033) identifies a new 564 pupil elementary school at Don Mills Road and Eglinton Avenue East as its top city-wide capital priority project. The school is planned to be integrated into the podium of a mixed-use development, as part of the City-approved Toronto Builds site at 770 Don Mills Road.

The Toronto Catholic District School Board (TCDSB) expects its only school in the Study Area, St. John XXIII, will reach full capacity by the mid-2030s. To address over

enrolment in the broader area, the TCDSB has identified the need to acquire a new school site near the Don Mills-Eglinton intersection.

Human Service Agencies

Human service agencies continue to face increasing demand and the need for additional space. Financial pressures, including rising rents and renovation costs, are significant barriers to expanding services. Key service gaps in the Study Area include health and mental health supports, newcomer services, children and youth programming, food security initiatives, community gathering spaces, and access to shelter and housing. To meet these needs, agencies require affordable, below market space and opportunities to grow their organizational capacity. There is also potential to explore colocation models and cross-sector partnerships to strengthen service delivery.

Additional Community Needs

Thornccliffe Park and Flemington Park continue to experience strong demand for community gardens to address food insecurity and provide outdoor gathering spaces. The four existing gardens are heavily used, highlighting the need to explore opportunities for expansion or the acquisition of additional garden space.

SECTOR STRATEGIES

Child Care

Child care refers to licensed child care centres for children aged 0-4, operated by a mix of City, non-profit, and commercial providers. Affordable and accessible child care is a critical component of a complete community, contributing to positive social, economic, and health outcomes. It supports children's development and social well-being, while also helping to reduce poverty and increase workforce participation.

Existing Child Care Centres

There are currently 17 child care centres located in the CS&F Study Area providing 1,429 spaces for children aged 0-12: These include:

- 110 spaces for infants
- 207 spaces for toddlers
- 446 spaces for preschool-aged children
- 666 spaces for kindergarten and school-aged children

Of these centres, twelve have a subsidy contract with the City, and fourteen participate in the Canada-Wide Early Learning and Child Care (CWELCC) system. Refer to [Table 7](#) in the Appendix for additional information on existing child care centres.

EarlyON

EarlyON Child and family centres offer free programs to parents/caregivers and their children from birth to six years of age. These centres welcome all families to participate in quality programs that help strengthen adult-child relationships, support parent education, and foster healthy child development. Qualified professionals can help families and caregivers find support, get advice, make personal connections, and access a network of resources.

There are six EarlyON Child and Family Centre located in the Study Area, three in Flemingdon Park and three in Thorncliffe Park. Refer to [Table 8](#) in the Appendix for more information on existing EarlyON and Family Centres.

Planning for Child Care

Toronto's Licensed Child Care Growth Strategy (2017 – 2026) is the key strategic framework to guide growth in child care centres. This Council-approved strategy aims to serve 50% of children aged 0-4 by 2026, through an approach that includes increasing the number of licensed child care spaces in the city.

The Children’s Services Service Plan (2025 – 2030) outlines strategic priorities and actions for planning and delivering early years and child care services through to 2030. The **Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines** direct how new development can better function for larger households at three scales: the unit, the building, and the neighbourhood. The objective is that developments deliver tangible outcomes to provide for more family-friendly communities. In collaboration with Children's Services, these guidelines establish minimum standards for the design of child care centres within mixed use buildings. Planning, designing, and securing new child care centres must be consistent with provincial legislation and be guided by the following City documents:

- Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines
- Child Care Development Guideline
- Toronto Child Care Design and Technical Guideline
- Toronto Accessibility Guidelines

Sources of funding for child care capital projects include development charges, the Child Care Capital Reserve Fund, the Community Benefit Charge (CBC), and provincial investment (e.g., school-based child care capital funding).

Toronto Children’s Services (TCS) relies heavily on Section 37 in-kind benefits under the CBC to expand licensed child care capacity in areas of the city experiencing significant growth. TCS acknowledges a city-wide shortage of child care spaces and that the opportunities provided by CBC funding allows other capital resources to be strategically allocated to areas with the greatest need.

Service Assessment and Provision Targets

Toronto's Licensed Child Care Growth Strategy (2017-2026) set a target of serving 50% of children aged 0-4 by 2026.

Within the Study Area, Children's Services' Neighbourhood Priority Mapping (February 2026) identified:

- Thorncliffe Park as an area of highest need, with licensed child care spaces available to serve less than 20% of children aged 0-4.
- Flemingdon Park as an area of high need, with licensed child care spaces available to serve 20-29% of children aged 0-4.
- Banbury-Don Mills as an area of lowest need among the three neighbourhoods in the Study Area, with sufficient licensed child care to serve more than 50% of children aged 0-4.

Capital Improvement and Planned Facilities

Within the Study Area, there are currently two funded capital projects at 135 Kyle Lowry Road and 815-845 Eglinton Avenue East, which will deliver 124 new licensed child care spaces. Two additional child care centres were proposed as part of the Council-approved Toronto Builds developments at 770 and 805 Don Mills Road; however, their delivery is contingent on securing capital funding. These new facilities will address some of the near-term demand, however, the supply and demand for child care facilities will need to be monitored to ensure the number of licensed spaces keeps pace with growth. It is expected that the Study Area will remain a priority for child care expansion (see Table 1 and Map 2).

Table 1: Planned Child Care Centres

Map #	Address	Child Care Spaces	Estimated Completion
PCC1	135 Kyle Lowry Road	62	2026
PCC2	815-845 Eglinton Ave E	62	TBD
PCC3	770 Don Mills Road (Toronto Builds)	62	TBD
PCC4	805 Don Mills Road (Toronto Builds)	62	TBD

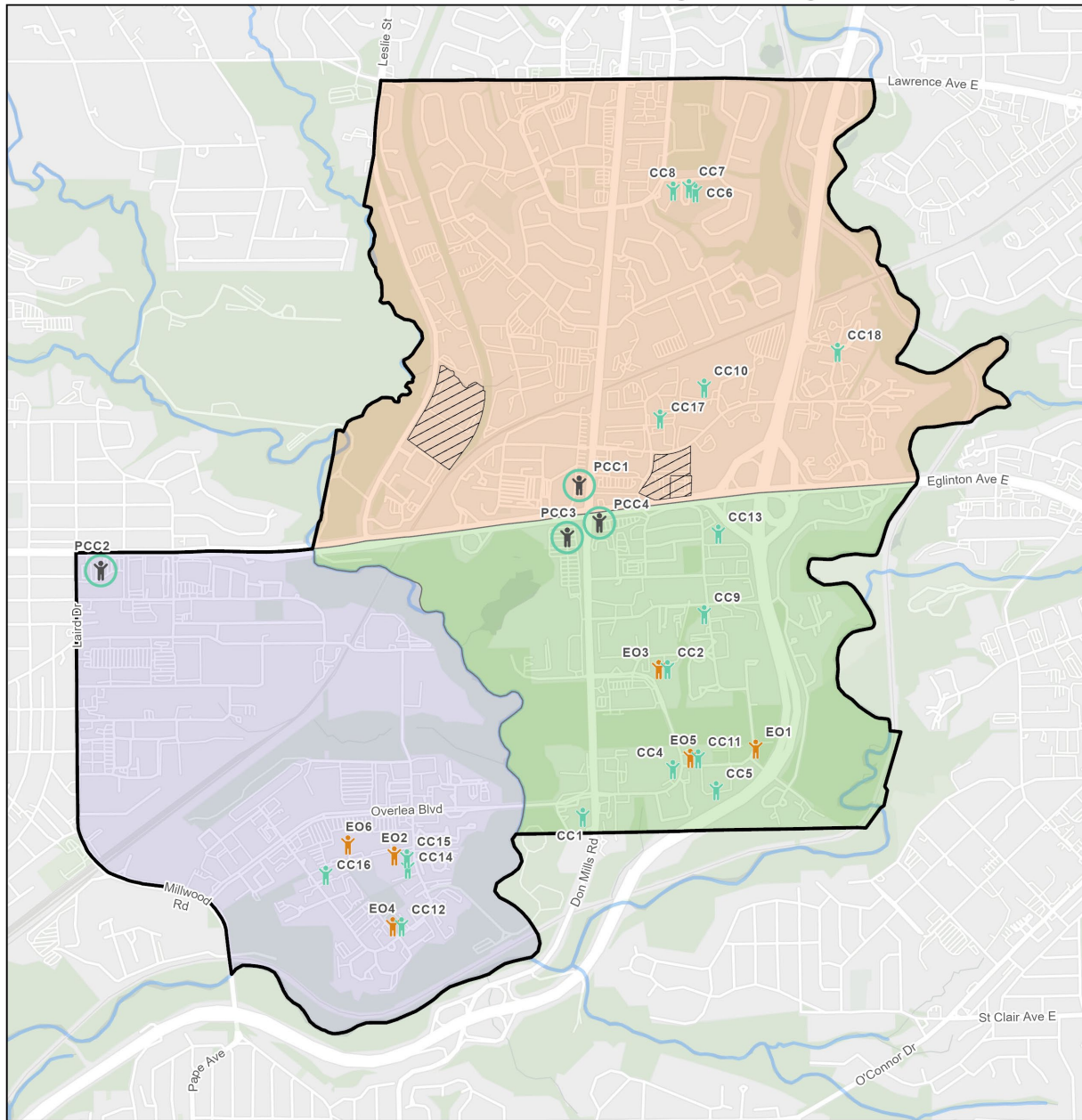
Future Needs to Support Growth

Children’s Services anticipates the need for approximately 250 additional child care spaces, equivalent to four new centres based on a 62-space model, to support the full build-out of the Regeneration Area lands, beyond those already planned. In line with Toronto’s Licensed Child Care Growth Strategy, at least half of these centres should be eligible for a Service Agreement for Fee Subsidy with the City; a Child Care Fee Subsidy helps eligible families with the cost of licensed child care programs. To help meet this target, it is recommended that two new non-profit centres be secured on the Regeneration Area lands through the development approval process.




While a portion of the required 250 child care spaces may be achieved through retrofitting existing facilities or supplied by the broader child care sector without direct City capital investment, given the scale of demand, integrating licensed child care centres into new developments should be prioritized.

Children’s Services will continue to monitor the number of required child care spaces in relation to the local child population and changing demand under the Canada Wide Early Learning and Child Care Agreement.

Map 2: Existing and Planned Child Care Centres in the CS&F Study Area



Child Care

-  Childcare (CC)
-  EarlyOn (EO)
-  Planned Child Care (PCC)

Neighbourhoods in Study Area

-  Banbury-Don Mills
-  Flemingdon Park
-  Thorncliffe Park

CS&F Study Area

-  Regeneration Areas
-  River
-  Green Space



Libraries

Libraries include facilities and services provided by the Toronto Public Library, which operates a network of 81 neighbourhood libraries, 17 district branches and two research and reference libraries across Toronto.

Existing Libraries

There are two library branches within the Study Area: the Flemingdon Park and Thorncliffe neighbourhood branches. The Don Mills district branch is located just outside the Study Area and serves the Regeneration Area sites. Several additional libraries also have service catchments that cover portions of the Study Area, including Victoria Village, Eglinton Square and Leaside neighbourhood branches and the S. Walter Stewart district branch.

Flemingdon Park Branch

The Flemingdon Park neighbourhood branch operates as part of a joint-use complex with the Dennis R. Timbrell Resource and Community Centre and the Flemingdon Aquatic Centre. The facility is owned by Toronto Community Housing Corporation (TCHC) and leased to Parks and Recreation, with TPL sub-leasing its space from Parks and Recreation. Opened in 1981 and modestly renovated in 1997, the branch provides 15 internet workstations, seating for 58 people, and a 32,000 item collection. A large second floor auditorium in the community centre is used for library programming and hosts the afterschool Youth Hub.

The current branch does not meet TPL's Service Delivery Model standards in terms of service area, size, location or collection (described in Table 2). In 2025, Flemingdon Park ranked as the 19th busiest of TPL's 81 neighbourhood branches, with 157,000 visits, more than 62,000 items circulated, 27,000 program participants, 48,000 Wi-Fi sessions, and 17,600 computer workstation users. The branch experiences particularly high demand from children and youth.

Although well used, the branch requires significant investment and revitalization. Its location in a high density neighbourhood creates strong demand for quiet study and work areas, meeting rooms, and a Virtual Interview Room. The highly active Youth Hub occupies the branch's only programming space, preventing additional programs for children, adults, and seniors. The branch also has limited capacity to host partner service providers, such as Settlement and Education Partnerships in Toronto (SEPT), and to accommodate expanded library services.

Thorncliffe Branch

The Thorncliffe neighbourhood branch is part of a joint-use facility with the Jenner Jean-Marie Community Recreation Centre and Thorncliffe Park Day Care. Opened in 1970, the branch underwent a major renovation in 2010 and a minor renovation in 2025. It provides 20 internet workstations, seating for 84 people, and a 45,600 item collection. A

large program room supports regular branch programming and hosts the afterschool Youth Hub, and the branch includes a well used early literacy centre for children aged five and under.

The Thorncliffe branch currently meets TPL's Service Delivery Model standards in terms of service area, size, location and collection. In 2025, it ranked as the 26th busiest of TPL's 81 neighbourhood branches, with 101,200 visits, more than 48,000 items circulated, 24,000 program participants, 64,800 Wi-Fi sessions, and 21,000 computer workstation users. The branch is particularly busy after school and experiences very high use from children and youth.

Located in a densely populated neighbourhood, the branch faces strong demand for quiet study and work spaces, as well as meeting rooms. The highly active Youth Hub occupies the branch's only programming space, limiting opportunities to offer additional programming for children, adults, and seniors. The branch also lacks space for other key library services, including literacy programs such as TPL's Leading to Reading program.

Don Mills Branch

The Don Mills District Branch is a three-storey, freestanding library with more than 21,000 square feet of space. Opened in 1961, the branch was expanded in 1964 and underwent a minor renovation in 1994. It offers 45 internet workstations, two program rooms—including a 1,200-square-foot auditorium—and a collection of 110,000 items. The branch provides a range of programs for adults, children, and teens, as well as an after-school Youth Hub.

The Don Mills branch meets Toronto Public Library's Service Delivery Model standards for district libraries in terms of location and collection. In 2025, it was the 10th busiest of TPL's 17 district branches, with more than 289,000 items circulated, over 16,000 program participants, 71,000 Wi-Fi sessions, and 18,600 computer workstation sessions. Despite this performance, the branch is considered undersized and lacks several key services, including a Digital Innovation Space, a Computer Learning Centre, a KidsStop Early Literacy Centre, and a middle-childhood discovery area.

For more information on existing libraries serving the Study Area, see [Table 9](#) in the Appendix.

Planning for Libraries

Toronto Public Library Facilities Master Plan (FMP) 2019 identifies and prioritizes investments in library facilities over the short, medium, and long-term. The Plan establishes a Prioritization Framework for investment to support evidence-based decision-making that considers operational factors and investment requirements to

achieve a balance between maintenance and growth-related capital projects. The investment decisions made by TPL are shaped by the results of the planning exercise undertaken in developing the FMP for both TPL-owned and managed facilities. Flexibility was also considered in developing the FMP to ensure that decisions can be made to adapt to unique opportunities that present themselves across the city in high growth environments.

Capital Budget and Plan Preview Report outlines TPL’s ten-year capital budget and plan, detailing funding sources and the status of capital projects by geography.

Service Targets

Toronto Public Library’s [Service Delivery Model](#) outlines the types of services the Library offers and how those services are provided through the four service tiers (described in greater detail in Table 2):

- Neighbourhood branches and community-based services which service local communities
- District branches serving broader communities
- Research and reference libraries serving the city and beyond
- A digital tier that provides responsive, accessible services 24/7

The Service Delivery Model is both practical and aspirational, outlining a systematic approach to branch and service planning that envisions what’s possible with sustained investments in library infrastructure and service delivery. The Service Delivery Model is the standard by which all branches and related services are measured at the start of the capital planning process.

Table 2: Description of Toronto Public Library Neighbourhood and District Branch Service Tiers

Service Standards	Neighbourhood Branches	District Branches
Service Area	<ul style="list-style-type: none"> • Serving a minimum of 25,000 people • Residents within a 1.6 km radius 	<ul style="list-style-type: none"> • Serving a minimum of 100,000 people • Residents within a 2.5 km radius
Location	<ul style="list-style-type: none"> • Central in the neighbourhood or in proximity to other services • High visibility • Well-served by public transit • Access at ground level 	<ul style="list-style-type: none"> • Maximum access, high visibility and user convenience, strategically located in the community • Well-served by public transit • Services and access at grade
Optimum Size	<ul style="list-style-type: none"> • 10,000 – 20,000 square feet, depending on population density and neighbourhood branch classification; preferably located on a single floor 	<ul style="list-style-type: none"> • Larger than neighbourhood branches, district libraries have a minimum of 25,000 square feet; single floor plate preferred

Service Standards	Neighbourhood Branches	District Branches
Community / Public Space	<ul style="list-style-type: none"> • Specialized spaces with a variety of uses and age groups, including children, youth and adults • Programming/community rental space • Study space/work areas • Group study and meeting rooms (small) • Outdoor space, where applicable 	<ul style="list-style-type: none"> • Specialized spaces (e.g. digital innovation, computer learning) with a variety of uses and age groups, including children, youth and adults • Programming/community rental space • Study space/work areas • Group study and meeting rooms (medium and large) • Outdoor space, where applicable • Special Collections room and/or exhibit space, where applicable
Collections	<ul style="list-style-type: none"> • Children and youth collections Indigenous, French and Multilingual collections (as needed) • General interest, Best Bets, popular, local history and recreational collections • Access to a range of digital and online collections • Minimum collection size of 40,000 	<ul style="list-style-type: none"> • Broad collections including reference, Best Bets, browsable materials • Children and Youth Collections Indigenous, French and Multilingual, specialized collections • General interest, popular, recreational collections • Access to a range of digital and online collections • Minimum collection size of 100,000

Capital Improvement and Planned Facilities

Flemingdon Park Branch

Flemingdon Park is recognized as a potential candidate for future investment and inclusion in TPL’s capital plans. The FMP identifies a need for investment in Flemingdon Park as a major capital project in its investment roadmap. In the recently approved 2026-2035 Capital Budget and Plan, \$58 million was allocated to the Flemingdon Park Expansion; however, the project remains unfunded and listed under capital delivery constraints. The branch has an estimated State of Good Repair backlog of approximately \$790,000, which is likely understated.

TPL is exploring expansion options to meet current demand, support future growth, and align with its Service Delivery Model. The Library is assessing opportunities to either expand the existing branch or relocate within the catchment area to accommodate a 20,000–50,000 square foot facility. In the meantime, TPL is completing a minor branch refresh, scheduled for completion by mid-2026.

Thornccliffe Branch

There are currently no dedicated capital projects planned for the Thornccliffe branch. The FMP notes that the library should complete work as needed to maintain a State of Good Repair. TPL acknowledges that significant future growth in the community may necessitate branch expansion. There is currently a State of Good Repair backlog of approximately \$875,000 for this branch.

In 2022, TPL and Parks and Recreation completed a feasibility study examining expansion options for both the Jenner Jean-Marie Community Centre and the Thornccliffe branch. The study determined that the cost of expanding the library and the community centre exceeded available funding at the time. TPL continues to monitor redevelopment and expansion opportunities to allow for a new 20,000 square foot library.

Don Mills Branch

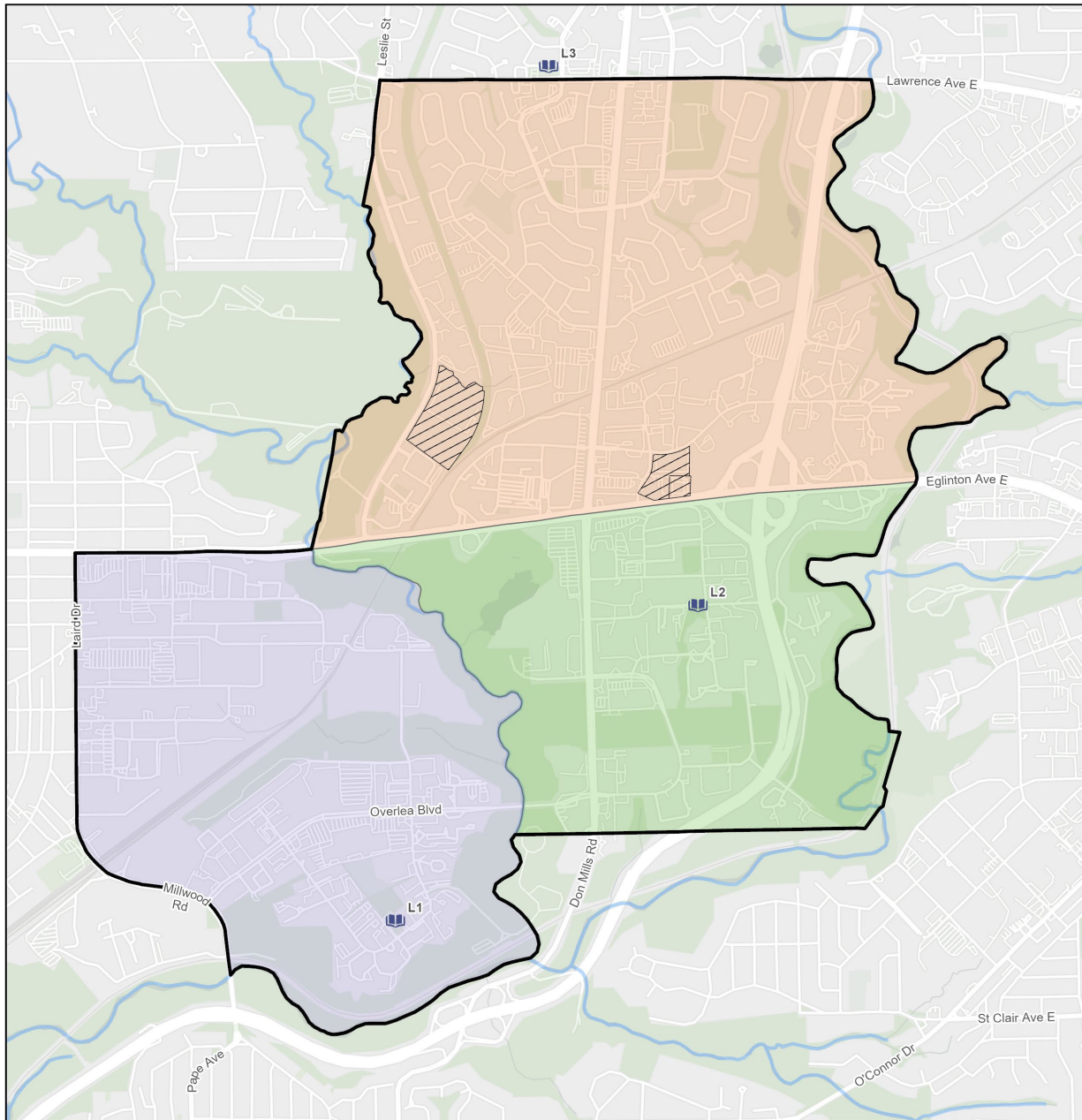
There are currently no dedicated capital projects planned for the Don Mills branch beyond maintaining a State of Good Repair.

Future Needs to Support Growth

Toronto Public Library's Facilities Master Plan does not identify any new library branches within the Study Area. As outlined in the FMP, additional net-new branches are not expected to be supported over the life of the plan. Growth-related demand for library services is typically addressed through the expansion or renovation of existing branches.

TPL will continue to explore opportunities to expand or relocate the branches serving the Don Mills and Eglinton area. The upcoming refresh of the Flemingdon Park branch will provide modest service improvements, and ongoing work with CreateTO represents the best near-term opportunity to secure a significantly larger site for the branch. In the near-term, the existing branches have some capacity to accommodate a portion of the projected population growth within the Study Area.

Map 3: Existing and Planned Libraries in the CS&F Study Area



Libraries

Library (L)

Neighbourhoods in Study Area

- Banbury-Don Mills
- Flemingdon Park
- Thorncliffe Park

CS&F Study Area

- Regeneration Areas
- River
- Green Space



Community Recreation

The community recreation sector is composed of a network of service providers, including publicly funded, non-profit, and hybrid models of recreational service delivery. This Report focuses exclusively on City-run recreation facilities.

Toronto's Community Recreation Centres (CRCs) and indoor recreational facilities offer a variety of registered and drop-in programs, as well as spaces that are available to communities for spontaneous use, bookings, permits, and events that reflect the specific needs of local residents. Access to these public facilities supports community engagement, health, and fitness. Recreation facilities also play a critical role in supporting poverty reduction and building strong neighbourhoods.

Existing Community Recreation Facilities

There are currently seven CRCs which serve the Study Area, each ranging in size and providing programming for all ages. Within the Study Area are the Dennis R. Timbrell Resource Centre, Flemingdon Community Centre and Playground Paradise, and Jenner Jean-Marie Community Centre.

Outside the Study Area, there are four mid-sized CRCs (Banbury Community Centre, Broadlands Community Centre, East York Community Recreation Centre and Victoria Village Recreation Centre and Arena) that also serve the local population. [Table 10](#) in the Appendix provides a description of these recreation facilities.

Dennis R. Timbrell Resource Centre

Dennis R. Timbrell Resource Centre is a large multi-component facility serving all three of the Study Area neighbourhoods. Between 2022 and 2025, the facility experienced an increase in the number of activities, registrants, drop-ins, and program activity hours offered. The average utilization rate (2022-2025) was 86%, with particularly high rates of registration for the following programs: CampTO (87%), Hobbies & Interests (89%), Leadership (92%), Sports (87%), and Swimming (88%).

Flemingdon Community Centre

The Flemingdon Community Centre is a mid-sized facility serving all three of the Study Area neighbourhoods. The facility reopened in 2018 with a renovated indoor playground with drop-in access. In 2025, the facility had a 53.5% utilization rate.

Jenner Jean-Marie Community Centre

The Jenner Jean-Marie Community Centre is a mid-sized facility serving the Thorncliffe Park and Flemingdon Park neighbourhoods. Between 2022 and 2025, the Jenner Jean-Marie Community Centre had a utilization rate averaging 96%, with many programs' registration rates at or exceeding capacity, including: After School Care (+100%),

CampTO (+100%), Sports (98%), Arts (94%), Early Years (99.6%), and Hobbies & Interest (97%).

Planning for Community Recreation

The **City of Toronto Parks and Recreation Facilities Plan 2019-2038** (PRFP), adopted by City Council in November 2017, is a 20-year plan for investing in new and improved recreation facilities across the city. Guided by the principles of quality, sustainability, innovation, and equity, the PRFP aims to:

- Renew and upgrade existing facilities
- Address gaps and growth-related needs by identifying current and projected facility shortfalls and creating new facilities where needed
- Collaborate with others to maximize partnership opportunities and leverage investments

The City reviews the Facilities Plan every five years to assess evolving community needs and priorities, and to reflect changes in population, policies, and funding. The PRFP is currently under review and will identify priorities for new or improved facilities, including CRCs, and assess whether current recreation facilities meet residents' needs.

The **Implementation Strategy** for the PRFP, adopted by City Council in October 2019, outlines specific recreation facility requirements by geography (ward, district, or city-wide) and time frame: short-term (2019-2023), medium-term (2024-2028), and long-term (2029-2038), to address recreation service level gaps throughout the city. Following the PRFP update, the City will revise the Implementation Strategy accordingly.

Provision Approach

The City has a provision rate target of one CRC per 34,000 residents delivered through mid-sized and large multi-component centres, ranging from 45,000 square feet to 65,000 square feet in size, and with service radii of 2.0 to 2.5 kilometres. To assess community interest and programmatic service gaps, the City also analyzes average utilization rates. This is defined as the number of people who registered for a program in a given year over the total number of registered program spots offered. Utilization rates do not account for drop-in activity.

Capital Improvements and Planned Facilities

Banbury-Don Mills

The new Don Mills CRC will be located on the former Celestica Lands near Don Mills Road and Eglinton Avenue East. The multi-component facility will include an indoor twin pad arena/multi-use sports field (replacing the Don Mills Civitan Arena), an indoor swimming pool, a double gymnasium, and multi-purpose community and activity

spaces, and will sit beside a new 10,200 square metre park. Construction is expected to begin in 2026, with completion anticipated in Fall 2029 (subject to change). Although located in Banbury-Don Mills, the new CRC will serve all three neighbourhoods in the Study Area and will significantly improve recreational provision and programming in this part of the city. Facility use in the area will be monitored to assess whether future facility or program adjustments are needed to support growth.

Also located on the former Celestica Lands, is the new 3,120 square metre Big Bear Park which opened in November 2025. This new park includes a playground, an amphitheatre, two seating areas, and a network of connected pathways.

Table 3: Planned Community Recreation Facility

Map #	Project	Location	Description
PCRC1	Don Mills Community Recreation Centre	844 Don Mills Road	The new 22,000 square metre multi-component facility will include an indoor twin pad arena/multi-use sports field, an indoor swimming pool, a double gymnasium, and multi-purpose community and activity space

Flemingdon Park

The Dennis R. Timbrell Resource Centre is identified in the PRFP for potential replacement or revitalization. The Implementation Strategy recommends prioritizing the Centre’s redevelopment as part of the 2029-2033 capital budget to address aging, sub-standard infrastructure, and improve accessibility.

There are also a number of new and improved park amenities planned in Flemingdon Park that include:

- Ferrand Drive Park: Playground improvements through the City’s ongoing Playground Enhancement Program (PEP), along with the addition of a new splash pad. Construction for the Ferrand Drive Park project is targeted for completion in early 2027 (subject to change).
- Flemingdon Park: Improvements to the northeast playground area, including a new playground with accessible and modern play equipment and an accessible pathway that connects to the new playground area, completed in 2025 as part of the Playground Enhancement Program.
- New 1,115 square metre park at 40 Grenoble Drive. This park is projected to be completed in 2027 (subject to change), and its design will be determined through ongoing community consultation.

Thornccliffe Park

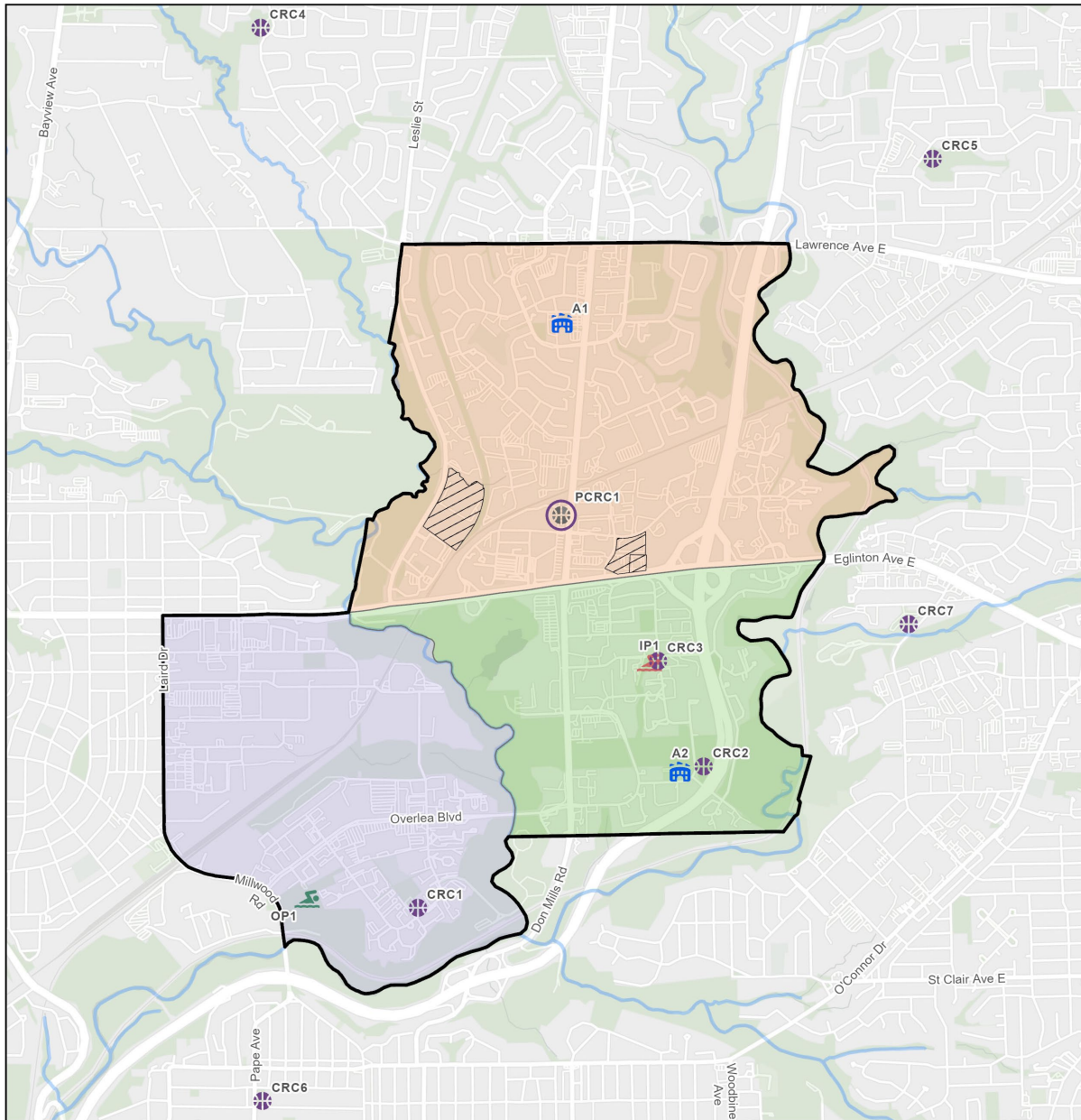
In areas of high-growth and demonstrated need, the PRFP recommends expanding and upgrading existing CRCs. The City's capital budget for 2026-2035 identifies the Jenner Jean-Marie Community Centre for potential revitalization and expansion.

Future Needs to Support Growth

Based on the Implementation Strategy (2019), city-wide provision targets, and P&R's current 10 Year Capital Plan, the recreation facilities currently serving and planned for the Study Area are expected to meet existing and near-term growth-related needs. With the opening of the Don Mills CRC in 2029, the number of CRCs serving the area will increase from seven to eight.




P&R will continue to incorporate findings from the Don Mills Regeneration Area Study into the Facilities Plan review to ensure that future service level analysis fully reflects growth-related pressures when planning facility improvements, expansions, and new provision.

Map 4: Existing and Planned Community Recreation Facilities in the Study Area



Community Recreation

-  Community/ Recreation Centre (CRC)
-  Planned Community/Recreation Centre (PCRC)
-  Indoor Pool (IP)
-  Outdoor Pool (OP)
-  Arena (A)

- Neighbourhoods in Study Area
-  Banbury-Don Mills
 -  Flemingdon Park
 -  Thorncliffe Park

-  CS&F Study Area
-  Regeneration Areas
-  River
-  Green Space



Schools

Schools play a vital role as learning institutions and provide instructional space, play areas, and green/open spaces that support complete communities. This Strategy focuses on publicly funded English-language elementary and secondary schools operated by the Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB). French-language schools are not addressed in this Strategy as the accommodation needs and demands for these schools are not directly driven by local population growth.

Existing Schools

There are ten schools within the CS&F Study Area; nine are operated by TDSB and one by TCDSB.

Toronto District School Board

The TDSB operates nine schools in the Study Area, including seven elementary schools and two secondary schools. [Table 11](#) and [Table 12](#) in the Appendix show a list of these schools and their capacity, enrolment, and utilization figures as of January 2026.

The utilization figures demonstrate that there are student accommodation pressures at Grenoble Public School, Valley Park Middle School, Gateway Public School, and both of TDSB's secondary schools within the Study Area. In addition, Greenland Public School and Don Mills Middle School are projected to be over capacity by 2028.

Toronto Catholic District School Board

The TCDSB has one elementary and no secondary schools in the Study Area. [Table 13](#) in the Appendix shows the capacity, enrolment and utilization figures for this school, including current and projected enrolment. Projections are reviewed annually and are based on current and historical trends, socio-economic and demographic data.

Student enrolment data shows that St. John XXIII is experiencing increasing capacity pressures, which are expected to continue over the next decade as development proceeds in the Study Area. TCDSB anticipates the school will have a utilization rate of 100% by the mid-2030s; as a result, alternative accommodation solutions are under investigation.

Planning for Schools

Each school board conducts ongoing evaluation and monitoring to inform program and accommodation planning. Responses to enrolment changes may include adjusting catchment boundaries, modifying grade and program offerings, or expanding school space through additions or new schools. School boards apply for funding for construction projects through the Ontario Ministry of Education.

The City circulates development applications to both TDSB and TCDSB for review and comment. Development data and other inputs are used to prepare and update the boards' long-term accommodation plans to guide school delivery.

Toronto District School Board

TDSB's approach to growth is guided by provincial requirements that require the Board to maximize the use of existing space. To address accommodation pressures, the Board may use portables or undertake studies to explore options for creating additional school space. These options may include adjusting school boundaries, relocating programs, or bussing new students to other schools, among other measures. The studies are posted publicly on the Board's website and may include public engagement. They are typically completed before the Board seeks approval for new capital projects such as school additions, new schools, or replacement schools.

TDSB also strives to locate schools and plan attendance boundaries that support active, safe, and sustainable transportation. Elementary schools are ideally located within 1.6-kilometre walking distance of homes, and secondary schools are located near public transit.

Toronto Catholic District School Board

The **TCDSB Long-Term Accommodation and Program Plan (LTAPP)** outlines the Board's facility direction for the next 15 years and is generally reviewed and updated annually. Pupil Accommodation Reviews (PARS) are conducted to determine the future of a school, or group of schools, and may result in school consolidations or closures. The LTAPP proposes 2-3 PARS per year, based on current and projected rates of enrolment. TCDSB Planning Services staff monitor development growth and use the City's development pipeline data to inform enrolment projections.

Service Targets

For a typical new elementary school, both boards recognize a range of 400-600 pupil places as an ideal size. At the secondary level, TDSB plans for 1000-1500 pupil places, while the TCDSB plans for 1000-1200 pupil places.

Planned Capital Projects

Toronto District School Board

A new 564 pupil place elementary school (grades JK to 8) at Don Mills Road and Eglinton Avenue East is the school board's top priority project for the area, although its proposed attendance area has not been finalized. This future school would be embedded within the podium of a mixed-use development, as part of the City-approved Toronto Builds site at 770 Don Mills Road. TDSB has also secured zoning permissions for a new elementary school within a mixed-use development in the Wynford / Concorde

neighbourhood. See Table 4 for more information on planned schools within the Study Area.

Additional long-term growth-related projects include:

- Explore the construction of additional elementary school capacity at Greenland Public School to accommodate demand following the future redevelopment of the Celestica Lands. An additional and/or future replacement school will be considered.
- Redirect the demand generated by the residential development project at 25 St. Dennis Drive from Grenoble PS to Rippleton PS. This change aligns with current practice to redirect demand from new development away from Grenoble PS. This residential redirection was approved by the TDSB Board in December 2024.
- Explore a review of Don Mills MS and feeder schools to address projected accommodation pressures at area schools, identify the most appropriate use of space at the junior, middle and secondary levels, and to support emerging capital priority projects.

The TDSB Board recently approved a boundary change for Marc Garneau CI to mitigate projected accommodation pressures at the school. This boundary review included nearby Don Mills CI and East York CI. The boundary change will come into effect September 1, 2026.

Toronto Catholic District School Board

Within the Study Area, TCDSB has identified the growth-related need to acquire a new school site near the Don Mills-Eglinton intersection to manage over-enrolment. As part of the TCDSB Education Development Charges (EDC) By-law, alternative accommodation solutions have also been identified for the area.

Future Needs to Support Growth

Toronto District School Board

The Toronto District School Board assessed the City's growth estimates to understand future utilization of local elementary schools and potential space needs resulting from anticipated population growth. The Don Mills Regeneration Areas fall within the attendance boundaries of Gateway PS (JK–6), Norman Ingram PS (JK–5), Don Mills MS (6–8), and Valley Park MS (6–8).

Ongoing development in this neighbourhood, and in adjacent Thorncliffe Park and Flemingdon Park, means that additional residential units in the Regeneration Areas will also indirectly affect enrolment at Fraser Mustard ELA (JK–SK), Greenland PS (JK–5), Grenoble PS (JK–6), and Thorncliffe Park PS (1–5). Even with the addition of two planned elementary schools (at 770 Don Mills Road and 10-12 Concorde Place), each providing roughly 550 pupil places, a significant shortfall of pupil places is still projected for the broader area.

TDSB is also considering other strategies to address capacity pressures, including accommodation reviews, program or grade changes, building additions, and school rebuilds. However, additional school space will likely be required to accommodate the projected number of elementary students. The exact amount of new space needed will depend on full build-out conditions across the neighbourhoods and the capacity of existing TDSB school sites to absorb future enrolment. Given the proximity of the Regeneration Area lands to two planned public elementary schools, the TDSB has determined that these sites are not required to provide additional school capacity.

Toronto Catholic District School Board

TCDSB pupil yield analysis indicates that forecasted residential growth within the Regeneration Areas will create sustained and cumulative elementary enrolment pressures across the Study Area. At full build-out, elementary pupil yields are expected to exceed the capacity of existing facilities without additional school accommodation. While some schools currently operate below capacity, the cumulative impact of growth is projected to result in long-term accommodation pressures that cannot be addressed solely through internal capacity adjustments or short-term accommodation measures.

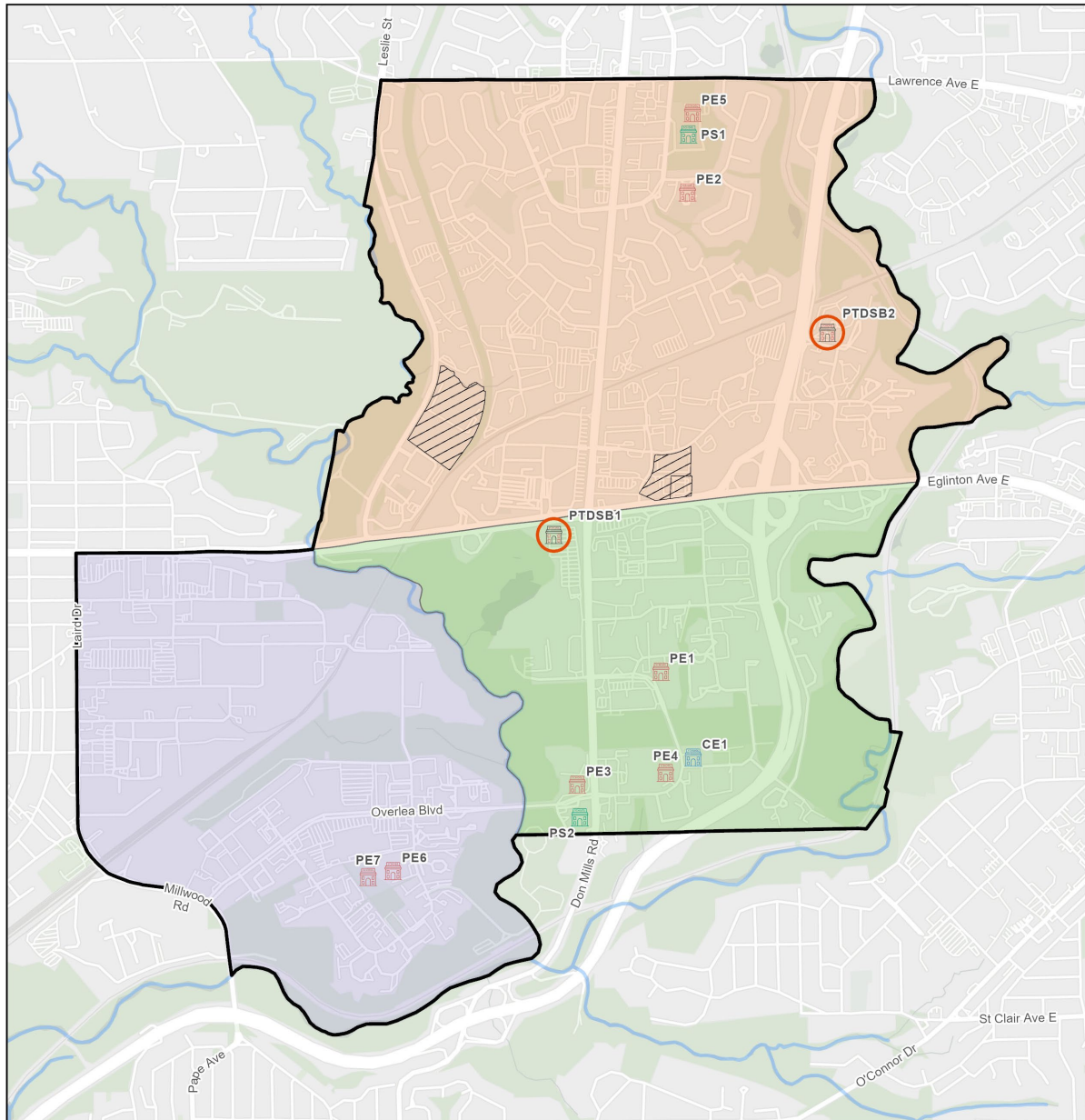
TCDSB secondary schools serving the Study Area are operating within acceptable utilization levels or have strategies in place to manage accommodation pressures and are projected to remain within acceptable capacity in the long-term. However, TCDSB will continue to monitor development activity and may revise this assessment if growth patterns or enrolment trends change.

TCDSB requests that the need for a new Catholic elementary school be recognized as a community infrastructure priority. Identifying opportunities for new or expanded Catholic elementary school facilities will be necessary to support long-term growth within the community.






Table 4: Planned Schools

Map #	Location	Description
PTDSB1	844 Don Mills Road	Zoning permissions for a 564-pupil elementary school (grades JK to 8) have been secured as part of the Toronto Builds development at 844 Don Mills Road. The school is proposed as a podium school within the base of a mixed-se building.
PTDSB2	1-3 Concorde Gate and 10-12 Concorde Place	Zoning permissions for an elementary school have been secured as part of the future development at 1-3 Concorde Gate and 10-12 Concorde Place. The school is proposed as a podium school within the base of a residential tower. The TDSB will submit a business case for funding at a later date, once development timelines are more certain.




Map 5: Existing and Planned TDSB & TCDSB Schools in the Study Area



Schools

-  Public Elementary (PE)
-  Public Secondary (PS)
-  Planned TDSB Schools (PTDSB)
-  Catholic Elementary (CE)
-  Catholic Secondary (CS)

Neighbourhoods in Study Area

-  Banbury-Don Mills
-  Flemingdon Park
-  Thorncliffe Park

CS&F Study Area

-  Regeneration Areas
-  River
-  Green Space



Human Service Agencies

The human services sector contributes to the city's health, social, economic, and cultural well-being. Non-profit, community-based organizations often deliver these services and form an essential part of the broader network of community services and facilities. These agencies play a vital role in identifying community needs, sharing information, and delivering assistance to individuals, families, and vulnerable populations within the local community.

The human services sector is complex and highly collaborative, involving multiple City Divisions, other government agencies, and a network of non-profit community-based organizations that work in partnership to deliver essential programs and services. Human service agencies work in partnership with various City Divisions and government agencies, including Social Development (SD), Economic Development & Culture (EDC), Toronto Shelter & Support Services (TSSS), Toronto Public Health (TPH), and Toronto Employment and Social Services (TESS). Facilities operated by members of the Association of Community Centres (AOCCs) and Toronto Neighbourhood Centres (TNCs) also play a key role in providing space for and delivering programs and services to communities.

Existing Human Services Agencies

There are 26 human service agencies that have been identified in the Study Area serving residents both locally and city-wide ([Table 14](#) in the Appendix). The programs and services within the Study Area include newcomer settlement and language services, housing support and food banks, supports for persons with disabilities, education and employment training, family and counselling services, legal services, as well as children and youth services. Additionally, The Neighbourhood Organization (TNO) has multiple locations across Thorncliffe Park and Flemingdon Park, providing residents a diversity of programs and services.

In the Study Area, currently there is a gap in supports and services for health and mental health, newcomers, employment, children and youth, food security, and community gathering spaces. Community service agencies are also vulnerable to rising rents and displacement due to employment land conversions and redevelopment applications.

Planning for Human Services

Several City Divisions are actively engaged with the human services sector to support the delivery of a broad range of programs and services. The City's primary focus is on the not-for-profit sector, which delivers hundreds of programs and services. City Planning and Development Review support this work by addressing facility space needs to ensure the sector can continue to serve the community effectively.

Community Space Tenancy Policy

The City supports the human service sector through community grants, contracting agencies through fee-for-service, and providing Community Space Tenancy (CST) space opportunities. The CST Policy provides a framework for leasing City space to the non-profit community-based sector for nominal, below-market rents. The CST program is led by the City’s Social Development and Corporate Real Estate Management (CREM) Divisions. The purpose of the CST Policy is to lease City-owned or managed space to non-profit organizations based on an assessment of community service needs, local demographics, and facility availability. When space becomes available, the City issues a Request for Expressions of Interest (REOI) to notify eligible organizations.

Currently, there is only one 361 square foot CST space in the Study Area, located in the Dennis R. Timbrell Resource Centre (see [Table 15](#) in the Appendix). The space is currently used by Flemo City Media and is undersized to meet current needs. Flemo City Media operates under the umbrella of The Neighborhood Organization and is a youth focused service organization, which provides training and workshops to support youth in the Flemingdon Park neighborhood. Their focus is on music production, broadcasting, photography, videography, visual arts and other media forms.

There is one planned 5,000 square foot CST space at 849 Eglinton Avenue East in the northwest corner of Thorncliffe Park on the border with Leaside. Delivery of this facility is contingent on the advancement of the proposed development. A tenant will be selected through a public Request for Expressions of Interest process, in accordance with the CST Policy.

Table 5: Planned Community Space Tenancies (CST)

Map #	Address	Description
PCST1	849 Eglinton Avenue East	Proposed 5,000 square foot CST space, located on the second floor of a new mixed-use development with direct lobby access from Eglinton Avenue East.

Association of Community Centres

Toronto has a number of community centres across the City that are operated and maintained by volunteer Boards of Management appointed by the City of Toronto, these centres are collectively called the Association of Community Centres (AOCCs). AOCCs are multi-purpose facilities that provide public space, programs, and services to meet the social and recreational needs of local communities. The City provides each AOCC with access to a City-owned or leased facility and core administrative funding.

Programming funds are raised through membership and program fees, donations, and grants. Although AOCCs are designated as part of an association, they operate independently as separate local and City boards under the City of Toronto Act, 2006. A

Relationship Framework outlines Council’s delegation of authority, expectations, and requirements for the Boards of Management.

As Toronto continues to grow, the need for additional community-based social infrastructure becomes increasingly important. In July 2024, City Council adopted a framework to expand the AOCC model of City-owned, community-operated service spaces to help meet this need. A key component of the AOCC Expansion Framework is to prioritize underserved areas and those experiencing significant population growth and development pressures. This approach aims to ensure equitable access to essential programs, services, and facilities. Currently, there are no AOCCs in the CS&F Study Area.

Planning for Community Cultural Space

Culture Connects, the City’s culture action plan, sets out a bold new vision for culture in Toronto, one where everyone, everywhere, can discover, create, and experience culture, and where culture is recognized as a vital part of daily life. The plan’s “Culture Everywhere” priority area responds to the need for safe, accessible, and affordable cultural spaces as an essential component of complete communities, with a goal of developing one million square feet of new cultural space over the next ten years.

This vision will be advanced through a range of actions, including a Cultural Infrastructure Study that will identify cultural space needs across Toronto, establish space targets by type and geography, evaluate City-owned properties for potential cultural use, and prioritize new cultural spaces outside the downtown core. Particular emphasis will be placed on supporting Indigenous, Black, and other equity-deserving creatives, as well as Francophone communities. Through a focus on truly accessible spaces, the City aims to make culture more inclusive by reducing financial, proximity, and other barriers to participation.

Service Targets

Given the wide range of programs and services offered by human service providers, there is no single growth-related service provision target for the sector. The City’s Social Development Division tracks demand for human services space geographically through its Community Space Interest Registry. This Registry collects information from non-profit organizations about their mandates, programs and services, space requirements (size, type, and location), and intended uses. The Social Development Division also works directly with non-profits to help plan for a sustainable network of social service infrastructure that can meet the diverse long-term needs of residents and community organizations.

Consultation with the human services sector has led to the development of approximate facility size requirements, which can be used as benchmarks when pursuing opportunities to secure space through the planning approvals process. Table 6 summarizes these requirements.

Table 6: Types of Human Services Spaces and/or Community Based-Facilities

Type of Facility	Description and Space Needs	Approx. Size (m ²)
Large Multi-Service Organization - Hub Model	<ul style="list-style-type: none"> Includes AOCCs, TNCs, faith-based organizations, ethno-cultural centres, recreation, and community service agencies Typically includes large multi-purpose rooms, kitchen, staff rooms, and program rooms 	1,400 – 3,700+
Specialized Multi-Service Organization - Hub Model	<ul style="list-style-type: none"> Offers specialized programs/services for specific groups or communities including seniors, youth, children, indigenous women, people with disabilities, and others Programming space may include youth services drop-in space (185 - 280 m²) or Parent Resource Centre (465 m²) 	930 - 1,900+
Health, Mental Health and Support Services	<ul style="list-style-type: none"> Programming space may include meeting rooms, office space, group rooms, counselling rooms, kitchen, and reception/waiting areas May be operated within a larger space/facility Street level space is preferred Toronto Public Health is an important City division partner in this sub-sector 	465
Housing, Homeless Services and Food Banks	<ul style="list-style-type: none"> Organizations include affordable, social, supportive and senior housing providers; emergency and refugee shelters; faith-based organizations that support people who are homeless or socially isolated; tenant support organizations; and food banks TSSS is the lead City division for housing and integrated services in this sub-sector Food bank programs may require staff rooms, cooking areas, and storage space 	465
Employment Training and Settlement	<ul style="list-style-type: none"> Client resource and information space (75 m²) Classroom and multi-purpose space for training (93 m²) Language Instruction for New Canadians (LINC program) approx. 790 m², including 6-7 classrooms (418 m²); lounge (93 m²); staff offices (23 m²); kitchenette (28 m²); child care and counselling space (186 m²) 	Up to 790
Community Development, Planning and Information and Referral	<ul style="list-style-type: none"> Prefer shared space within larger facilities such as community centres or faith-based organizations Client counselling and information space (74-93 m²) 	100

Future Human Service Agency & Cultural Space

Providing accessible community space is a key component to building strong neighbourhoods. Human service agencies and cultural service providers are increasingly vulnerable to rising land values, rental costs, and the risk of displacement due to redevelopment, all while facing growing demand and a need for additional space.

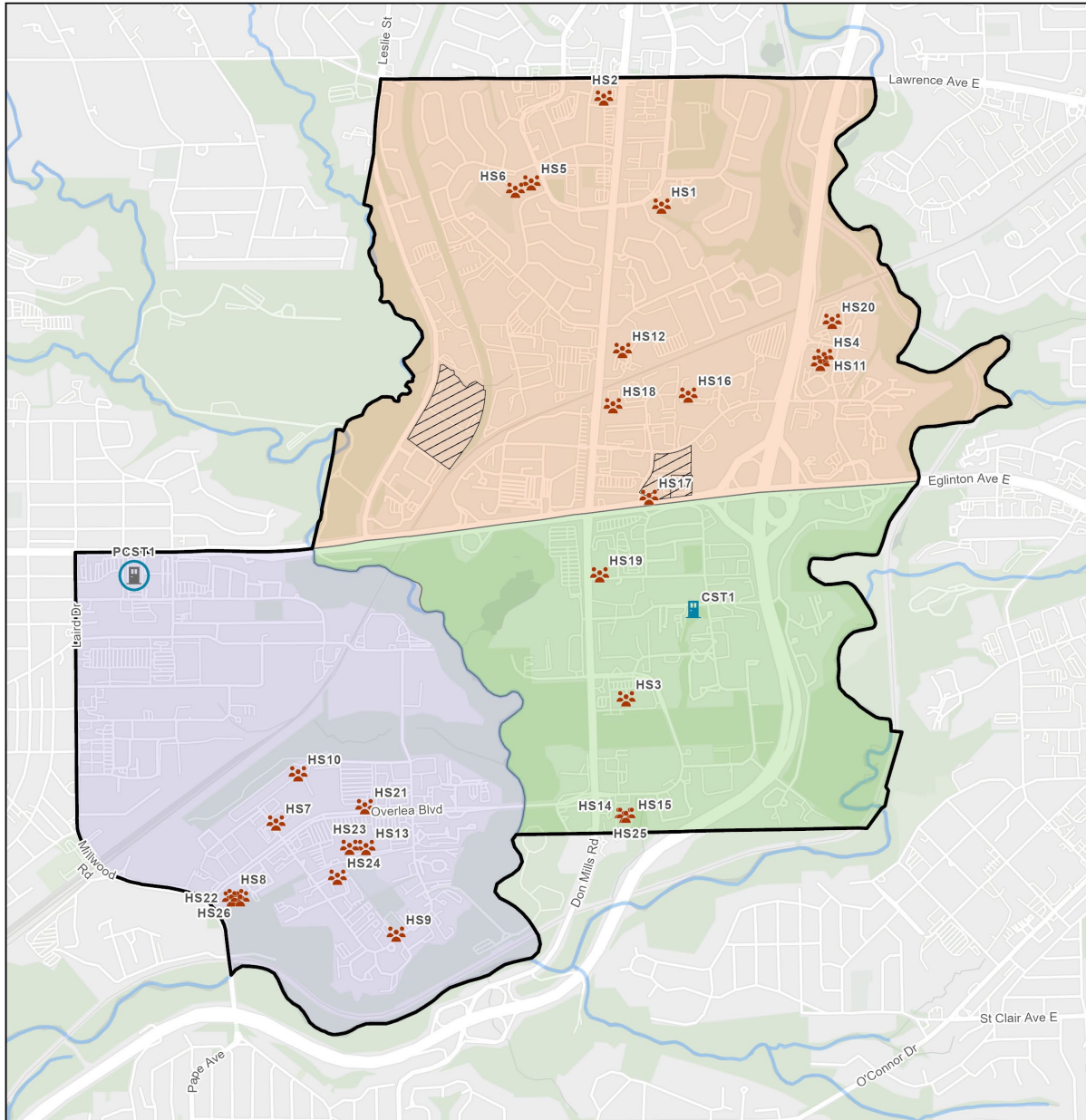
The Social Development Division has developed context-specific targets for Community Service Space (CSS). This refers specifically to City-owned and Social Development-managed spaces leased to eligible non-profit organizations under the Community Space Tenancy Policy, the Association of Community Centres model, or as part of community hubs. These targets do not include non-City spaces operated by non-profit organizations.

Recognizing the scale of development in the Study Area and opportunities for in-kind contributions for social infrastructure, projected population increases that will further strain human services organizational capacity, and high needs of low-income populations particularly in Thorncliffe Park and Flemingdon Park, Social Development has identified the need for 130,000 square feet of net new CSS in the Study Area. This includes:

- 100,000 square feet of net new CSS across Thorncliffe Park and Flemingdon Park. With future transit connectivity provided by the Ontario Line, traditional service boundaries and existing accessibility challenges will be reduced, allowing them to function as an integrated catchment area.
- 30,000 square feet of net new CSS in Banbury-Don Mills, concentrated around the Don Valley subway station. This reflects both the area's development potential and its comparatively lower level of social need. Locating new CSS near higher order transit will help ensure services remain accessible to residents of Thorncliffe Park and Flemingdon Park.
- There is no specific CSS target for the Regeneration Area lands. Off-site CSS contributions may be used to support facilities in high-needs communities within the Study Area.

Social Development will also explore the potential of integrating an AOCC into any future revitalization of the Dennis R. Timbrell Resource Centre in collaboration with Parks & Recreation, pending feasibility. Under this model, 1,000-3,000 square feet within the CRC could be allocated for dedicated AOCC administration, with shared access to CRC spaces for community-informed human services programming. Establishing an AOCC would enable the creation of a local Board of Management to guide programming based on evolving community needs, while maximizing the benefits of co-located services.

Map 6: Human Service Agencies and Existing and Planned CST Spaces in the CS&F Study Area



Human Services

-  Human Services Organization (HS)
-  Community Space Tenancy (CST)
-  Planned Community Space Tenancy (PCST)

Neighbourhoods in Study Area

-  Banbury-Don Mills
-  Flemingdon Park
-  Thorncliffe Park

-  CS&F Study Area
-  Regeneration Areas
-  River
-  Green Space



APPENDIX: Inventory of Existing Community Services and Facilities

Note: The hyperlinks in the tables below will bring the reader back to the respective sector chapter.

Table 7: Child Care Facilities in the Study Area, March 2026

Map #	Centre Name	Type	Address	Total Spaces	Subsidy	CWELCC Participant
CC1	Red Apple Day Care (Overlea)	Non-Profit	135 Overlea Blvd	36	Y	Y
CC2	Champions Children's Centre	Non-Profit	9 Grenoble Dr	128	Y	Y
CC3	Pride In Heritage Children's Centre	Non-Profit	55 Gateway Blvd	161	Y	Y
CC4	Gateway Day Care Centre	Commercial	100 Leeward Glenway	61	Y	Y
CC5	Playhouse Child Care Centre	Non-Profit	15 Greenland Rd	78	Y	Y
CC6	Greenland Recreational After School Program	Non-Profit	15 Greenland Rd	60	Y	N
CC7	St. Mark's Day Care Centre - Greenland Road	Non-Profit	1 Greenland Rd	55	Y	Y
CC8	Flemingdon Early Learning & Child Care Centre	Public (City Operated)	29 St Dennis Dr	52	Y	Y
CC9	Ikebata Nursery School	Commercial	6 Sakura Way	80	N	Y
CC10	Red Apple Day Care - St John XXIII	Non-Profit	175 Grenoble Dr	163	Y	Y
CC11	Thornccliffe Park Day Care Centre	Non-Profit	48 Thornccliffe Park Dr	52	Y	Y
CC12	Graydon Hall Child Care Services In Don Valley Business Park	Commercial	150 Ferrand Dr	98	N	Y
CC13	Thornccliffe Park School Age Day Care Centre	Non-Profit	80 Thornccliffe Park Dr	81	Y	N
CC14	Fraser Mustard Early Learning Centre	Non-Profit	82 Thornccliffe Park Dr	166	Y	Y
CC15	Montessori Education Centre	Commercial	16 Thornccliffe Park Dr	29	N	N
CC16	Engaging Minds Child Care	Commercial	29 Gervais Dr	41	N	Y
CC17	Eh To Zed Preschool Canada Early Learning Academy	Commercial	3 Concorde Gate	88	N	Y

Table 8: Existing EarlyON Centres in Study Area

Map #	Centre Name	Address	Neighbourhood / Location
EO1	Flemingdon Park EarlyON (Family Day Care Services)	150 Grenoble Dr	Flemingdon Park
EO2	Fraser Mustard EarlyON Child and Family Centre (Toronto District School Board)	82 Thorncliffe Park Dr	Thorncliffe Park
EO3	Grenoble EarlyON Child and Family Centre (Toronto District School Board)	9 Grenoble Dr	Flemingdon Park
EO4	Jenner Jean-Marie EarlyON Child and Family Centre (The Neighbourhood Organization)	48 Thorncliffe Park Dr	Thorncliffe Park
EO5	St. John XXIII EarlyON Child and Family Centre (Toronto Catholic District School Board)	175 Grenoble Dr	Flemingdon Park
EO6	TNO EarlyON Child and Family Centre (The Neighbourhood Organization)	45 Overlea Blvd	Thorncliffe Park

Table 9: Existing Libraries Serving the Study Area

Map #	Name	Address	Service Tier	Size
L1	Thorncliffe	48 Thorncliffe Park Drive	Neighbourhood	1,025 square metres (11,034 square feet)
L2	Flemingdon Park	29 St. Dennis Drive	Neighbourhood	674 square metres (7,250 square feet)
L3	Don Mills	888 Lawrence Avenue East	District	2,003 square metres (21,563 square feet)

Table 10: Existing Community Recreation Facilities Serving the Study Area

Map #	Name	Address	Description
CRC1	Jenner Jean-Marie Community Centre	48 Thorncliffe Park Dr	<p>The Jenner Jean-Marie Community Centre is a mid-sized (1,075 square metres) facility that features an outdoor sports pad, an indoor gymnasium, three multipurpose rooms, kitchen, lounge, and a weight/cardio room. It is also connected to the Thorncliffe Library and provides access to the Thorncliffe Park Daycare. The facility offers free programming.</p> <p>The facility also has structural and building design issues, including flooding, lack of illumination/ventilation, and low vertical clearance.</p>
CRC2	Flemingdon Community Centre and Playground Paradise	150 Grenoble Dr	<p>The Flemingdon Community Centre is a mid-sized (929 square metres) facility that offers a range of recreational amenities, including indoor and outdoor playgrounds, a picnic area, a splash pad, a community garden, as well as outdoor courts and fields.</p> <p>Playground Paradise, located within the community centre, offers modernized play areas, a toddler zone, and a vertical play maze, and offers free drop-in access to children aged 12 and under.</p>

Map #	Name	Address	Description
CRC3	Dennis R. Timbrell Resource Centre	29 St Dennis Dr	The Dennis R. Timbrell Resource Centre is a large (3,191 square metres) multi-component facility located in Flemingdon Park. It features a Toronto Public Library branch (Flemingdon Park Library), a licensed daycare centre (Flemingdon Early Learning and Child Care Centre), and an indoor swimming pool (Flemingdon Aquatic Centre) as part of its integrated complex. The facility also includes fitness and weight rooms, computer/training room, gymnasium, three kitchens, a lounge, four multi-purpose rooms, and the Flemo Media City recording studio. The facility provides free programming for all ages along with dedicated youth space and programs.
CRC4	Banbury Community Centre	120 Banbury Rd	The Banbury Community Centre is a mid-sized CRC (1,063 square metres) that features banquet facilities, multipurpose rooms, a kitchen, and lounge. The facility offers fitness classes, preschool programs, and older adult general interest programs.
CRC5	Broadlands Community Centre	19 Castlegrove Blvd	The Broadlands Community Centre is a mid-sized (929 square metres) centre that features an outdoor pool, outdoor artificial ice rink, an auditorium, four multipurpose rooms, and kitchen. The facility offers fitness classes, sports, and older adult general interest programs.
CRC6	East York Community Recreation Centre	1081 Pape Ave	The East York Community Recreation Centre is a mid-sized (2,120 square metres) facility that features an indoor pool, an indoor gymnasium, fitness centre, a multipurpose room, games room, two kitchens, and a gallery. The centre also offers after-school recreation care.
CRC7	Victoria Village Recreation Centre and Arena	190 Bermondsey Rd	The Victoria Village Recreation Centre and Arena is a mid-sized (3,69 square metres) facility that features an indoor ice pad, an indoor gymnasium, office, and ProShop. The facility offers a range of programs for various age groups.
OP1	Leaside Park Outdoor Pool	5 Leaside Park Dr	The Leaside Park Outdoor Pool is a seasonal public swimming facility located within the 3.4-hectare Leaside Park, which also offers a lit ball diamond, six lit tennis courts, a multipurpose sports field, and a children's playground.
A1	Don Mills Civitan Arena	1030 Don Mills Rd	The Don Mills Civitan Arena features an indoor dry pad and an indoor ice rink. This facility will close upon the opening of the new Don Mills CRC in 2029 (more details below).
A2	Angela James Arena	165 Grenoble Dr	The Angela James Arena features an indoor ice rink, four outdoor tennis courts, and four pickleball courts.

Table 11: TDSB Elementary Enrolment and Utilization Rates, January 2026

Map #	Elementary Schools	Grade Range	Capacity	Enrolment (January 2026)	Utilization Rate (January 2026)
PE1	Grenoble Public School	JK-6	720	900	125%
PE2	Greenland Public School	JK-5	236	160	68%
PE3	Valley Park Middle School	6-8	1,070	974	91%

Map #	Elementary Schools	Grade Range	Capacity	Enrolment (January 2026)	Utilization Rate (January 2026)
PE4	Gateway Public School	JK-6	968	920	95%
PE5	Don Mills Middle School	6-8	515	361	70%
PE6	Thorncliffe Park Public School	1-5	1,553	1,242	80%
PE7	Fraser Mustard Early Learning Academy	JK-SK	709	432	61%
Total	All TDSB Elementary Schools		6,016	5,210	87%

Table 12: TDSB Secondary Enrolment and Utilization Rates, 2024

Map #	Secondary Schools	Grade Range	Capacity	Enrolment (October 2024)	Utilization Rate (October 2024)
PS1	Don Mills Collegiate Institute (CI)	(9-12)	825	793	96%
PS2	Marc Garneau Collegiate Institute (CI)	(9-12)	1,341	1,751	131%
Total	All TDSB Secondary Schools		2,166	2,544	117%

Table 13: TCDSB Elementary Enrolment and Utilization Rates, 2025

Map #	School	Capacity	2025 Enrolment	2025 Utilization Rate (UR)	2029 Projected Enrolment	2029 Projected Utilization Rate (UR)
CE1	St. John XXIII	541	437	81%	468	87%
Total		541	437	81%	468	87%

Table 14: Existing Human Service Agencies/Programs in Study Area

Map #	Program	Address	Description
HS1	Access Independent Living Services	7 The Donway E	Supports for people with physical disabilities, helping people remain independent in their own home and community, provides referrals to other community services.
HS2	Achev - Ontario Employment Services	1090 Don Mills Rd	Comprehensive employment and job search services and personalized career counselling.
HS3	Afghan Women's Organization Refugee and Immigrant Services	747 Don Mills Rd	Settlement services for immigrants and refugees, particularly those who have experienced war and persecution, with a special focus on women and their families.

Map #	Program	Address	Description
HS4	Bellwoods Centres for Community Living	3 Concorde Gate	Supports for older adults and adults with disabilities, helps people remain independent in their own homes. Provides referrals to other community services, independent living education programs, and personal support services.
HS5	Better Living Health and Community Services	1 Overland Dr	Accommodation and services for seniors, including home delivered meals, disability related transportation, case/care management, and home maintenance. Community hospice and palliative care services, bereavement and grief counselling.
HS6	Community Share Food	33 Overland Dr	Provides fresh and non-perishable food to more than 2,500 individuals per month and works in cooperation with community members, local churches and service organizations.
HS7	Cypriot Community of Toronto	6 Thorncliffe Park Dr	Cultural, educational, and newcomer services for the Greek Cypriot community.
HS8	Don Valley Community Legal Services	1 Leaside Park Dr	Free community legal clinic, providing advice and representation on issues such as housing, immigration, human rights and employment law.
HS9	East York East Toronto Family Resources Organization - Healthy Beginnings for Healthy Babies - Thorncliffe Park	48 Thorncliffe Park Dr	Family resource centre for pregnant women, new parents, and caregivers. Services include nutrition, healthcare, and breastfeeding support.
HS10	East York Meals on Wheels	66 Overlea Blvd	Food services, congregate dining, and social support services for older adults and people with health challenges.
HS11	Easter Seals Ontario	1 Concorde Gate	Provides direct services, advocacy and public education to help children and youth with physical disabilities.
HS12	First Work	895 Don Mills Rd	Provincial network of youth employment agencies.
HS13	Flemingdon Health Centre - Breastfeeding Support Group	45 Overlea Blvd	Infant and toddler feeding support group, which includes breastfeeding support, specifically for Farsi and Dari speaking mothers.
HS14	Flemingdon Health Centre	10 Gateway Blvd	Health centre focused on family and community health, including foot care, diabetes education and prevention, prenatal care, and primary health care.
HS15	Flemingdon Park Community Food Bank	10 Gateway Blvd	Provides essential food and resources to families in need.
HS16	Japanese Social Services - Counselling and Support Services	6 Garamond Court	Culturally sensitive counselling for newcomers and seniors, and family support services for the Japanese Canadian and Japanese speaking communities.
HS17	Labour Education Centre	15 Gervais Dr	Income support, employment and apprenticeship preparation, skills and career development, program and resource support.
HS18	March of Dimes Canada - Employment Services, Head Office	885 Don Mills Rd	Comprehensive Disability Related Employment Programs. Ensures that people with disabilities find and keep meaningful jobs.

Map #	Program	Address	Description
HS19	MCIS Language Solutions	789 Don Mills Rd	Provides free language and interpretation services for women and other vulnerable persons experiencing domestic and sexual violence.
HS20	Ophea (Ontario Physical and Health Education Association)	12 Concorde Place	Develops training, programs and resources that support children and youth achievement.
HS21	Skills for Change - Ontario Employment Services, Flemingdon Park Employment Centre	65 Overlea Blvd	Provides employment services to newcomers and underserved populations in the Flemingdon Park area. They offer a range of services including information sessions, individual assistance with career planning, and mentorship programs. Additionally, they focus on newcomer-specific employment workshops, and language training programs (LINC).
HS22	Thorncliffe Food Bank	1 Leaside Park Dr	Local food bank and member of The Daily Bread Food Bank.
HS23 & HS24	The Neighbourhood Organization (TNO) - Overlea	45 Overlea Blvd	Multi-service neighbourhood centre, includes food bank services, settlement, employment and language services, child and family programs, health and housing services.
HS25	The Neighbourhood Organization (TNO) Flemingdon Park	10 Gateway Blvd	Community resource services, including youth lounge, community bike hub, settlement services, housing, seniors programming, and domestic violence support.
HS26	The Neighbourhood Organization (TNO) - Leaside	1 Leaside Park Dr	Comprehensive employment and job search services.

Table 15: Existing Community Space Tenancies (CST) in Study Area

Map #	CST Tenant	Address	Description
CST1	Flemo City Media	29 St. Dennis Drive	Located in the Dennis R. Timbrell Resource Centre, the 361 square foot CST space is currently used by Flemo City Media. It operates under the umbrella of The Neighborhood Organization and is a youth focused service organization, which provides training and workshops to support youth in the Flemingdon Park neighborhood. Their focus is on music production, broadcasting, photography, videography, visual arts and other media forms.