

Liberty Village Secondary Plan Community Services and Facilities Strategy

April 2026



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Executive Summary

As part of the Liberty For All – the Liberty Village Secondary Plan – staff have prepared a Community Services and Facilities Strategy to understand current and future community infrastructure needs arising from the growth in the area. Staff reviewed the immediate area along with the larger catchment area to understand needs. The demographic Study Area for Liberty Village is a smaller area and bounded by King Street to the north; Strachan Avenue to the east; Gardner Expressway to the south and Dufferin Street to the west. The community services and facilities strategy area is comprised of Liberty Village and surrounding area comprised of the Focus Area and the Context Area. The Focus Area is the area bounded by Queen Street to the north; Bathurst Street to the east; the Lake to the south and Jameson/Lansdowne to the west. The Context Area is the area bounded by Bloor Street West to the north; Bathurst Street to the east; the Lake to the south and Jameson/Lansdowne to the west.



The demographic profile analyzes a variety of demographic indicators for the Study Area (Liberty Village) compared to the City as a whole. Key findings from the demographic profile are:

- Between 2016 and 2021 Liberty Village increased by 12% compared to 1% for the City.
- 87% of the population is comprised of working adults aged 25 to 64 years compared to 58% for the City
- 79% of families in private households were living without children compared to 37% for the City
- 55% in Liberty Village live alone compared to 33% for the City
- 62% of the population in Liberty Village is a non-immigrant compared to 48% for the City
- 89% of the population in Liberty Village have a post-secondary certificate, diploma or degree compared to 62% for the City
- Average household income is \$113,381 in Liberty Village compared to \$121,200 in the City. Average family income is slightly higher in Liberty Village at \$151,621 compared to \$151,400 in the City.
- 33% of homeowners in Liberty Village spend more than 30% of their income on shelter compared to 26% for the City
- 45% of renters in Liberty Village spend more than 30% of their income on shelter compared to 40% for the City
- 89% of housing type in Liberty Village are 5+ storeys compared to 47% for the City
- There are no single-detached houses in Liberty Village and 23% in the City of Toronto
- Liberty Village has 47% homeowners compared to 52% for the City
- 85% of the housing in Liberty Village was constructed between 2006 and 2021 compared to 20% for the City of Toronto

The objective of the CSF Study is to identify existing services and facilities, and the enhancement and improvements that will be needed, to meet existing population and growth estimates based on the population growth estimates for 2024 Q3 Pipeline data.

The growth scenarios include three sub-areas: the Study Area (Liberty Village) is the area bounded by King Street to the north; Strachan Avenue to the east; Gardner Expressway to the south and Dufferin Street to the west; the Focus Area is the area bounded by Queen Street to the north; Bathurst Street to the east; the Lake to the south and Jameson/Lansdowne to the west and the Context area is the area bounded by Bloor Street West to the north; Bathurst Street to the east; the Lake to the south and Jameson/Lansdowne to the west.

Child Care

Consistent with Toronto's Licensed Child Care Growth Strategy for children under 4, 2017-2026, 50% of the projected additional population based on the projected growth scenarios should be eligible for a Service Agreement for Fee Subsidy with the City of Toronto. In order to ensure this, and based on a 62-space child care centre model, it is recommended that at least the following number of new non-profit centres be secured through the development approval process in order to support projected future growth:

- Context Area: 4-5 centres
- Focus Area: 2-3 centres
- Liberty Village: 1 centre

Toronto Public Library

Planned capital investments to both the Parkdale and Sanderson branches should be able to comfortably absorb the growth increase to the study and focus areas given that both branches will be increasing in size. The Parkdale catchment area covers a significant portion of the Study Area and most of the Focus Area. Additional capital investment to expand the High Park branch and potential investment in College Shaw will be able to help provide service to any additional increase in population in the surrounding areas. It is the Library's intention to execute the 10-year Capital Project plan that supports the Library's ability to deliver service to the communities included in the Context, Study and Focus areas.

Timing of the two key projects at Parkdale and Sanderson should coincide with the build-out time of the proposed development Focus Area and be well positioned to continue to provide library services to residents – with the completion of the Parkdale project in 2035. One of the side benefits of the Parkdale community hub project is that the branch will be able to remain open while the construction is going on, only closing the branch briefly to relocate. Community consultation will be a vital part of this project as it gets underway. The Sanderson project has a projected start date of 2027 and completion date of 2034. In 2025, an Official Plan Amendment was approved by Council, for the site of Scadding Court community centre and Sanderson library presenting an opportunity for redevelopment and revitalization, expanding services to the community and creating housing to serve the surrounding community.

Community Recreation Centres

The Liberty Village Study Area is served by six Community Recreation Centres (CRC) and one stadium: Masaryk-Cowan Community Recreation Centre, Holy Family Community Centre, Trinity Community Recreation Centre, Mary McCormick Recreation Centre, Parkdale Community Recreation Centre, Canoe Landing Community Recreation Centre, and Allan A. Lamport Stadium ("Lamport Stadium"). These facilities represent a broad variety of facility types, ranging in size and programming focus for all ages.

Parks and Recreation (P&R) will continue to inform the Facilities Plan review process to ensure that current service level analysis considers additional growth-related pressures in planning for future facility improvements, expansions, and provision.

Existing capacity and the Facilities Plan review with pipeline data will inform the City's facility investment priorities. In the near term, provision will be monitored in light of future growth potential. Should the full growth scenario occur, P&R would continue to assess the impact on utility and provision of CRCs for the Study Area. Impacts of future growth on the need for recreation facilities in the Study Area will be reviewed on an ongoing basis as future growth occurs.

Toronto District School Board

The Toronto District School Board (TDSB) will continue to monitor residential development as applications are submitted and provide comments to applicants and City staff on each application.

Currently the Toronto District School Board is considering boundary changes to accommodate students, primarily due to overcrowding and to optimize school utilization. This involves a public review process where TDSB assesses school attendance areas and explores options like shifting students to schools with available space. The goal is to ensure that all students have access to quality programs while efficiently using existing school facilities.

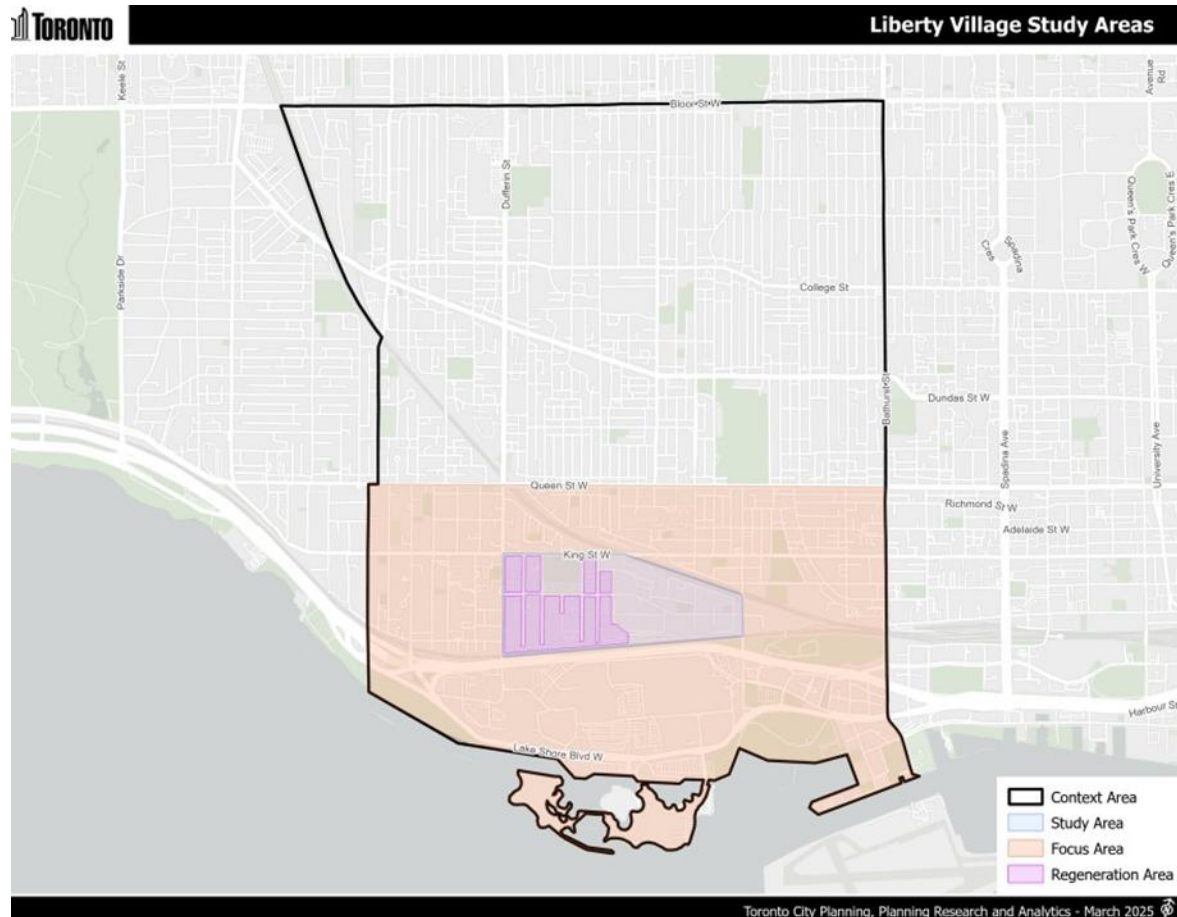
Toronto Catholic District School Board

The Toronto Catholic District School Board can accommodate new development in the area as their schools are currently underenrolled and well positioned to accommodate increased student enrolment.

Liberty Village, Demographic Profile and Community Services and Facilities Strategy

The demographic Study Area for Liberty Village is a smaller area and bounded by King Street to the north; Strachan Avenue to the east; Gardner Expressway to the south and Dufferin Street to the west (Figure 1 below). The community services and facilities strategy is comprised of Liberty Village and surrounding area comprised of the Focus Area and the Context Area. The Focus Area is the area bounded by Queen Street to the north; Bathurst Street to the east; the Lake to the south and Jameson/Lansdowne to the west. The Context Area is the area bounded by Bloor Street West to the north; Bathurst Street to the east; the Lake to the south and Jameson/Lansdowne to the west.

Figure 1: Community Services and Facilities Strategy Area Boundary



Demographic Profile

The demographic profile is comprised of the Study Area otherwise known as Liberty Village. Liberty Village is the area bounded by King Street to the north; Strachan Avenue to the east; Gardner Expressway to the south and Dufferin Street to the west. The following demographic profile was prepared based on census data from 2016 to 2021 for the Study Area, Focus Area and Context Area.

Population Change

According to the 2021 Census data there are 8,795 residents living in Liberty Village which is a 12% increase from 2016. The population increase for the City of Toronto during this time period is 1%.

Population by Age Cohort

Figure 2: Breakdown of Population, 2021 Census

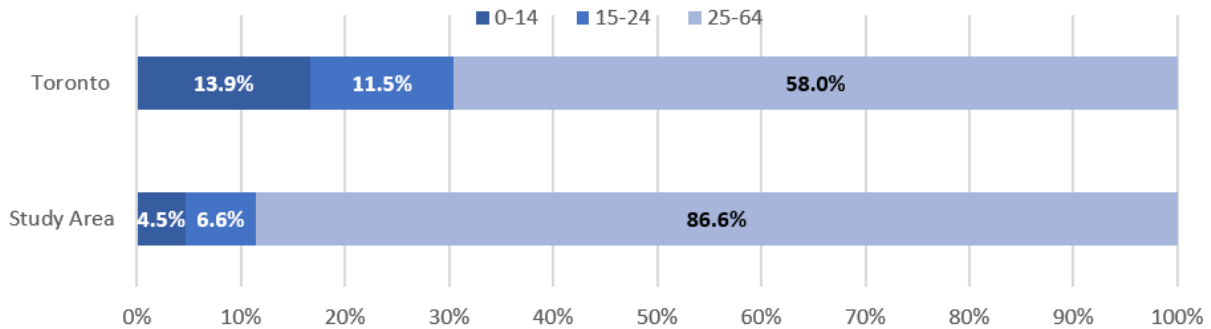
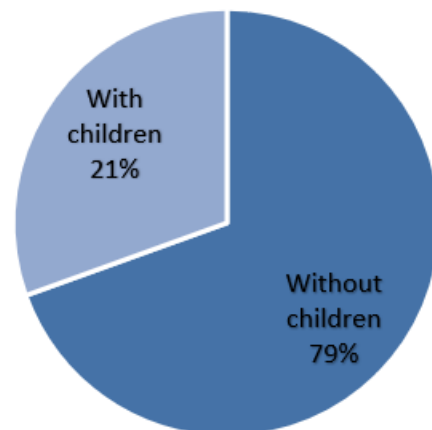


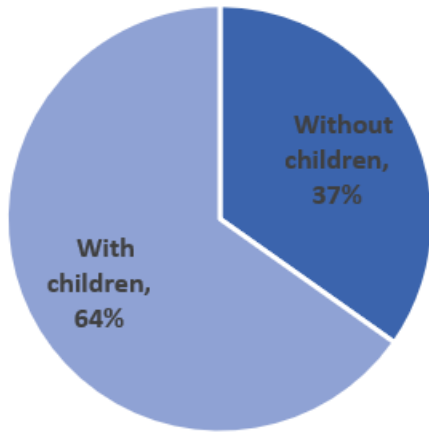
Figure 1 shows the breakdown of the population in the Study Area and the City of Toronto across four major age groups. In the Study Area there is 5% of the population between the ages of 0-14 compared to 14% for the City. Youth ages 15-24 comprise 7% of the Study Area compared to 12% for the City and working age population comprise 87% of the population in the Study Area compared to 58% for the City. Lastly seniors ages 65+ comprise 2.3% of the population in the Study Area compared to 16.5% in the City.

Families and Households

Figure 3: Study Area, 2021

Total number of families in private households in the Study Area for 2021 was 2,025 of which 79% were living without children and 21% were living with children.



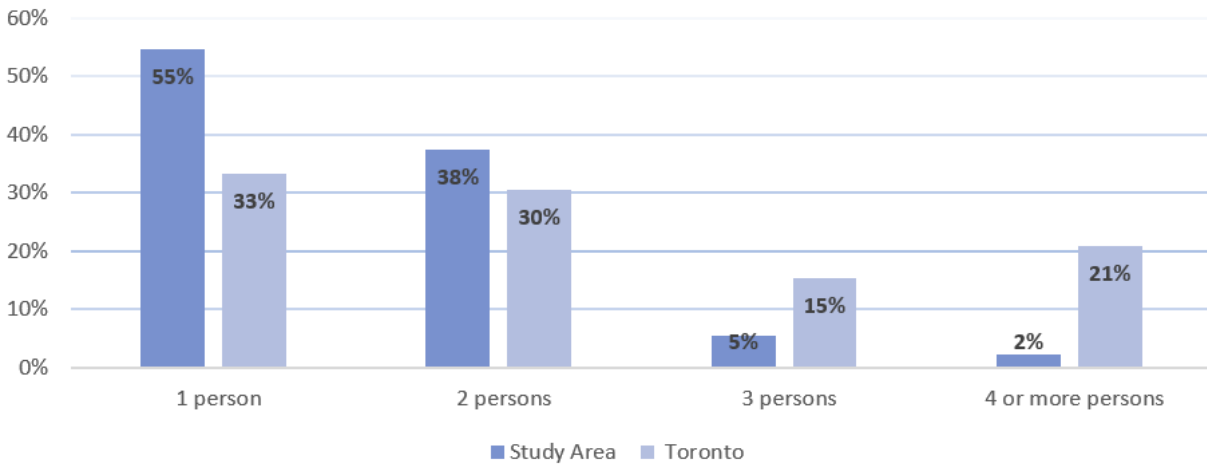


For the City of total number of families in private households in 2021 was 732,970 of which 64% were living with children and 37% were living without children.

Household Size

Figure 5 below shows private households by household size for the Study Area and the City as a whole. Figure 4 illustrates that the Study Area is characterized by smaller household size with 55% living in 1 person households compared to 33% for the City. Comparatively only 2% of the Study Area live in 4 or more person households compared to 21% for the City.

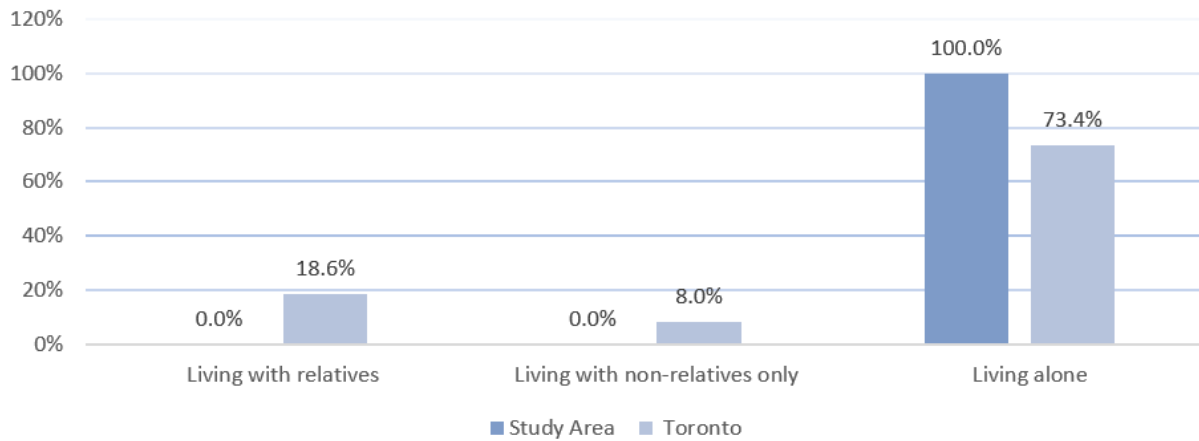
Figure 5: Household Size, 2021



Non-Family Seniors Living Arrangements

Non-family households consist of households living alone (a one-person household) or where the householder shares the home exclusively with people whom he/she is not related. Figure 6 shows that for non-family seniors in the Study Area 100% live alone compared to 73.5% for the City, conversely 0% of seniors in the Study Area live with relatives compared to 18.6% for the City.

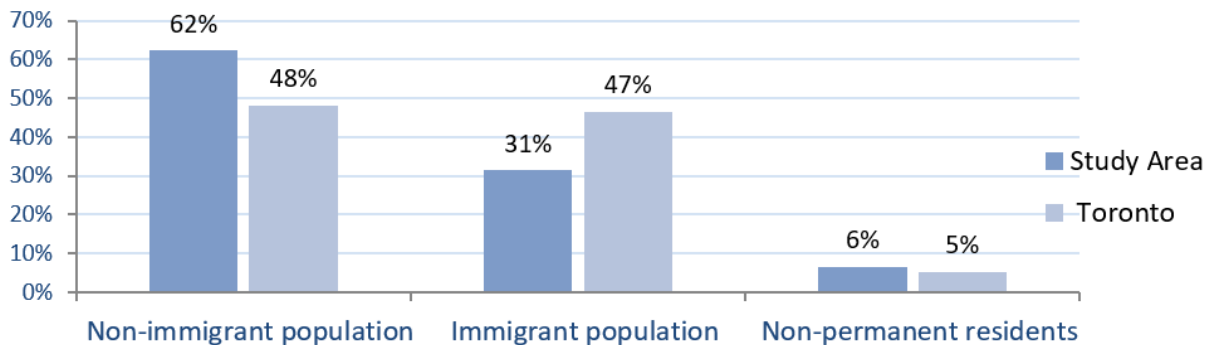
Figure 6: Non-Family Seniors Living Arrangements, 2021



Immigration Status

Figure 7 below shows that the Study Area has a smaller immigrant population at 31% compared to the City at 47%. In total 62% of the Study Area population is a non-immigrant compared to 48% for the City.

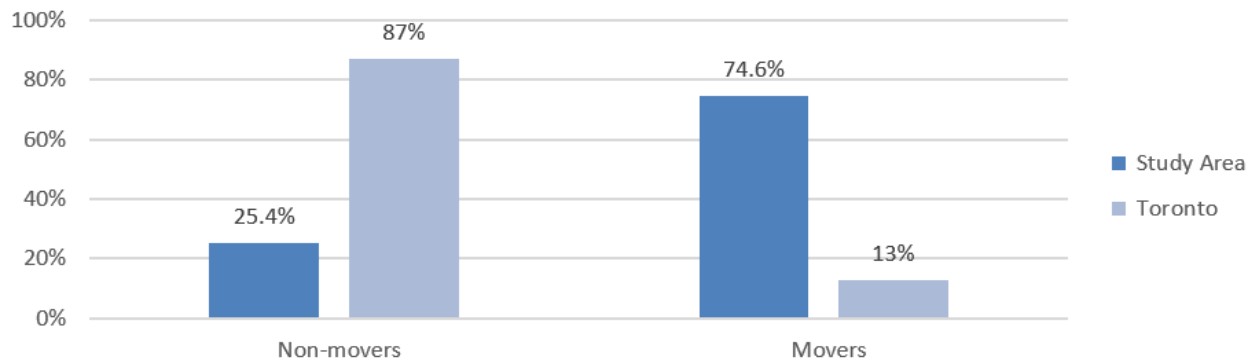
Figure 7: Immigration Status, 2021



Mobility Status

Figure 8 shows that a greater number of residents in the Study Area identified as movers at 74.6% compared to 13% for the City. Comparatively 25.4% in the Study Area identifies as non-movers compared to 87% for the City.

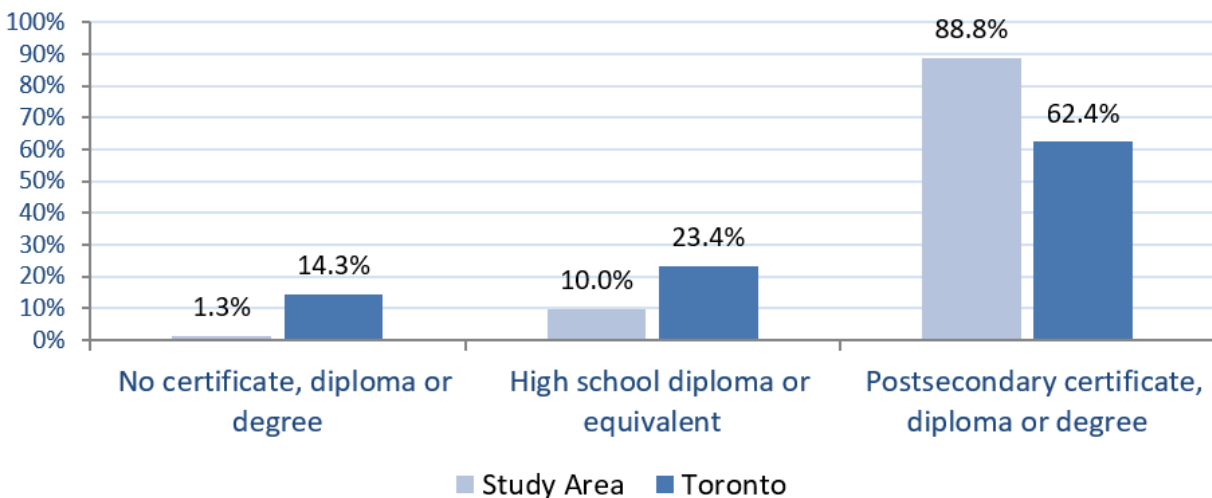
Figure 8: Mobility Status: 5 Years, 2021



Education

Figure 9 shows that the residents between 25-64 years of age within the Study Area were more likely to have attained a post-secondary certificate, diploma, or degree than the City average. 88.8% in the Study Area have a post-secondary certificate, diploma or degree compared to 62.4% for the City.

Figure 9: Education, 2021



Income

Figure 10 shows both the average household income and average family income. Average household income refers to all income received by a household, while family income refers to the income of individuals within a family unit. Average household income for the City is \$121,200 which is higher than the Study Area at \$113,381. Comparatively average family income for the City is \$151,400 which is slightly lower than the Study Area at \$151,621.

Figure 10: Income, 2021

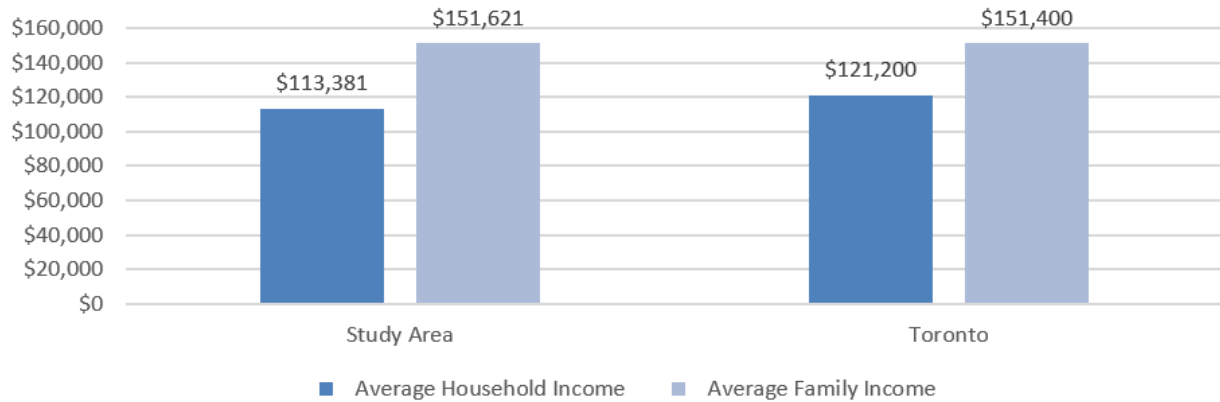
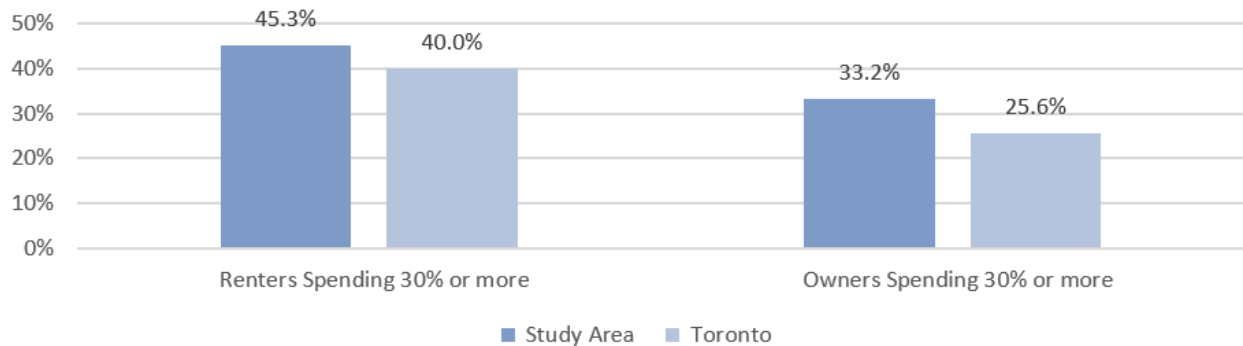


Figure 11 below identify the percentage of renters and owners spending more than 30% of their income on shelter. Compared to the City average, 33.2% of homeowners in the Study Area spend more than 30% of their income on shelter which is higher than the City at 25.6%. For renters, 45.3% in the Study Area spend more than 30% of their income on shelter which is higher than 40% for the City.

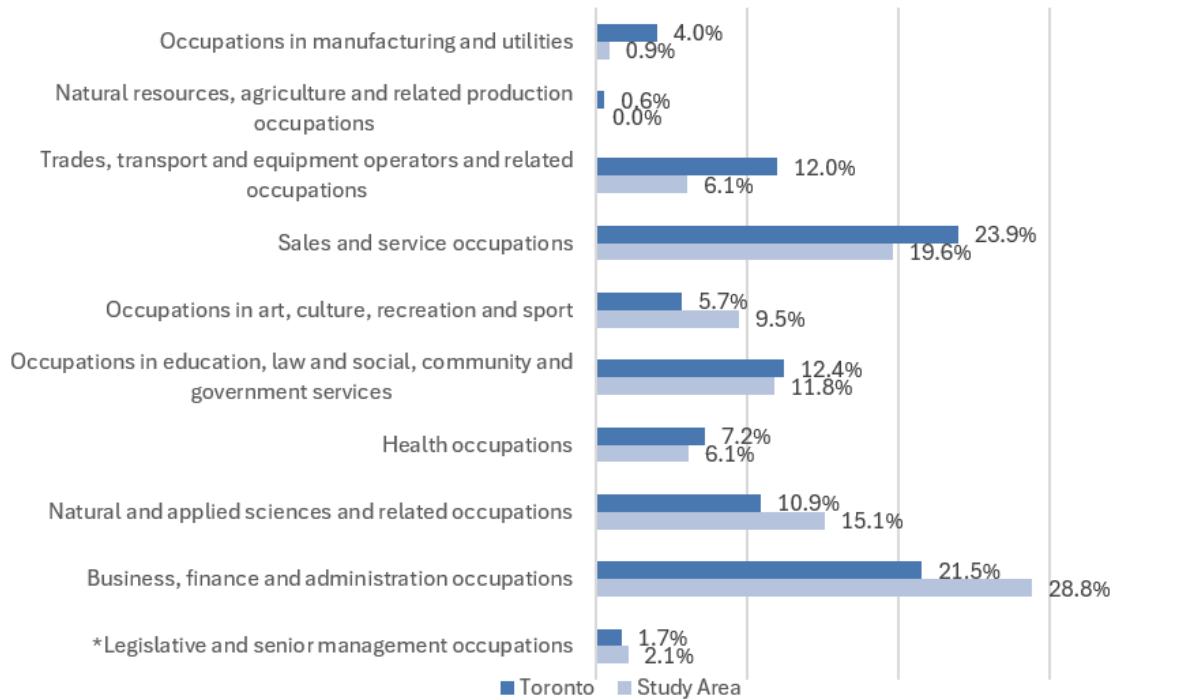
Figure 11: 30% of income on shelter by Tenure, 2021



Employment and Occupation

The top 5 occupations in the Study Area are: business, finance and administration (29%); sales and service occupation (20%); natural and applied science and related occupations (15%); occupations in education, law and social, community and government services (12%); and occupations in art, culture, recreation and sport (10%).

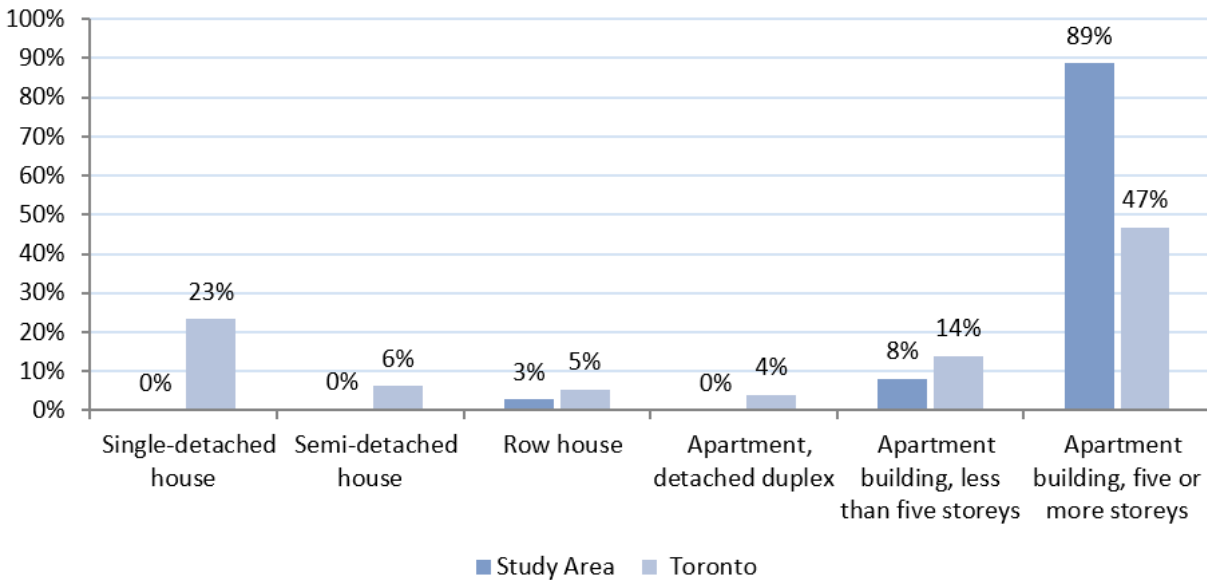
Figure 12: Occupation



Housing Stock Structure Type

A comparison of private dwellings by structure type summarized in Figure 12 below, highlights the contrast between the City and the Study Area. The 2021 Census recorded 5,655 occupied private dwellings within the Study Area. There are a significantly higher proportion of apartment building, five or more storeys in the Study Area, 89% than the City 47%. There are no single-detached houses in the Study Area and 23% in the City of Toronto.

Figure 13: Dwelling Structure, 2021



Tenure

Figure 14 shows the Tenure Split between owned and rented occupancy for 2021 in both the Study Area and in the City. The City has 52% homeowners compared to 47% for the Study Area.

Figure 14: Tenure Split, 2021

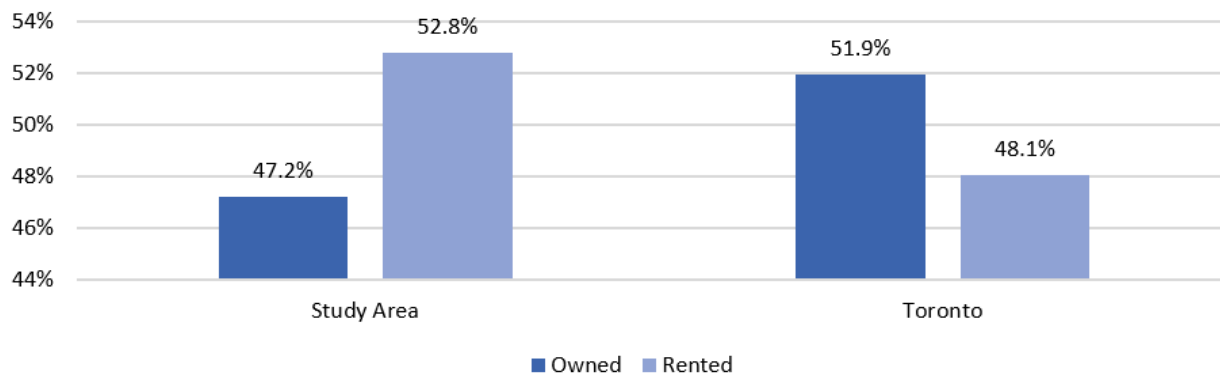
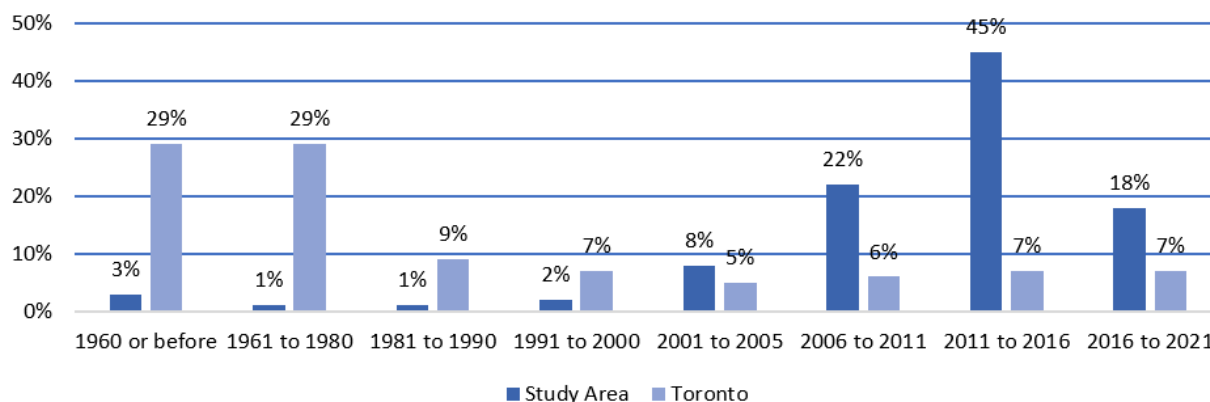


Figure 15 shows housing by period of construction. In the Study Area 85% of the housing was constructed between 2006 and 2021 compared to 13% for the City of Toronto. Comparatively between 1960 and 1980, 64% of the City’s housing stock was constructed compared to only 5% for Liberty Village.

Figure 15: Housing by period of construction, 2021



Development Activity

Population estimates are based on the Pipeline Data for 2024 Q3 and reveal a proposed number of residential units in Liberty Village at 2,383 resulting in an estimated population new of 3,980 to 4,170. Liberty Village is the area bounded by King Street to the north; Strachan Avenue to the east; Gardner Expressway to the south and Dufferin Street to the west (Figure 16 below). Liberty Village surrounding area is comprised of the Focus Area and the Context Area. The estimated population new for the Focus Area is 15,686 to 16,432. The Focus Area is the area bounded by Queen Street to the north; Bathurst Street to the east; the Lake to the south and Jameson/Lansdowne to the west. The estimated population new for the Context Area is 31,704 to 33,208. The Context Area is the area bounded by Bloor Street West to the north; Bathurst Street to the east; the Lake to the south and Jameson/Lansdowne to the west.

Figure 16: Pipeline Data for 2024 Q3

	2021 Population	Proposed No. of Residential Units	Estimated Population New	Estimated Population	Population Estimates with Regeneration Area Potential Growth
Scenario 1					
Context Area: Jameson-Lansdowne-Rail Line/Bathurst/Bloor/Lake	105,820	18,857	31,704 - 33,208	137,524 - 139,028	157,453 - 176,726
Focus Area: Jameson-Lansdowne/Bathurst/Queen/Lake	52,805	9,345	15,686 - 16,432	68,491 - 69,237	88,420 - 106,935
Study Area: Liberty Village	8,795	2,383	3,980 - 4,170	12,775 - 12,965	32,704 - 50,663

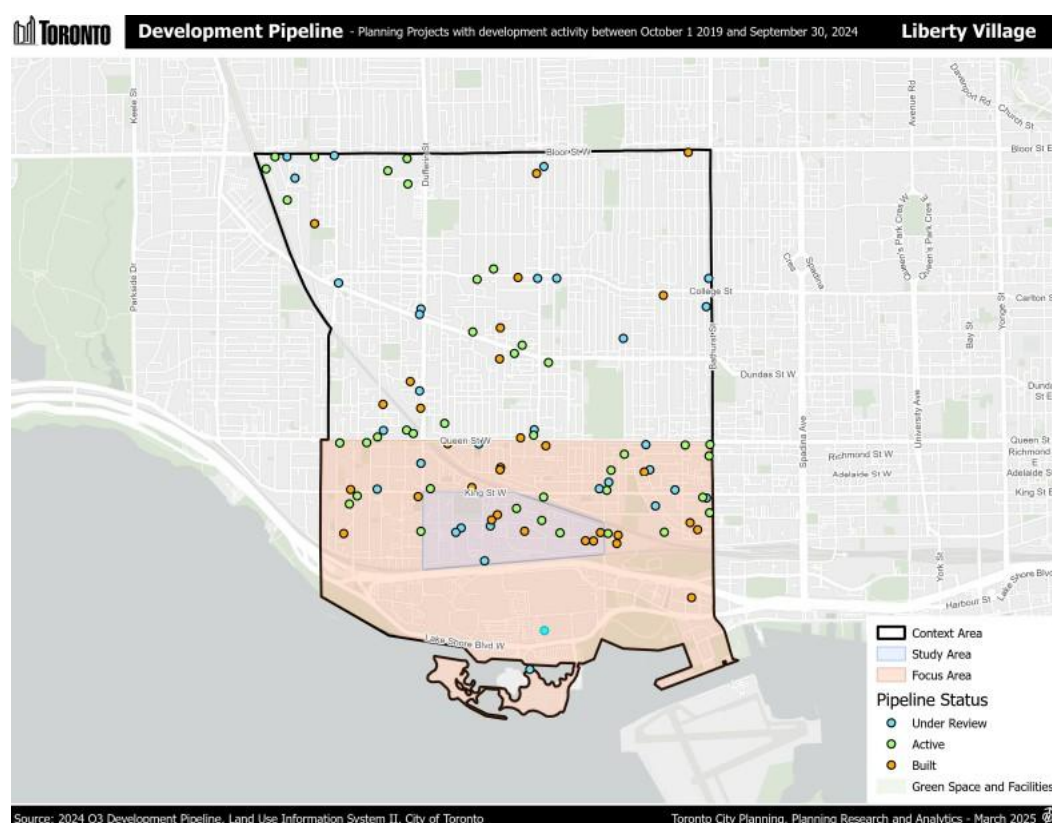
Please note that the estimated population figures are cumulative, as each sub-area falls within the boundaries of another. The projected growth for each area contributes to the totals of the larger encompassing areas.

Figure 17: Summary of Development Activity* October 1, 2019, and September 30, 2024

Status	Number of Applications	Number of Units
Active	40	9,490
Built	31	6,403
Under Review	37	6,652
Total	108	22,545

*Built projects are those which became ready for occupancy and/or were completed. Active projects are those which have been approved, or which building permits have been applied or have been issued, and/or which are under construction. Projects under review have not yet been approved or refunded, or are under appeal

Figure 18: Development Pipeline, from October 1, 2019, and September 30, 2024



Sector Inventory & Analysis

Child Care

There are 35 child care facilities in the larger Context Area. There are 24 which are operated by non-profit agencies, 10 are commercially operated and 1 centre is directly operated by the City. Twenty-six of the thirty-five centres accept subsidy, and thirty-one centres participate in the Canada Wide Early Learning and Child Care (CWELCC) system.

In total, these facilities offer 2,974 child care spaces. The breakdown is 142 infant spaces, 546 toddler spaces, 851 preschool spaces, 533 kindergarten spaces and 902 school age spaces.

There is one new child care facility scheduled to open in 2025, Liberty Village Child Care Centre at 19 Western Battery Road. There are also 3 capital projects underway in the larger context area at 1141 Bloor Street West, 200 Sterling Road and ÉÉP Pierre Elliot Trudeau (77 Grace St.)

The Council-approved Licensed Child Care Growth Strategy has a vision to serve 50% of children aged 0 to 4 years by 2026. Currently in-kind community benefit charges present opportunity to increase the capacity of the licensed child care spaces in recognition that there's an overall system shortage of spaces and capital funding.

Based on the Licensed Child Care Growth Strategy, Children Services' detailed area priority map (as of April 2025) identifies the Study Area as being located in Spadina Fort which is a lower priority ward with 50% or more served. When looking at child care need by neighbourhood we find that Liberty Village is largely located in the Fort York-Liberty Village neighbourhood which is a high priority neighbourhood with less than 20% served.

There are also 12 EarlyON Centres located in the larger context area which serve the Study Area. 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.

Figure 19: EarlyON Centres

Program	Agency	Address	Ward Name
1033 <u>EarlyON</u> Child and Family Centre	West <u>Neighbourhood</u> House O/a St. Christopher House	1033 King St W	Spadina-Fort York
Alexander Muir/Gladstone <u>EarlyON</u> Child and Family Centre	Toronto District School Board	108 Gladstone Ave	Davenport
Charles G Fraser <u>EarlyON</u> Child and Family Centre	Toronto District School Board	79 Manning Ave	Spadina-Fort York
College Montrose Children's Place <u>EarlyON</u> Child and Family Centre	College-Montrose Children's Place	180 Shaw St	Spadina-Fort York
Creating Together <u>EarlyON</u> Child and Family Centre	Creating Together	1342 Queen St W	Parkdale-High Park
Dr. Rita Cox <u>EarlyON</u>	Toronto District School Board	100 Close Ave	Parkdale-High Park
More Than Child's Play <u>EarlyON</u> Child and Family Centre	More Than Child's Play	220 Cowan Ave	Parkdale-High Park
Parkdale Jr & Sr <u>EarlyON</u> Child and Family Centre	Toronto District School Board	78 Seaforth Ave	Parkdale-High Park
Shirley Street <u>EarlyON</u> Child and Family Centre	Toronto District School Board	38 Shirley St	Davenport
St. Helen <u>EarlyON</u> Child and Family Centre	Toronto Catholic District School Board	1196 College St	Davenport
St. Helen's <u>EarlyON</u> Child and Family Centre	College-Montrose Children's Place	66 Sheridan Ave	Davenport
West <u>Neighbourhood</u> House <u>EarlyON</u> Child and Family Centre	West <u>Neighbourhood</u> House O/a St. Christopher House	248 Ossington Ave	Davenport

Growth Projections and Needs

- Based on the projected growth scenarios and estimating 0-4 years population at 3.2% (% for Fort York-Liberty Village neighbourhood, 2021 census), the number of spaces required to serve 50% of the projected additional population 0-4 years would be:
 - Context Area: 507 – 531
 - Focus Area: 251 – 263
 - Liberty Village: 64 – 67
- Consistent with Toronto's Licensed Child Care Growth Strategy up to 50% of these spaces should be eligible for a Service Agreement for Fee Subsidy with the City of Toronto. In order to ensure this, and based on a 62-space child care centre model, it is recommended that at least the following number of new non-profit centres be secured through the development approval process in order to support projected future growth:
 - Context Area: 4-5 centres

- Focus Area: 2-3 centres
- Liberty Village: 1 centre
- Recommended locations include co-locations with schools and other community facilities such as community centres/hubs and centrally located mixed-use buildings.
- It is anticipated that a portion of any demand for child care spaces beyond the recommended number of centres could be met by the child care sector without direct City capital investment/involvement.
- We 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.

Toronto Public Libraries

Toronto Public Library already has significant infrastructure in this part of the City. There are five neighbourhood Toronto Public Libraries (TPL) serving the Study Area: Fort York, Parkdale, and Sanderson are the closest; High Park, College Shaw and two District Libraries Lillian H Smith and Bloor Gladstone branches, whose catchment areas cross within the study area. Three branches – Parkdale, Fort York and Sanderson are in relatively close proximity to the Focus area.

Parkdale Neighbourhood Branch

Located at 1303 Queen Street East at the corner of Queen St. E and Cowan Avenue. Parkdale is a 24,000 sq. ft. neighbourhood branch that opened at its current location in 1964. The branch features a musical instrument lending library, 23 desktop computers for public use, 2 program rooms in the lower level of the branch, one large and one small, used for library programs and available for community bookings, a +73,000 item collection, a children’s area on the main floor, a dedicated teen space on the second floor, a variety of seating at laptop bars, study tables and some lounge seating; 80 seats in total.

Population - 2021 catchment population – 31,454; Highest Build out population (as of March 2025) – 41,065.

The branch meets the Library’s Service Delivery Model for a neighbourhood branch in terms of service area, size, location and collection. The Parkdale branch was the second busiest neighbourhood branch in 2024 with more than 240,000 branch visits, and circulated more than 173,000 library items to customers, delivered library programs to

11,000 library users, hosted more than 108,000 Wi-Fi session and 38,000 computer workstation sessions.

No major structural renovations have occurred at the branch since its opening in 1964. Major building deficiencies have been identified through regular property condition assessments. The branch currently carries as State of Good Repair backlog of approximately \$3.5 million dollars.

The branch is currently unable to meet current demand for seating and meeting space for the public. High density apartment dwellers have nowhere to study, hence quiet study space is key. All community meeting rooms on the lower level are very busy and the library cannot easily accommodate the demand for community space and provide all necessary library related programming within the current building. Study tables are oversubscribed, no quiet study space exists, and computer workstations are at capacity. Of particular need are study and programming space, electronic resources, space to conduct adult/children's literacy, tutoring, ESL, citizenship programs and room to partner with local service providers such as Settlement and Education Partnerships in Toronto.

TPL's Spaces Vision Identifies the following spaces / services as key additions for the branch – a learning centre, a digital innovation space, expanded children's area, dedicated youth space that will include a Youth Hub space; better zoned space for adults, team for a KidsStop early literacy centre additional space for programming, quiet study and work.

The branch scores 23 of 82 in the Facilities Master Plan. Parkdale is currently part of the 10-year Capital Plan with a \$38.1-million-dollar project for an expansion to a 30,000 sq. Ft. District Library and relocation to 1313 Queen Street East. The project is planned to start design in 2028 and complete construction in 2034.

The Parkdale branch is part of the Parkdale of the Planned Parkdale Community Hub initiated through a Council Motion in 2017. The branch expansion / relocation will move Parkdale from its current location at 1303 Queen Street West across Cowan Avenue to 1313 Queen Street in a facility that will be shared with Parks and Recreation in the renovated and Expanded Masaryk/Cowan Recreation Centre. The new branch will be approximately 30,000 sq. ft. and will be re-classified as a District Branch. TPL is currently working with Parks and Recreation to develop the terms of reference and MOU for the construction of what is known as the Centre Block in the Parkdale community hub. When the branch relocates the current site will be home to a new housing development that will become a part of a new housing development on the property at 1303 Queen Street. The planned renovation will fully meet the Library's Service delivery model and include a larger collection, more programming, better zoned areas for different age groups, more seating and study space, be accessible and meet Toronto Green Standards.

Fort York Branch

Located at 190 Fort York Boulevard at the corner of Bathurst and Fort York Blvd. Fort York is a 16,000 sq. ft. neighbourhood branch that opened in 2014. The branch features a Digital Innovation Hub with A/V suite, a computer learning centre, a large program room used for library programs and available for community bookings, a 42,500-item collection, a children's department on the main floor, a dedicated teen space on the second floor, a variety of seating at laptop bars, study tables, open study pods; 119 seats in total.

Population - 2021 Catchment population – 48,928; Highest Build out population over next 10 - 15 years (as of Q4 2024) – 85,885

The branch meets the Library's Service Delivery Model for a neighbourhood branch in terms of optimal branch size, location and collection. The Fort York branch is the 8th busiest in the TPL network in terms of branch visits and welcomed more than 183,000 visitors in 2024; the branch circulated more than 117,000 library items to customers and delivered library programs to 7,400 library customers. The branch scores relatively low on the Facilities Master Plan. There are no immediate plans for any major capital investments to this very busy branch.

The full build-out population projects indicate significant growth within the catchment area.

Sanderson Branch

Located at 327 Bathurst at the corner of Bathurst and Dundas Street West. The branch is a 12,702 sq.ft. neighbourhood branch. The branch largely operated from the main floor with a 1,400 sq ft auditorium in the lower-level, a 43,805-item collection, 13 public internet computers, and a small programming space off the children's department. In 1979 the Scadding Court Community Centre was opened adjacent and connected through a single door to the Sanderson branch. One of 10 Association of Community Centres (AOCC) - this active community hub also contains a Parks and Recreation operated swimming pool as well as a variety of programming and amenity spaces for public use. The branch offers a variety of programs for adults, children and teens including a Teen Council as well as a Youth Hub which operates from the lower-level program room Monday – Friday 3:30 – 7:00 p.m.

Population - 2021 Catchment population – 47,587; Highest Build out population (as of Q4 2024) – 110,395

The branch meets the Library's Service Delivery Model for a neighbourhood branch in terms of size, location and collection. The Sanderson branch is the 19th busiest in the TPL network in terms of branch visitors. The branch circulated more than 117,000 library items to customers, delivered library programs to 9,000 library customers, hosted 35,000 Wi-Fi sessions and 19,500 computer workstations sessions.

The Sanderson branch is the highest scoring branch in the Facilities Master Plan and has been a priority for major capital investment since the plan was first developed. The branch

is missing some key library services and has accessibility and building issues that need urgent resolution.

Sanderson is part of the Library's 10-Year Capital Plan 2025 - 2034 – for a reconstruction / expansion to 20,000 sq.ft. facility with a budget allocation of \$30.158 million dollars and a project start date of 2027. TPL has participated in multiple City-led feasibility studies on the redevelopment of the branch and Scadding Court starting in 2010. There has been limited success in advancing this project due to the complexity of the site, the desire of the City to maximize the use of the site with the introduction of housing on the site. There has been a funding gap for the redevelopment of the Scadding Court Community Centre. To date TPL is the only partner on the site that has committed funding to the capital project. There is renewed interest and attention to advancing this program in 2024. CreateTO is leading the current rezoning activities for an Official Plan Amendment that will allow mixed use development on the site. A Zoning By-law amendment will be the next step to advance this project.

The redeveloped library on the site will fully meet the Library's Service Delivery model and include a larger collection, improved space for library programming, better zoned areas for different age groups, larger children's area, more seating and study space, meet OADA requirements and incorporate Toronto Green Standards.

High Park – Neighbourhood Branch

Located at 228 Roncesvalles Ave. The branch was opened in 1916 and was one of three identical branches designed by Eden Smith & Sons. The branch is 8,850 sq. ft. neighbourhood branch that was expanded in 1990. The branch has a 937 sq ft on the main floor – where the service desk and small children's department is found, the second floor accessible by stairs and elevator houses the adult collections and small teen area. The branch offers a 46,000-item collection, 8 public internet computers and 50 seats available for public use.

Population - 2021 Catchment population – 26,206; Highest Build out population (as of Q4 2024) –

The branch does not meet the Library's Service Delivery Model for a neighbourhood branch in terms of size, location and collection. The High Park branch is the 19th busiest in the TPL network in terms of branch visitors. The branch circulated more than 117,000 library items to customers, delivered library programs to 9,000 library customers, hosted 35,000 Wi-Fi sessions and 19,500 computer workstations sessions.

The High Park branch scores 16th of 87 in the Facilities Master Plan and has been identified as a Horizon A priority for major capital investment since the plan was first developed. The branch is missing some key library services and has accessibility and building issues that need urgent resolution.

High Park is part of the Library's 10-Year Capital Plan 2025 - 2034 – for a reconstruction / expansion to 15,000 sq. ft. facility with a budget allocation of \$21 million dollars and a

project start date of 2025. TPL completed a feasibility study in 2022 to determine options for massing and planning restrictions to inform the current budget submission. The renovation will include a revitalization of all public service areas and incorporate a complete redesign of the current space to provide a more efficient layout and barrier free access. The redeveloped library on the site will fully meet the Library's Service Delivery model and include a larger collection, improved space for library programming, better zoned areas for different age groups, larger children's area, more seating and study space, meet AODA requirements and incorporate Toronto Green Standards.

Bloor Gladstone - District Branch

Located at 1101 Bloor Street West the Bloor Gladstone District Branch is a District branch first opened in 1913 and most recently renovated and expanded to 20,627 sq.ft. In 2008. The new branch design maximizes the branch has a collection size of 66,203; 35 public internet computers including a computer learning centre, a water themed KidsStop Early Literacy centre, a 1,000 sq. Ft. program room on the lower level, 2 bookable study rooms and approximately 145 seats.

Population - 2021 catchment population – 37,383; Highest Build out population (as of March 2025) – 57,350

The branch does not meet the Library's Service Delivery Model for a district branch in terms of service area, size, location and collection. The branch is undersized for a district library and the collection is small. The Bloor/Gladstone branch was the busiest district branch in 2024 with more than 272,000 branch visits, and circulated more than 202,000 library items to customers, delivered library programs to 12,700 library users, hosted more than 137,000 Wi-Fi session and 428,000 computer workstation sessions.

TPL's Spaces Vision Identifies the Bloor /Gladstone branch for the addition of a Youth Hub, after school program that runs Monday – Friday from 3:30 – 7:00 pm. Branch. A digital innovation space is also a required service for a district library.

The branch scores 6 of 17 district branches in the Facilities Master Plan. Bloor/Gladstone is not currently part of the 10-year Capital Plan but there is a plan to introduce Youth hub services to the branch with design starting in Q4 2025. There is also planned SOGR work to address a backlog of AODA and HVAC work. This work is expected to start in 2026.

When the Parkdale Branch renovation project and Parkdale is completed and becomes the District Branch, the Bloor / Gladstone branch will be reclassified as a Neighbourhood 1 Branch.

Lillian H Smith – District Branch

Located at 239 College Street near the corner of College Street and Spadina Ave. Lillian H Smith (LHS) is a 39,000 sq.ft. District Library that also houses two Special Collections; the Merrill Collection of Science Fiction, Speculation and Fantasy (5,900 sq. ft) and the Osborne Collection of Early Children's Books (7,100 sq.ft.). The branch opened in 1995

and is one of the most unique libraries in the Toronto Public Library network, designed in the Postmodern style by Philip H. Carter. The branch features a 1,100 sq. ft auditorium and smaller 635 sq.ft. meeting room, 33 desktop computers for public use, 13 that are part of a computer learning centre; a +83,000-item collection; a well-zoned children's area on the main floor, a dedicated teen space on the second floor, a variety of seating at study tables and some lounge seating; 80 seats in total.

Population - 2021 catchment population – 13,452; Highest Build out population (as of March 2025) – 23,025

The branch does meet the Library's Service Delivery Model for a District Branch in terms of, size and location; but because of the inclusion of the two Special Collections – and the small size of the circulation collection, the branch does not include many features typical of District Library – including a Youth Hub, Digital Innovation space and a KidsStop early literacy Centre for children. The branch lacks adequate space for work and study with no study or collaboration spaces available. The Lillian H. Smith branch is the 6th busiest District Branch in 2024 with 216,000 visitors. The branch circulated more than 143,000 library items to customers, delivered library programs to 6,800 library users, hosted more than 84,000 Wi-Fi session and 42,7000 computer workstation sessions.

No major structural renovations have occurred at the branch since its opening in 1964. Major building deficiencies have been identified through regular property condition assessments. The branch currently carries as State of Good Repair backlog of approximately \$5.9 million dollars.

The branch scores 1 of 17 in the Facilities Master Plan for District Libraries in need of capital investment. Lillian H. Smith is currently part of the 10-year Capital Plan with a \$37.1 million-dollar project for renovation to the existing building. The project is currently unfunded but has a planned start date for design of 2030. There was structural feasibility study completed in 2021 and currently a study underway in 2025 on the medium and long-term requirements for the special collections currently housed in the branch. The prioritization of this project will be reconsidered as funding opportunities arise, and current feasibility study is completed.

College Shaw

College/Shaw is a neighbourhood branch located at 766 College Street, at the corner of College Street and Shaw Streets in Toronto's Little Italy Neighbourhood. College/Shaw branch primarily offers service on the main floor, with some programming done in the branch basement. The main floor of the branch has an open-concept children's area, a raised counter across the front window, an assortment of study tables and 7 public internet PCs. The branch offers a range of programming for members of the community and is often invited to participate in events led by local Business Improvement Organizations, with whom the staff have a strong relationship. The branch circulated 105,755 items in 2024, making it the 26th ranked neighbourhood branch for circulation in that year. In 2024,

the branch had 82,622 customer visits and hosted 138 programs with a total attendance of 2,428 participants.

Population - 2021 Catchment population – 22,857; Highest Build out population (as of Q4 2024) – 24,295

The College Shaw branch was opened in 1984, with no significant renovations completed since 1992 when improvements were made to help barrier free access to the branch.

The branch does not meet TPL’s Service Delivery Model in terms of size, as it is 7,664 sq. ft. in size and has a collection of 21,312 items. The lot of the library is restricted by a large light well on the North-West side of the building which extends below grade to the library’s basement. This area is inaccessible to customers or the library’s staff. The main entrance to the branch is at grade, but the basement level is also only accessible via stairs or a keyed lift which limits access and the usability of the space from an accessibility perspective. Significantly, the branch has accessible washrooms, but both are in the basement, requiring the use of the lift (and associated staff support to operate said lift) to access.

College Shaw is ranked as 50 of 87 for capital investment in the Facilities Master Plan. And is recommended for capital investment as a Horizon C priority of 21 to 30 years. There are significant AODA requirements that need to be addressed. Library staff are actively engaging in discussions on the re-development of the College Shaw site with the guidance and support of Create TO. If the re-development goes ahead the branch will be able to expand to meet Service Delivery Model standards for a neighbourhood branch in size, library service improvements and collections.

Figure 20: Toronto Public Libraries



Growth Projections and Needs

Planned capital investments to both the Parkdale and Sanderson branches should be able to comfortably absorb the growth increase to the study and focus areas given that both branches will be increasing in size. The Parkdale catchment area covers a significant portion of the study and most the focus area outlined in this CS&F study. Additional capital investment to expand the High Park branch and potential investment in College Shaw will be able to help provide service to any additional increase in population in the surrounding areas. It is the Library's intention to execute the 10-year Capital Project plan that supports the Library's ability to deliver service to the communities included in the Context, Study and Focus areas.

Timing of the two key projects at Parkdale and Sanderson should coincide with the build-out time of the proposed development focus area and be well positioned to continue to provide library services to residents – with the completion of the Parkdale project in 2035. One of the side benefits of the Parkdale community hub project is that the branch will be able to remain open while the construction is going on, only closing the branch briefly to relocate. Community consultation will be a vital part of this project as it gets underway.

The Sanderson project has a projected start date of 2027 and completion date of 2034.

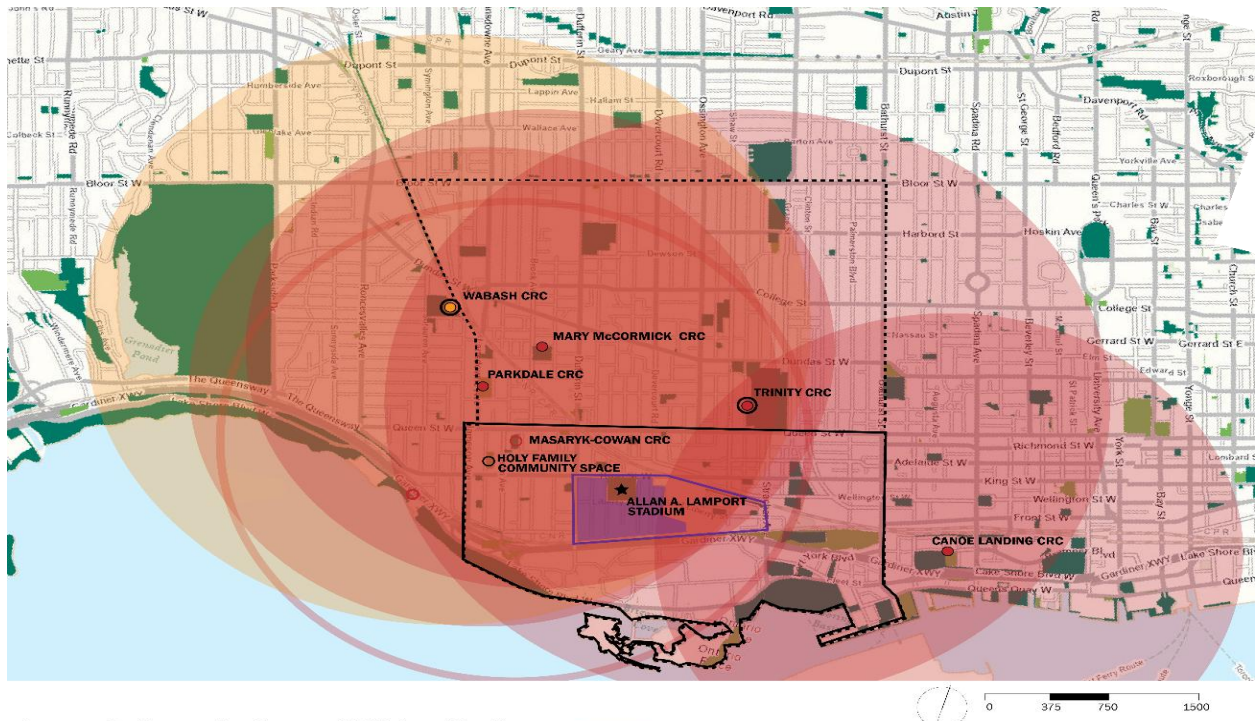
Community Recreation Centres

The Liberty Village Study Area is geographically well served by Community Recreation Centres. There are currently six (6) CRCs and one (1) stadium which serve the Liberty Village Study Area (as defined on Figure 21 below); Masaryk-Cowan Community Recreation Centre, Holy Family Community Centre, Trinity Community Recreation Centre, Mary McCormick Recreation Centre, Parkdale Community Recreation Centre and Canoe Landing Community Recreation Centre. The Study Area also includes Allan A. Lamport Stadium ("Lamport Stadium"). These facilities represent a broad variety of facility types, ranging in size and programming focus for all ages.

Although the Bob Abate Community Recreation Centre is located within the CS&F Context Area, the catchment area of this CRC does not include the Study Area, or Focus Area and has not been included in this assessment.

Despite being located just outside the CS&F Context Area, the Wabash Community Recreation Centre is a planned large multi-component CRC with a catchment area that will serve the Study Area, anticipated to open in 2027. In 2025, an Official Plan Amendment was approved by Council, for the site of Scadding Court community centre and Sanderson library presenting an opportunity for redevelopment and revitalization, expanding services to the community and creating housing to serve the surrounding community.

Figure 21: Location of Existing and Planned Community Recreation Centres



Community Recreation Centres (CRCs) and Stadium

- CRC - Large Multicomponent
- Planned CRC - Large Multicomponent
- CRC - Mid Size
- Community Space
- CRC to Be Replaced
- ★ Stadium

- CRC Catchment Area
- Planned CRC Catchment Area
- CRC to be Replaced Catchment Area
- City-Owned or Operated Parks
- Other Open Spaces
- Regeneration Area
- Study Area
- Focus Area
- ⋯ Context Area

Figure 22: Existing Community Recreation Space

Name	Location	Area (m ²)	Description
Masaryk-Cowan Community Centre	220 Cowan Ave.	1,776 m ²	Features a gymnasium, kitchen, lounge, multipurpose rooms, dressing rooms, youth space, and a weight/cardio room. Located north of Masaryk Park, which contains a community garden, <u>playspace</u> , wading pool, and outdoor table tennis.
Holy Family Community Centre	141 Close Ave.	2,935 m ²	Features a gymnasium and multipurpose room, and offers arts, hobby, interest, and sports programming.
Trinity Community Recreation Centre	155 Crawford St.	2,963 m ²	Features a craft room, fitness/dance studio, gallery, games room, gymnasium, indoor pool, indoor track, kitchen, preschool, weight/cardio rooms, and multipurpose rooms. Located in Trinity <u>Bellwoods</u> Park, which contains a range of amenities.
Mary McCormick Recreation Centre	66 Sheridan Ave.	3,010 m ²	Features a craft room, dressing rooms, fitness/dance studio, games room, gymnasium, 25-metre indoor pool, kitchen, multipurpose rooms, preschool, and weight/cardio rooms. Connected to McCormick Arena which contains two indoor rinks. Located within McCormick Park which contains a ball diamond field, basketball court, <u>playspace</u> , wading pool, and outdoor bocce court.
Parkdale Community Centre	75 Lansdowne Ave.	6,422 m ²	Features a 25-metre pool, a tot pool, two gymnasiums, and multi-purpose rooms. This is a shared-use facility with the Parkdale Junior and Senior Public School.
Canoe Landing Community Recreation Centre	45 Fort York Blvd.	6,340 m ²	Features a cycling studio, double gymnasium, indoor track, kitchens, multi-purpose rooms, outdoor basketball court, outdoor track, playground, playroom and weight/cardio room.

See Appendix 1 for Community Recreation Centre 2024 Utilization Data.

Allan A. Lamport Stadium

The Allan A. Lamport Stadium (“Lamport Stadium”) is a multi-purpose stadium with a seating capacity of 9,600 and is used for a wide variety of sport programming. The playing surface has markings for soccer, field hockey and rugby league. An air supported structure is added during the winter months enables the stadium to be used year-round by the community.

The City is currently looking to procure an operator for the stadium who will help ensure the facility is reaching its full potential by improving the stadium infrastructure and providing equitable community access and improved service. The operator would be expected to provide capital investment necessary to improve the stadium, field conditions, to bring the facility into a state of good repair, while ensuring community access to recreation opportunities is maintained.

Planned Community Recreation Centres

As noted above, despite being located just outside the CS&F Context Area, the new Wabash Community Recreation Centre will serve the Liberty Village Study Area. This planned CRC is a four-storey facility which adaptively reuses the former Canadian Linseed Oil Mills Ltd. Building. Located within Sorauen Park this facility will contain a range of amenities, including a pool, gymnasium, fitness area, and multi-purpose community rooms and spaces. The CRC is currently in the detailed design phase. This project is fully funded in the P&R 2025-2034 10-Year Capital Plan Budget with construction anticipated to be completed by 2027 (timeline subject to change). Additionally, the future planned replacement of the Masaryk-Cowan CRC will provide additional provision to the Liberty Village area.

Recent Community Recreation Centre Improvements

Several improvements and State of Good Repair (SOGR) works have occurred or are planned to Community Centres serving the Study Area. Recently, Mary McCormick CRC underwent SOGR work which included architectural renovations, mechanical works, and replacement of the gymnasium floor, completed in April 2021.

For the 2025 to 2029 period, the Trinity Bellwoods CRC will undergo SOGR works including foundation waterproofing and rehabilitation, interior rehabilitation, AIR rehabilitation and parking lot SOGR work. Within Trinity Bellwoods Park, washrooms are currently undergoing an assessment, playground enhancements are planned, and a pathway and circulation study is planned. Further, SOGR works there are planned for the gymnasium at Holy Trinity CC, to occur in the summer of 2025.

Summary of Current CRC Facility Provision and Utilization

A review of current utilization data indicates that from a geographic lens, the Study Area is well served by CRCs which offer a variety of programs for all ages through drop in and permitted activity hours. Current program utilization data shows that all existing CRCs serving the Study Area are operating at an average of around a 71% utilization indicating there is existing capacity at these CRCs to serve the Study Area (Appendix 1).

Since opening in 2021, the Canoe Landing CRC has increased in utilization, with coinciding decreases occurring at other CRCs serving the Study Area. Although not confirmed by Recreation Staff, it is assumed that this new facility may have potentially drawn users from other CRCs which serve the Study Area as it provides newer facilities and programming.

Additionally, new and replacement facilities are planned (the new Wabash CRC and replacement of Masaryk-Cowan CRC) which will serve the Study Area, holding future potential to impact these utilization rates further.

P&R's facilities planning process considers development pipeline data in assessing future need for various types of recreation facilities across the city. Use of pipeline data provides an estimate of population growth over an approximately 10-to-15-year timeframe and

serves as a useful benchmark for calibrating planned capital investments to serve future demand. While the existing 2019 Implementation Strategy is based on previous pipeline data, the current review will incorporate updated development pipeline data and related population estimates.

Schools

Toronto District School Board

There are 3 schools located in the Focus Area boundary which serve the Study Area: Dr Rita Cox Mina Minagok Public School, Niagara Street Jr. Public School and Parkdale College Institute. In addition, there are 3 schools located outside the Focus Area boundary but partially within attendance boundary for the Focus Area: Alexander Muir/Gladstone Ave Junior and Senior Public School, Givins/Shaw Junior Public School and Ryerson Community School.

The Toronto District School Board has provided information on the schools that are physically within the Focus Area or have a portion of their attendance area in the Focus Area as they serve the Study Area.

The Toronto Lands Corporation and the Toronto District School Board will continue to monitor residential development as applications are submitted and provide comments to applicants and City staff on each application.

Figure 22: Capacities, enrolment and utilization of schools serving the subject site (as of October 31, 2024):

Schools within the Focus Area Boundary	Capacity	Enrolment	Utilization Rate
Dr Rita Cox Mina Minagok Public School ³	1060	823	78%
Niagara Street Jr Public School	328	304	93%
Parkdale Collegiate Institute	798	635	80%
Schools outside the Focus Area Boundary (attendance boundary partially within the Focus Area)	Capacity¹	Enrolment	Utilization Rate²
Alexander Muir/Gladstone Ave Junior and Senior Public School	582	519	89%
Givins/Shaw Junior Public School	363	215	59%
Ryerson Community School	602	334	55%

School sites and facilities play an important role as learning institutions and also as integral community resources providing space, play spaces and green and open spaces that support the community. Each school board undertakes ongoing evaluation and monitoring to inform program and accommodation planning.

Existing Context to schools serving the Study Area

The Toronto District School Board (TDSB) considers boundary changes to accommodate students, primarily due to overcrowding and to optimize school utilization. This involves a public review process where the TDSB assesses school attendance areas and explores options like shifting students to schools with available space. The goal is to ensure that all students have access to quality programs while efficiently using existing school facilities.

The TDSB is currently reviewing Oakwood CI, Jarvis CI, Forest Hill CI, York Memorial CI, Humberside CI, North Toronto CI, Parkdale CI, and Bloor CI to address declining enrolment and underutilization at Oakwood CI. Due to the area impacted by this review, there may be additional schools included as the scope of potential changes evolves.

The TDSB has identified a study to explore a review of Parkdale CI, Humberside CI, Western Technical School, Bloor CI and Harbord CI to address underutilization in the area. The timing of this study is yet to be determined.

The TDSB has identified a study in 2026-2027 to explore an expansion of the grades at Ossington/Old Orchard Jr. PS to include Grade 7 and 8. The school is currently a feeder to Alexander Muir/Gladstone Jr. & Sr. PS at Grade 7.

The TDSB is currently reviewing the boundaries, grades and new residential development at schools including Kensington CS, King Edward Jr. & Sr. PS, Ryerson CS and Orde Street Jr. PS. There are a number of accommodation issues present within this group of schools that require solutions to be implemented.

The TDSB has identified a study in 2031-2032 to review Kensington CS, Ryerson CS, King Edward Jr. & Sr. PS and Lord Lansdowne Jr. & Sr. PS to achieve a better balance of enrolment and utilization amongst this group of schools.

TDSB system-wide reviews

The TDSB is currently undertaking a comprehensive review that looks at all its secondary schools at once with a vision to ensure all students have equitable access to programs and opportunities. Clustered into ten groupings of schools, reviews of the Board's 111 secondary schools are expected to take place over the next eight to ten years, with a common aim to reduce excess capacity and 'right-size' TDSB's network of secondary schools. The current review is expected to provide the framework for the subsequent group reviews. These subsequent group reviews may result in the closure of some TDSB secondary schools or changes to some of the current secondary school boundaries. In addition, changes to the provision of some secondary programs, such as French as a Second Language-related programs, may be impacted as a result of the group reviews. The Secondary Program Review Final Report was approved by the TDSB Board of Trustees in November 2020. Completion of Phase 1 of the Review is ongoing. Additional information regarding the Secondary Program Review can be found at:

Toronto Catholic District School Board

There is a total of 5 Toronto Catholic District School Board (TCDSB) elementary schools located in the Study Area and a total of 1 TCDSB secondary schools. The table below shows the 2024 Utilization Rate for each school.

Figure 23: TCDSB Schools

School Name	Address	Grades	2024 Utilization Rate
Elementary			
Holy Family	141 Close Avenue	1 to 8	38%
St Mary	20 Portugal Square	1 to 8	32%
Pope Francis	319 Ossington Avenue	1 to 8	37%
St Helen	1196 College Street	1 to 8	25%
St Francis of Assisi	80 Clinton Street	1 to 8	21%
Secondary			
St. Mary's	66 Dufferin Park	9 to 12	109%

After reviewing both growth scenarios, the TCDSB can accommodate new development in the area as their schools are currently underenrolled and well positioned to accommodate increased student enrolment. Either scenario presents an opportunity to optimize the use of existing school capacity while supporting long-term community growth.

Both school boards provide comments on development applications allowing the development pipeline to inform the boards' planning for long-term accommodation and programming. Community Services and Facilities will be delivered through the development review and capital budgeting processes.

Community Space/ Human Service Agencies

Community service space refers exclusively to City-owned or managed spaces leased to eligible non-profit organizations to deliver services to residents of Toronto under the Community Space Tenancy Policy. They can include youth, family and homelessness services; employment education and immigrant services; health medical and disability services; and seniors services. These services are generally located in community spaces/facilities that function as community hubs and are publically accessible such as schools, community centres and places of worship and libraries.

The City plays an important role in the delivery of CS&F by supporting the non-profit sector through a number of programs, including funding for community grants, providing Community Space Tenancy (CST) space opportunities and contracting agencies for the

provision of specific programs and services through fee for service. City Council adopted a Community Space Tenancy (CST) policy that provides a framework for leasing City space to the non-profit community-based sector. Policy implementation is led the City Divisions of Social Development, Finance and Administration (SDFA) and Real Estate Services (RES).

There are 80 human service programs operating within the Study Area. Several of these are located in the same building or are run by the same organization. For example, CAMH (the Centre for Addiction and Mental Health) operates six programs at four locations, West Neighbourhood House operates three programs and Parkdale Queen West Community Health Centre operates 42 programs or services at two different sites.

Collectively, the local agencies provide a wide range of services including literacy and adult education services, supportive housing, community health centres, counselling and referral services, shelters and many more.

The Downtown CS&F Strategy findings for the Human Services sector identified the need for affordable, accessible and appropriate space to provide programs and services as a key challenge faced by agencies. City Council adopted a Community Space Tenancy policy that provides a framework for leasing City space to the non-profit community based sector. This policy is led by SDFA and RES.

South Parkdale is a Neighbourhood Improvement Area with the following concerns for the area:

- Social assistance
- High school graduation
- Marginalization
- Unemployment
- Low income
- Mortality
- Mental Health
- Diabetes

As part of the Parkdale Hub Project, the Interdivisional Agency Table, local community organizations and Parkdale residents identified some of the programming desires for the Hub, including:

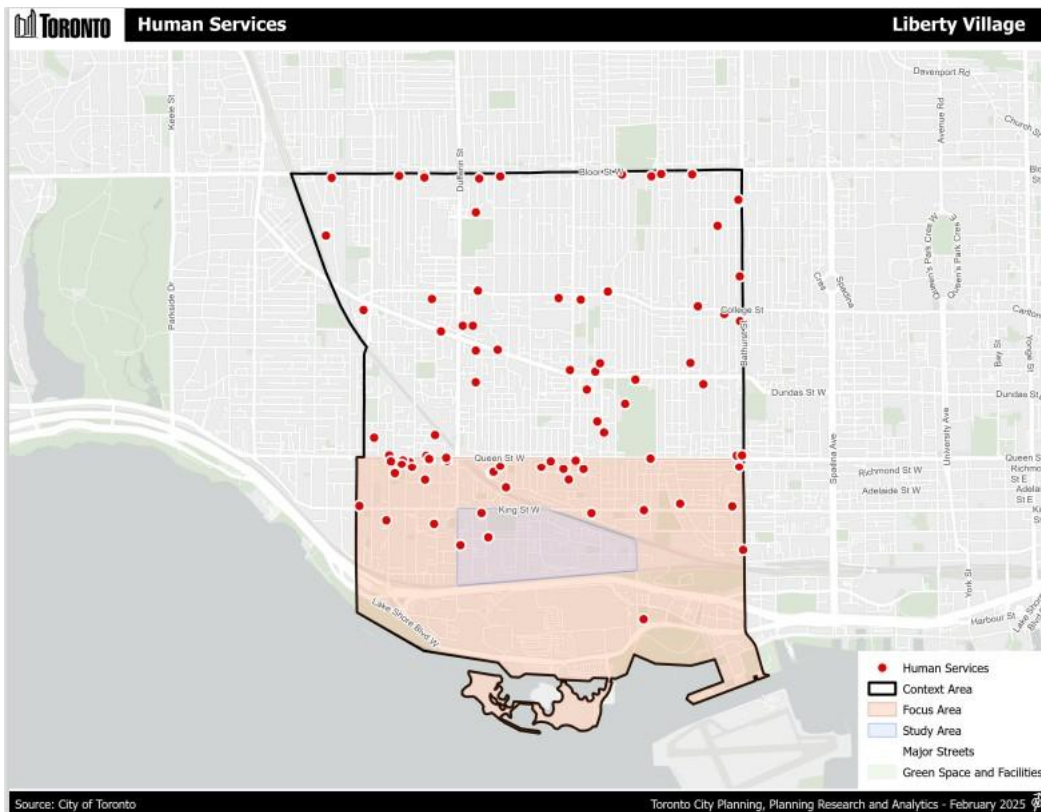
- business and arts incubator space,
- shelter services,
- public health outreach,
- employment and social services,
- child care,
- youth programs,
- financial and legal support services,

- local retail businesses; and
- food security programs.

Parkdale Arts & Cultural Centre (1313 Queens Street West) requires capital investment over the next ten years to maintain a state of good repair. Located at the intersection of Queen Street West and Cowan Avenue the centre offers an important cluster of City-owned facilities and community services, all of which need significant capital investment over the next ten years to maintain current service delivery levels. Create TO, in collaboration with City divisions, agencies, the non-profit sector and broader community are reimagining this area to create spaces that will more efficiently and effectively serve the Parkdale community into the future.

The Parkdale Hub is managed by Social Development and will result in approximately 23,000 square feet of community space with occupancy expected by 2030. The hub is located 1 km west of Liberty Village and represents a major investment in affordable City-owned real estate for the non-profit sector and will be accessible to residents of west end Toronto.

Figure 24: Location of Human Service Agencies



Future Needs

Arts and culture are vital to community identity and social cohesion. The City can support cultural communities by securing affordable, reliable, accessible space that reduces barriers for artists, creatives, residents and visitors. In November 2024, the City adopted [Culture Connects: An Action Plan for Culture in Toronto](#). Culture Connects aims to ensure that culture is an essential component of complete communities in every neighbourhood across Toronto, supported by accessible and affordable cultural space for all residents. The policy framework for the Study Area should encourage net new cultural space in the community, mitigating displacement while establishing new space to address unmet need and respond to future population growth. One of the key actions of Culture Connects, a city-wide Cultural Infrastructure Study (targeted for Q1 2027) will identify per-capita needs and gaps, enabling more specific guidance moving forward.

Social Development (SD) recommends 15,000-25,000 square feet of community agency space is needed in Liberty Village. This figure is inclusive of the potential 13,300 square feet at 58 Atlantic that is being explored as well as replacement square footage corresponding to the three human services organizations that may be displaced.

Economic Development and Culture (EDC) recognize that the recommended 15,000-25,000 square feet of community agency space proposed by Social Development may be either managed by SD or EDC or both. However, EDC recommends an additional 5,000-10,000 square feet of community agency space for arts and cultural uses for a combined range of 20,000-30,000 square feet, dependent on growth.

Appendix 1

Community Recreation Centre 2024 Utilization Data

The following is a summary of existing community recreation centres within the Study Area

Facility Name	Approx. Size	Facilities	2024 Utilization				Notes
			Utilization Rate	Activity Hours Offered	Drop-in Hours	Permit Hours	
Masaryk-Cowan Community Centre	1,776 m ²	gymnasium, kitchen, lounge, multipurpose rooms, dressing rooms, youth space, weight/cardio room	83.9%	3,358	6,155	5,382	High demand for permits. Facility planned to be replaced by 2034 (timeline subject to change). Utilization is highest for after school, camps and fitness programs.
Holy Family Community Centre	2,935 m ²	gymnasium and multipurpose room, offers arts, hobby, interest, sports programming	72.3%***	1,725	990	NA	Utilization is highest for camps. (Note: overall fill rate dropped in the last year)
Trinity Community Recreation Centre	2,963 m ²	craft room, fitness/dance studio, gallery, games room, gymnasium, indoor pool, indoor track, kitchen, weight/cardio rooms, multi-purpose rooms	71%*	8,320	20,856	817	Drop-in activity rates very high. Highest utilization rates for adapted activities, camps and early years. (Note overall fill rate dropped in the last year)
Mary McCormick Recreation Centre	3,010 m ²	craft room, dressing rooms, fitness/dance studio, games room, gymnasium, 25-metre indoor pool, kitchen, multipurpose rooms, preschool, weight/cardio rooms	63.8%***	14,241	5,967	508	Highest utilization rates for after school and camps. (Note: overall fill rate dropped in the last year)
Parkdale Community Centre	6,422 m ²	25-metre pool, a tot pool, two gymnasiums, multi-purpose rooms	54.5%***	2,969	4,034	2,760	Higher utilization rates for camps and fitness programs. (Note: overall fill rate dropped in the last year)
*Canoe Landing Community Recreation Centre	6,340 m ²	cycling studio, double gymnasium, indoor track, kitchens, multi-purpose rooms, outdoor basketball court, outdoor track, playground, playroom and weight/cardio room	82.4%	5,622	8,145	1,799	Highest utilization rates for sports, arts and programs related to hobbies and other specific interest (Note: overall fill rate increased in the last year)

* Community Centre outside the Study boundary but offering partial catchment to the Study Area.

** Large CRC serve 2.5 km radius catchment area, while mid-sized and small CRCs serve a 2 km radius

***75% - 90% utilization rate is considered optimal. Rates below 75% indicate underutilization.