

Keele Finch Plus

Community Services and Facilities Study

Profile Report

FINAL

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City Planning Division
Strategic Initiatives, Policy & Analysis
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All pictures courtesy of Ramsen Yousif unless otherwise attributed

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Executive Summary

This Community Services and Facilities (CS&F) Profile was prepared for the Keele Finch Plus planning study, a Council-directed study initiated by City Planning in 2016. This Profile provides an assessment of the demographics and community services and facilities in the Keele Street and Finch Avenue West area.

Census data from 2001, 2006, 2011, and 2016 was utilized to prepare a socio-economic and demographic Profile of the Study Area. To better understand variations within the broader Study Area, three sub areas were identified – Sentinel-Grandravine, Four Winds-Fountainhead, and Village at York-York University. In addition, consultations with a Technical Advisory Committee (TAC) of representatives from various City divisions, agencies and boards as well a community agency survey was undertaken to identify current and emerging priorities and potential opportunities. The analysis was further informed by public feedback provided at three public consultation events and several Planners in Public Spaces (PiPS) pop-ups held within the community.

In 2016, the Study Area had a population of 25,941 residents, which includes a significant youth population. Further, a greater share of families with children and a high proportion of lone-parent families live in the Study Area. The Study Area is located in the York University Heights Neighbourhood Improvement Area (NIA) and may require special considerations for program delivery.

This Profile has identified a need for additional services and programs, revitalization of existing parkland, and improvements to existing community facilities in the Keele and Finch West area. Additionally, analysis of the most recent Census data, current utilization rates of local facilities, and stakeholder consultations identified the following:

- A range of diverse neighbourhoods that reflect different socio-economic characteristics and built form will require a balanced approach to provision of CS&F
- Existing CS&F in the Study Area are highly used, with facilities operating close to or above capacity, including recreation centres, child care and the library
- There is continued demand for existing programs and services that cater to children and youth, particularly at York Woods Library
- There is a limited supply of flexible multi-purpose spaces that are accessible and available for use by local communities in the Keele and Finch West area
- There is need to improve the existing spaces and promote attractive and engaging community gathering spaces

This Profile further identifies that the next wave of city-building at Keele and Finch West presents a number of opportunities for the area which includes:

- Ensure additional program space is secured
- Enhance and promote existing community services and facilities to meet evolving community needs
- Revitalization of outdoor green space
- Leverage surrounding infrastructure and facilities
- Advance and foster a sense of community and enhancing the social fabric of the neighbourhood

The proposed subway extension from Downsview Station via Finch West to Steeles Avenue and the future Finch West LRT are anticipated to generate increased development potential in the Keele and Finch West area and surrounding lands which will increase demand for community services and facilities.

These findings will inform the development of an updated planning framework for the Keele and Finch West area. Additional detail and

direction on the emerging priorities and opportunities are provided in the Summary of Findings and Emerging Priorities Section.

Study Overview

In December 2015, Council adopted the Finch Avenue West and Sheppard Avenue East Corridors – Planning Study Approach. Based on an assessment of demographics, employment, built form, real estate, social equity and existing planning policy, the area around Keele Street and Finch Avenue West was the first of three areas recommended as a priority for further study along the Finch Avenue West corridor.

In May 2016, City Planning launched Keele Finch Plus, a comprehensive planning study to respond to city-building opportunities presented by the extension of the Line 1 subway to Vaughan and planned Light Rail Transit (LRT) along the Finch Avenue West corridor. The Study work plan consists of updating the planning framework around Keele Street and Finch Avenue West to encourage appropriate growth and change, support community building and leverage nearby transit investments.

As part of the overall planning study, a Community Services and Facilities (CS&F) study is being undertaken to identify CS&F priorities to be incorporated in the new planning framework. In collaboration with other City Divisions and partner agencies, City Planning is examining the current needs of the local community to determine what services and facilities are needed to support potential future growth and change in the area.

This Profile Report includes an overview of demographic trends overall and within the sub areas of the Study Area, as well an inventory and

examination of existing services and facilities. Data was gathered from City Divisions and partner agencies, as well as consultations with City staff, local service providers and residents to identify gaps in services. This Profile will be used to inform the development of a planning framework for the area and identify potential alignments with capital plans.

Planning Context

The Keele Finch Plus Study will result in an updated planning framework, which may include implementation measures such as Official Plan Amendments, Zoning, guidelines, and/or concept plans to support continued employment and residential investment and intensification, and related community infrastructure. To learn more visit www.toronto.ca/keelefinchplus

Figure 1. Aerial of Study Area and surrounding Secondary Plans



A number of plans, strategies and initiatives in the local area need to be taken into consideration in assessing the existing and future CS&F

needs of the area. Given its geographic scale, the Study has been closely aligned with both city-wide initiatives as well as local studies.

York University Heights Neighbourhood Improvement Area

The CS&F Study Area is located within the existing York University Heights Neighbourhood Improvement Area (NIA). NIAs are part of the Council-adopted Toronto Strong Neighbourhoods Strategy led by the Social Development, Finance & Administration Division. An NIA is an area that falls below the Neighbourhood Equity Score and requires special attention. The Neighbourhood Equity Score is derived from 15 indicators of neighbourhood inequity across five thematic domains and describes how neighbourhoods in Toronto are faring relative to others¹.

The Toronto Strong Neighbourhood Strategy (TSNS) 2020 has adopted a “place-based” approach for addressing the needs of the City's NIAs that incorporates multiple factors related to demand of human services, rates of low income and unemployment. The Strategy responds to issues faced by-equity seeking groups, by supporting community engagement and enhancing services and access to community infrastructure. For this reason, any future investment in CS&F should be leveraged for community social benefit and aim to improve the everyday lives of existing and future residents.

York University Secondary Plan

The Study Area also captures the main campus of York University which serves approximately 53,000 students, of which 6,200 are international students, as well as 7,000 faculty and staff. In 2009, City Council approved the York University Secondary Plan and related amendments to the City's Official Plan. The York University Secondary Plan area is the area south of Steeles Avenue, north of Murray Ross Parkway, west of Keele Street and east of Black Creek (see Figure 1). The Secondary Plan calls for a transformation of the area from the existing University enclave surrounded by parking lots and open fields to an urban, human-scaled neighbourhood integrated with the surrounding community.

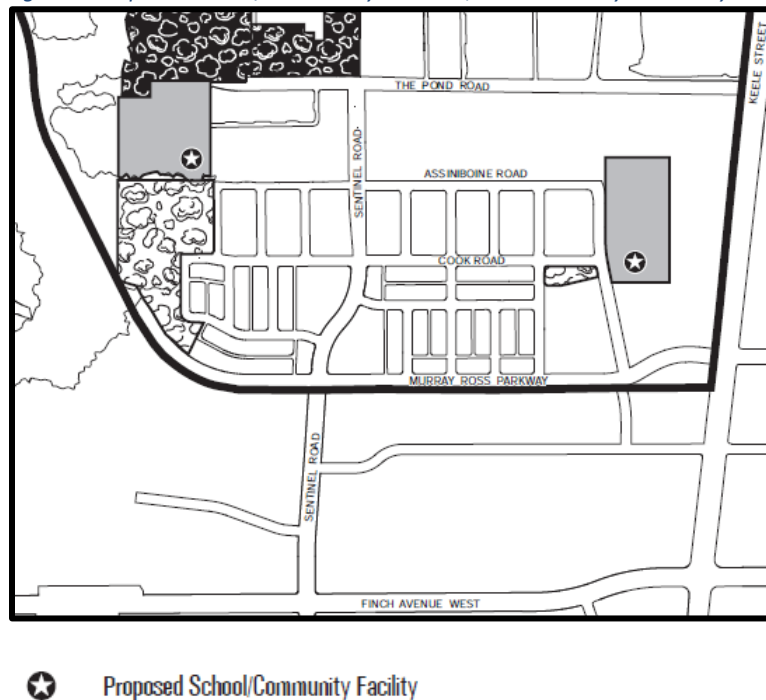
Development within the Secondary Plan area will be in the form of well-designed, environmentally sustainable, compact, complete communities that embrace their proximity to valuable natural heritage resources and open spaces. The focus of the Secondary Plan is to

¹ City of Toronto. (2014). TSNS 2020 Neighbourhood Equity Index: Methodological Documentation. Retrieved from <http://www.toronto.ca/legdocs/mmis/2014/cd/bgrd/backgroundfile-67350.pdf>

ensure that over time a mix of University and non-University uses is established to create transit-supportive, compact, mixed-use and sustainable communities. Lands within Sub-Area 3 of the Keele-Finch Study fall within the York University Secondary Plan.

The Secondary Plan process included a Community Services and Facilities Study (CS&F) (see Figure 2). The community services and facility priorities identified under Section 3.6 include, but are not limited to, a community recreation centre, schools, child care facilities, multi-purpose community use space and space for human service agencies and local parkland.

Figure 2. Proposed School/Community Facilities, York University Secondary Plan, Map 10-6



Downsview Secondary Plan

The Downsview Area Secondary Plan Update was approved by City Council in 2011. The Secondary Plan is bounded by Keele Street to the west, Wilson Heights Boulevard to the east, Sheppard Avenue to the north and Wilson Avenue and Highway 401 to the south.

The intent of the Secondary Plan is to provide for the creation of a major national urban park and a balanced mix of urban land uses in a park-like setting, which can be accommodated within the overall transportation network. Opportunities to intensify land uses near the new Downsview transit hub and achieve connected parks and open space system is recommended in the Secondary Plan.

A CS&F Study was completed for the Secondary Plan. Based on the mix of land uses and projected development levels a Community Recreation Centre with an indoor aquatic centre along with 460 day care spaces for children age 0-9, and approximately 12 hectares of local parkland was identified as a community need. Also identified was a proposed fire station to be located on Keele Street between Wilson and Sheppard Avenues as identified in the City approved 2007 Toronto Fire Services Master Plan.

Employment Lands and DUKE Heights BIA

Employment Areas encompass the eastern portion of the CS&F Study Area (see Figure 3). Employment Areas are lands designated for business and economic activities. The preservation of lands for employment-related land uses and activities is an important objective of the City's Official Plan to ensure the strength and diversity of the City's economic base.

Established in 2014, the Duke Heights Business Improvement Area (DUKE Heights) is an association representing the interest of businesses located in the employment lands of the Study Area. DUKE Heights incorporates the broader area of Steeles Avenue to the north, Dufferin Street to the east, Sheppard Avenue West to the south and Keele Street to the west. The Economic Development and Culture Division is currently working with DUKE Heights on an Economic Development Study and Strategy. The Study recommends improvements to parks and open space in the Study Area².

Employment in the area primarily consists of manufacturing, warehousing and distribution, and office uses. Some heavy industries, including large fuel distribution facilities are located near the Keele and Finch West intersection. Sensitive uses such as residential neighbourhoods must be kept a reasonable distance away from these industries.

² Duke Heights BIA (2016). The DUKE Heights BIA on an Economic Development Study and Strategy. Retrieved from <http://www.dukeheights.ca/wp-content/uploads/DUKE-Heights-Economic-Development-Study-and-Executive-Summary-FINAL-2016....pdf>

This is a detailed street map of a portion of North York, Ontario, Canada. The map is oriented with North at the top. The central area is bounded by Steeles Ave W to the north and Sheppard Ave W to the south. Finch Ave W runs east-west through the center. Keele St runs north-south on the left side. The map shows a dense network of residential streets, including:

- North of Steeles Ave W:** Magnetic Ct, Avenue St, Flint Rd, Dolomite Dr, Supertest Rd, Martin-Ross Ave, Brisbane Rd, York University Busway.
- Between Steeles Ave W and Finch Ave W:** Limestone Cres, Cat Rd, Caribic Dr, Apollo Pl, The Ponds Rd, Tingle Rd, Abdon Rd, Toro Rd, Le Page Ct, Ashwarren Rd, Regis Cres N, St Regis' C's, Vanley Cres, Champagne Dr, Chiswood Dr, CNR, Steeprock Dr, Rmrock Rd, Loosley Rd, Wilm R Allen Rd, Clifton Ave, Barksdale Ave, Cavotti Cres, Overbrook Pl, Cannahill Rd, Kennard Ave, Brighton Ave, Searle Ave, Waterloo Ave, Sandale Gdn, Cocksfield.
- South of Finch Ave W:** Vantley Cres, Steeprock Dr, Rmrock Rd, Loosley Rd, Wilm R Allen Rd, Clifton Ave, Barksdale Ave, Cavotti Cres, Overbrook Pl, Cannahill Rd, Kennard Ave, Brighton Ave, Searle Ave, Waterloo Ave, Sandale Gdn, Cocksfield.
- East of Finch Ave W:** Sheppard Ave W, York University Busway, Keele St, Finch Ave W, Steeles Ave W.

 The map also shows several schools, including St. Regis' C's, St. Basil's, and St. Anthony's. The map is a black and white line drawing with street names labeled in a sans-serif font.

Leveraging the transit investment to achieve community building is critical in advance of the opening of new rapid transit infrastructure. The Toronto Transit Commission (TTC) extension of the Line 1 subway is currently under construction and will include a new subway and bus station at the intersection of Keele Street and Finch Avenue West. The opening of the extension is anticipated for the end of 2017.

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What are Community Services and Facilities?

Community Services & Facilities (CS&F) support complete communities by contributing to a high quality of life and supporting the needs of people through a broad range of government and community resources such as public libraries, child care and recreation centres, parks, public schools and human services. These facilities and places act as focal points in neighbourhoods where people can play, learn, work and socialize.

Accessible, high-quality community services and facilities support the health, safety and wellbeing of those living and working in our communities. The Official Plan identifies CS&F as an essential part of the City's social infrastructure, which is as vital to people's wellbeing as hard services like sewer, water, roads and transit. Ensuring provision of CS&F meets both current and future community needs is fundamental in planning for new growth and development in local communities.

CS&F Policy and Planning Process

The Provincial policy framework recognizes the importance of CS&F. The framework directs municipalities to plan CS&F to keep pace with changing needs, to promote complete communities and support strategic growth areas as appropriate. The 2017 Growth Plan for the Greater Golden Horseshoe, calls for maintaining and adapting existing public service facilities (previously known as "community infrastructure") and spaces such as community hubs to meet the needs of the community and optimize the long-term viability of public investments.

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

Guided by its Official Plan and provincial direction, the City takes a place-based approach to planning. The City works with Divisions, boards, agencies and community stakeholders to identify and assess existing conditions of CS&F, confirm facility capacity and identify existing and/or future gaps in CS&F needed to support growth and change.

Study Area Boundaries

To capture the full range of CS&F that serve the planning area, a larger area was identified for the CS&F study. This area consists of the lands north of Sheppard Ave West, south of Steeles Ave West, west of Keele Street, and east of Black Creek.

The area corresponds to census tracts 311.02, 311.03, 311.04, 311.05. Relevant census dissemination areas 35202097, 3502013, 35204106 and 35202016 were used to identify the Village at York-York University sub area.

The CS&F Study Area includes a range of residential neighbourhoods, as well as commercial and employment areas. To better understand variations within the local residential community three sub areas were defined³.

- Sentinel-Grandravine – this area consists of the low density residential neighbourhood west of Keele Street and east of Black Creek between Finch Avenue West and Sheppard Avenue West.
- Four Winds-Fountainhead – this area captures the Apartment Neighbourhoods between Finch Avenue West and the Hydro Corridor characterized by a number of mid-century high-rise apartment buildings.
- Village at York-York University – this area includes the York University and Seneca College campus, some high-rise apartment buildings and new residential development in the Village at York University.

Analysis of the sub areas show a diversity of demographic and socio-economic characteristics within the area's residential community. Differences between sub areas that may be informative to the overall planning analysis have been identified.

³ See figure 4

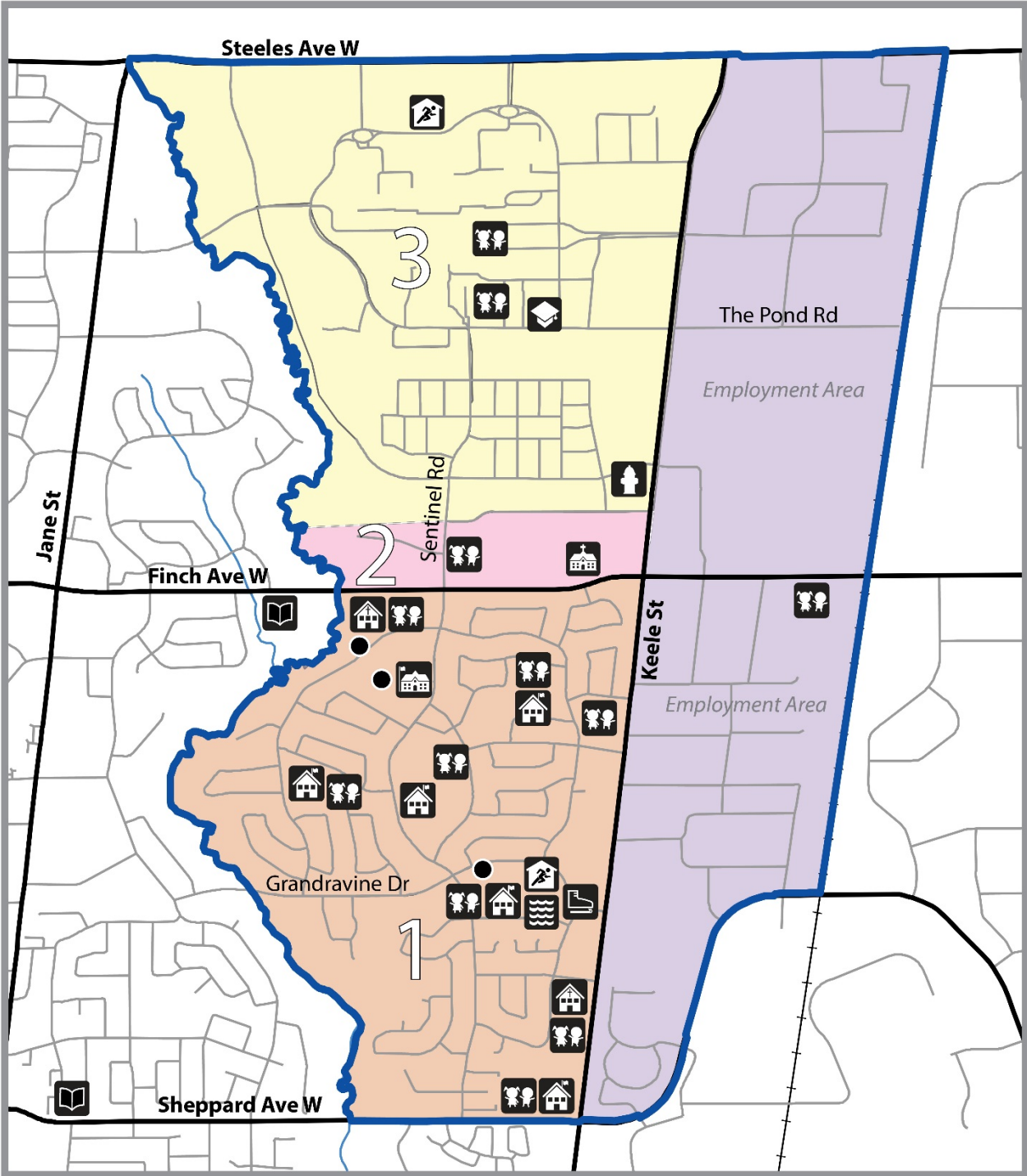
Methodology

The CS&F Profile was developed in two stages. The first stage was a demographic and socio-economic Profile for the Study Area using Census data from 2006, 2011, and 2016. It should be noted that changes in the collection of certain data from the 2011 National Household Survey (NHS) preclude direct comparison between some data sets. Data released from the latest Census 2016 was utilized when available.

The Study Area captures York University's main campus that likely has an impact on the demographics of the area. While on campus student residences are considered collective dwellings and are excluded from household Census, population data for areas surrounding the campus likely includes a substantive off-campus student population. However, response rates would likely vary depending on whether these dwellings are considered primary or permanent addresses.

The second stage of analysis consisted of public consultations and input from a Technical Advisory Committee (TAC) made up of representatives from various City divisions, agencies and boards, as well as a survey of local community agencies. Consultations and survey responses yielded detailed information on current gaps, needs and priorities for existing community services and facilities.

Figure 4. CS&F Study Area



Types of Facilities				
Community Recreation Centre	Public Secondary	Public Elementary	Pool	Satellite Recreation Facility
Fire Station	Catholic Secondary	Catholic Elementary	Childcare Centre	
	College	Library	Arena	

Sub-area 3: Village at York/ York University	Sub-area 2: Four Winds / Fountainhead	Sub-area 1: Sentinel / Grandravine
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higher proportion of residents in the Area are renters, compared with the City average.

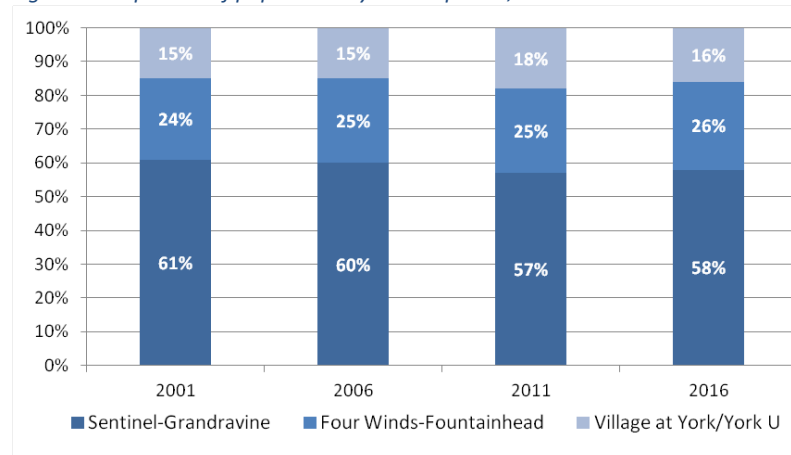
Private household income is increasing within the Study Area, however total household income remains low compared to the City average. There is also a high rate of residents who are unemployed, and a low rate of residents who hold a post-secondary level education when compared with the City average.

People

Low rate of growth with high proportion of youth

According to the latest 2016 Census, there are 25,941 residents living in the Study Area. Overall, the population of the Study Area has remained stable over the last 15 years, with a similar population of 25,881 in 2001. However, analysis shows some variation between the sub-areas with a slight increase in the Four Winds-Fountainhead and Village at York-York University areas, and a decrease in Sentinel-Grandravine (see Figure 5).

Figure 5. Proportion of population by census period, 2001-2016



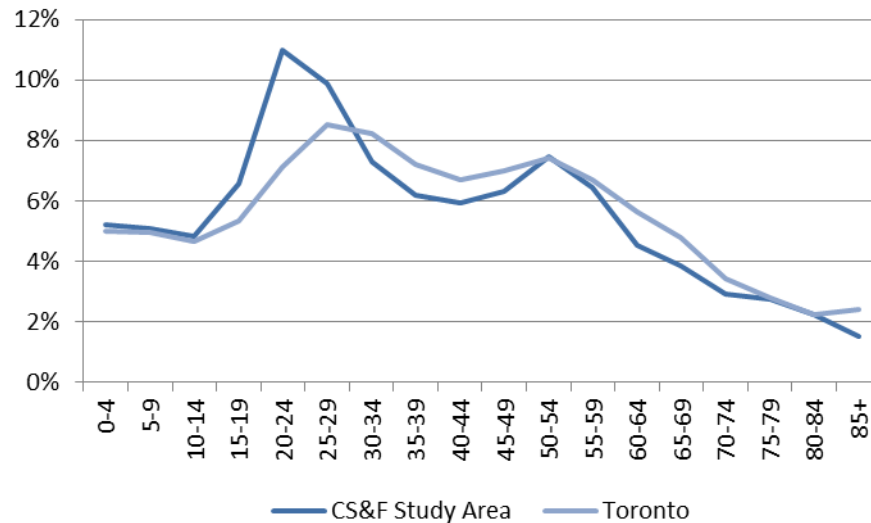
A review of population by age structure can be informative of the demand for specific services and facilities. For example, the proportion of pre-school and middle years children (aged 0-14) in the Study Area is 15%, down from 17% since 2006. The decline of this age group is consistent with trends seen city-wide for the same period (14%, down from 16%). In particular, the proportion of the Study Area population under the age of 5 has decreased from 6.3% in 2006 to 5.2% as of 2016.

The youth and young adult population (aged 15-29) accounts for a significant proportion of the Study Area's population, compared to the

City (27% vs. 21%, respectively). This is most prevalent in the areas within or close to York University⁴.

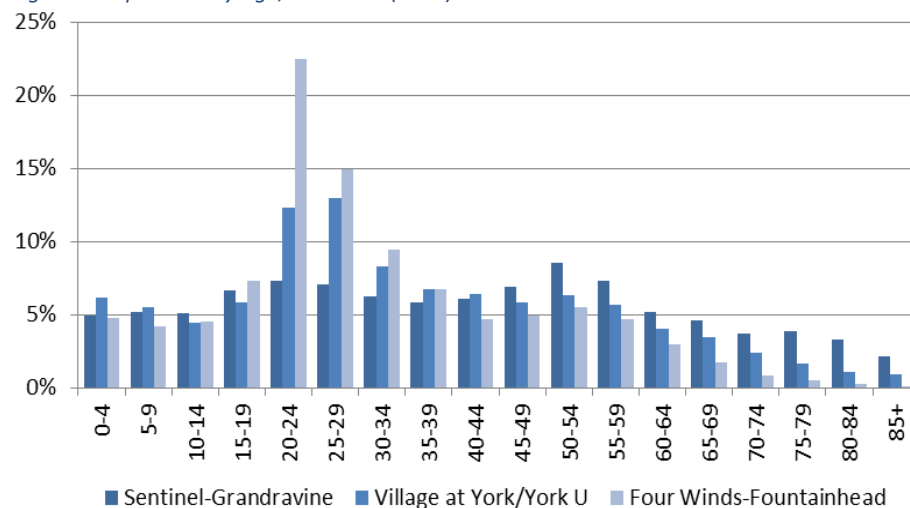
The working age cohort reflects the Study Area's younger age Profile with 30-64 years olds accounting for 44% of the local population compared to the City average of 49%. Similarly, seniors 65 and over represent approximately 13% of the Study Area's population where this age group stands at 16% City-wide.

Figure 6. Population by Age, Study Area vs. City (2016)



The senior's population is particularly pronounced in Sentinel-Grandravine sub area which exceeds the City average at 18%. This sub area has seen a particular increase in seniors 80 years and over rising from 3% to 5.5% between 2006 and 2016.

Figure 7. Population by Age, Sub areas (2016)



⁴ See methodology section on how student residences are counted in Census

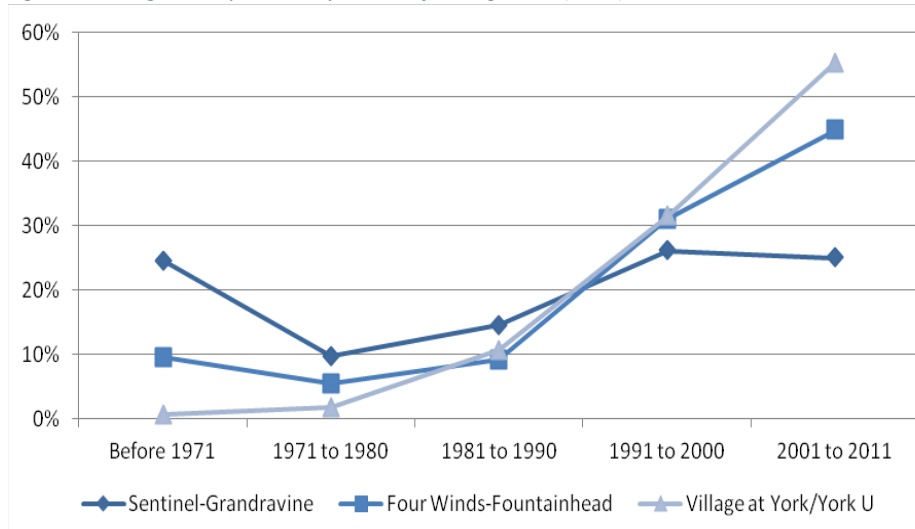
Immigration

3 out of 5 residents are immigrants from diverse backgrounds

According to data from the 2011 National Household Survey (NHS), approximately 60%, or 15,665 residents in the Study Area, were born outside of the country and immigrated to Canada. Further, 64% of the population that are 15 years and older identified as First Generation⁵. Both findings are greater than the City average of 49% and 51% respectively.

Of the total immigrant population, the top origins reported by place of birth are Italy, Philippines, Jamaica, India, and Vietnam. Between 2001 and 2011, approximately 5,395 residents in the Study Area immigrated to Canada. These newcomers made up one-third of the total immigrant population for the Study Area (see Figure 8)⁶.

Figure 8. Immigrant Population by Period of Immigration (2011)



The largest proportion of recent immigrants during the past five years came from Asian countries primarily the Philippines, India, and China. A significant proportion of the population in Four Winds-Fountainhead and Village at York-York University are recent immigrant populations who have arrived in the last five years (45% and 55.3%). In contrast, half of the immigrant population in the Sentinel-Grandravine area arrived in Canada before 1990.

⁵ 'First generation' includes persons who were born outside Canada

⁶ Statistics Canada refers newcomers as immigrants who arrived in Canada within the last 10 years. While "recent immigrant" refers to immigrants who landed within the last 5 years.

The proportion of non-permanent residents in the Village at York-York University is also notable. This group accounts for 12.6% of the sub area population. This likely reflects international students and faculty of York University.

As will be discussed later, the Study Area benefits from affordable housing and a range of immigrant services. Census data indicates that service providers will need to consider the specific needs of the area's diverse population in program design and service delivery.

Families

Greater share of families with children and high proportion of lone-parent families⁷

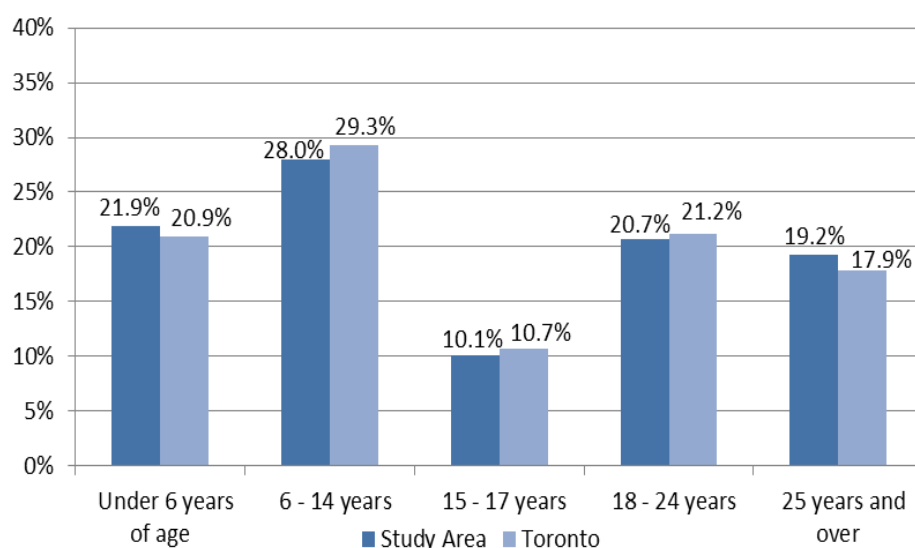
Results from the 2011 NHS, report that family composition in the Study Area is shifting. In 2011, there were 6,800 Census families in private households, down 3.5% from 7,050 families five years prior. A significant proportion of families in the Study Area are living with children, compared to the City as a whole (72.4% vs. 66.5%). This is consistent throughout all the sub areas. Overall, the average number of children at home per census for the Study Area is 1.3 compared to the City average of 1.1.

The Study Area has a high proportion of lone-parent families compared with the City-wide average (28% vs. 21%, of families). In addition, Census data indicates lone-parent families in the study area are caring for 3 or more children when compared with the City (14.3% vs. 11.6%). With a significant share of lone-parent families in the Study Area, planning for CS&F should have regard for the particular needs of these households.

A breakdown of children at home by age group indicates that both Four Winds-Fountainhead (28.6%) and Village at York-York University (25.4%) have a larger share of children under six years of age (see Figure 9). In contrast, Sentinel-Grandravine consists of more children at home who are 25 years or above than the City as whole (21.6% vs. 18%).

⁷ Census family refers to a married couple (with or without children), a common-law couple (with or without children) or a lone parent family.

Figure 9. Percent of Children at Home by Age Category, 2011



Overall, the total number of seniors (65 years and over) who live with relatives in the Study Area is 28.5% compared with the City average of 19.7%. The proportion is higher in the Sentinel-Grandravine (30%) and lower in Four Winds-Fountainhead (22%). Accordingly, the total number of seniors living alone in the Study Area account for 65.6% of non-family households, which is below the City average of 73.8%.

Households

Larger households, aging housing stock and high rental tenure

As of 2016, the total number of occupied private dwellings in the Study Area increased from 9,130 in 2001 to 9,225 in 2016 or 1%⁸. At the same time, the total number of occupied dwellings in Toronto grew from 943,080 in 2001, to 1,112,925 in 2016 or 18%⁹.

As a percentage of all occupied dwellings in the Study Area for 2016, the highest proportion is located in Sentinel-Grandravine (57%), followed by Four Winds-Fountainhead (28%) and Village at York-York University (15%).

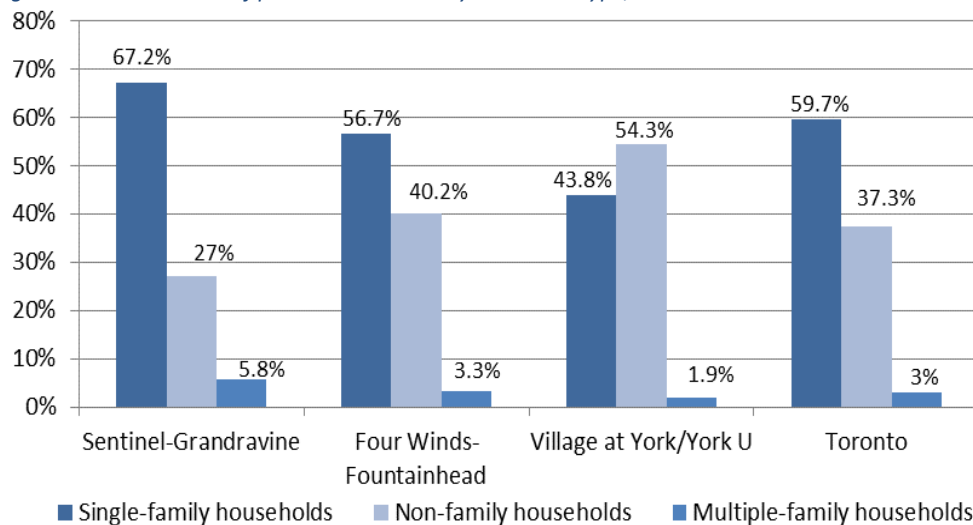
⁸ This increase does not incorporate approximately 845 privately owned homes developed beyond the south boundary of York University's Keele Campus. Due to changes in the collection of data in the 2016 census, the total increase over this period reflects the recategorization of some units as "collective dwelling units" which are no longer included in the total number of private dwellings units. This change results in only a slight increase in total dwelling units over the period despite the addition of 845 new private dwelling units in the Village at York University between 2001 and 2011.

⁹ "Private dwelling" is defined as a separate set of living quarters designed for or converted for human habitation in which a person or group of persons reside or could reside

As of 2016, the share of households in the Study Area that exceed 3 persons is well above the City average (49% vs. 38%). Further, households of 6 or more-people account for 14% of the Study Area, compared with the City average of roughly 9%. The average number of persons in private households is highest in both Sentinel-Grandravine and Village at York-York University (2.9), compared to the City average (2.4).

According to the 2011 NHS, single-family households were prevalent in Sentinel-Grandravine (67.3%) and Four Winds-Fountainhead (60.8%), compared to the City as a whole (61.5%)¹⁰. In addition, multiple-family households in Sentinel-Grandravine is nearly double the City average. In contrast, the Village at York-York University contains more non-family households (54.3%), likely due to students living on and off campus in the area (see Figure 10).

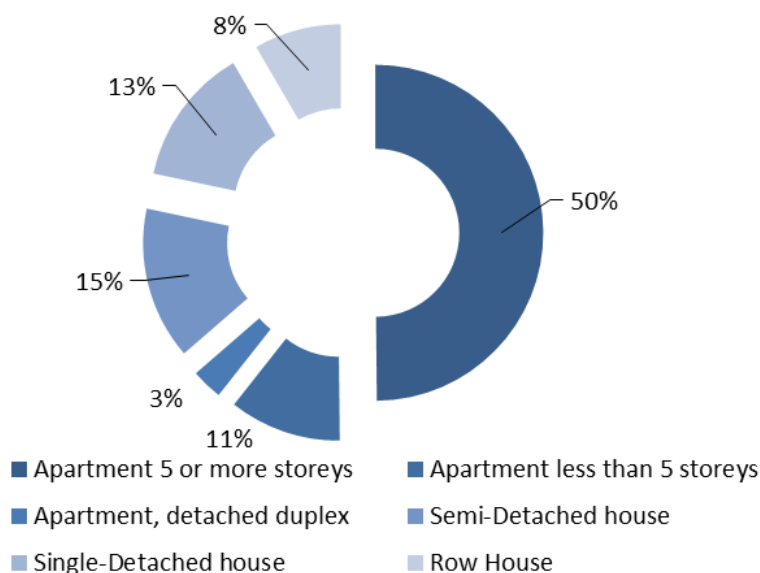
Figure 10. Total number of private households by household type, 2011



Apartment buildings of five or more storeys, account for about half of all dwellings units in the Study Area, compared to 44.3% for the City as a whole (see Figure 11). This is particularly prevalent in Four Winds-Fountainhead, where apartment buildings over five storeys accounted for 88.2% of the dwellings units, while Sentinel and Village at York-York University comprise a mix of housing types.

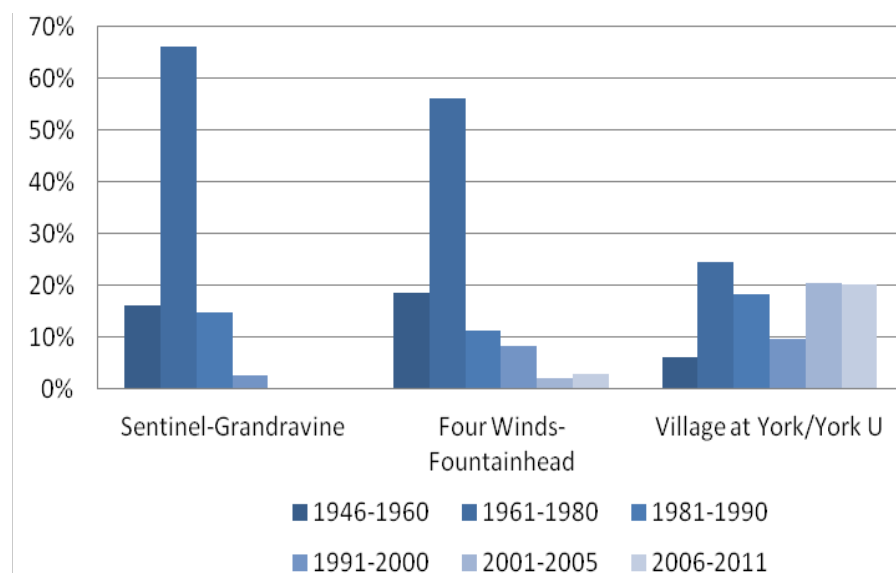
¹⁰ "Single-Family" refers to One-Family Only households, including Couple Family households and One-Family households with persons not in a Census family. "Multiple-Family" refers to two or more Family households.

Figure 11. Total no. of occupied private dwellings by structural type in Study Area, 2016



The vast majority of residential development in Sentinel-Grandravine (66.8%) and Four Winds-Fountainhead (56.6%) occurred between 1961 and 1980 (see Figure 12). In contrast, development in Village at York-York University is recent, with 40.8% of dwellings constructed between 2001 and 2011. The Village at York-York University sub area is located within the York University Secondary Plan, adopted in 2009 as well the joint York University Southwest Precinct Plan¹¹.

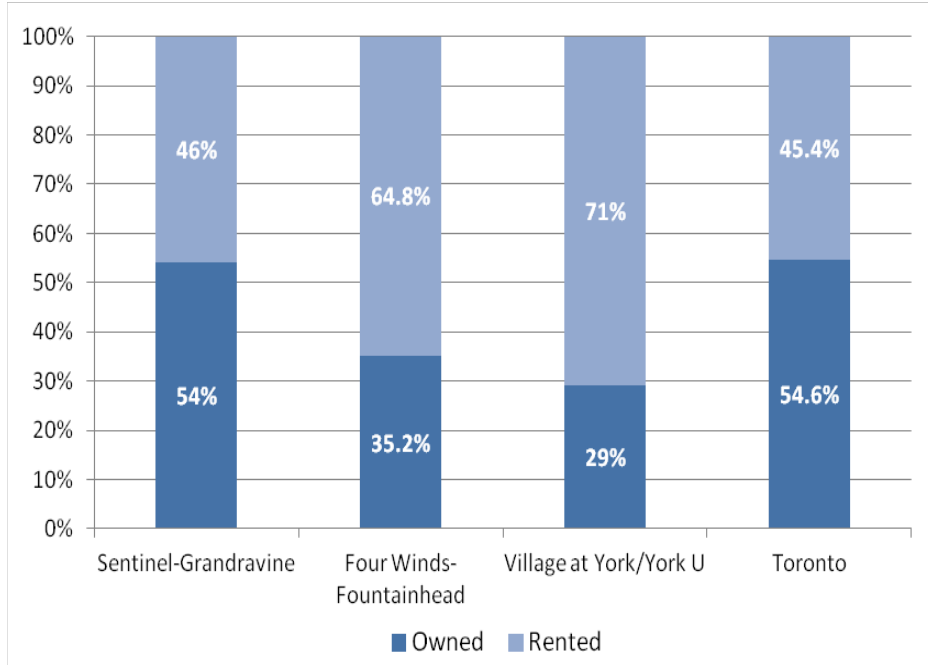
Figure 12. Total no. of occupied private dwellings by period of construction, 2011



¹¹ Through the implementing zoning bylaw provisions for the Southwest Precinct, new residential development is permitted

Housing tenure data from the 2011 NHS, indicates significant differences across the sub areas (see Figure 13). While the Sentinel-Grandravine area is on par with the City's tenure split, Four Winds-Fountainhead and Village at York-York University have a significantly higher proportion of renters.

Figure 13. Housing Tenure, 2011



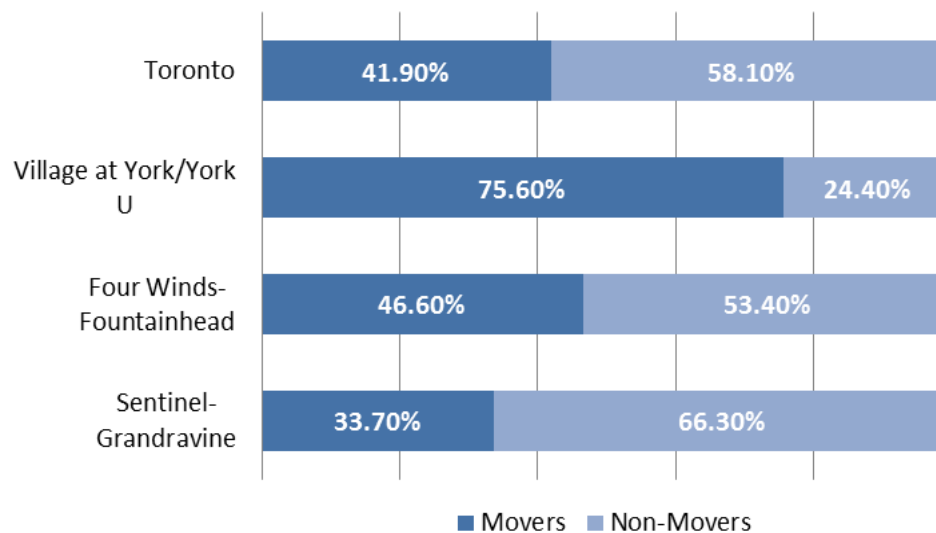
Mobility

Higher proportion of Movers in Village at York-York University

According to the 2011 NHS, the Study Area has a greater proportion of movers when compared to the City (45.8% vs. 42%). The distinction between movers and non-movers likely reflects the student population in the Village at York-York University sub area.

Two-thirds of Sentinel-Grandravine residents lived at the same address five years earlier. In contrast, residents of Village at York-York University reported that approximately 76% of the population identified as movers, indicating they lived at a different address five years earlier. Just over half (53.4%) of residents in the Four Winds-Fountainhead area are movers, mostly consisting of external migrants (62.8%)¹².

Figure 14. Mobility Status 5 Years Ago, 2011



Income and Education

Growing household incomes remain well below Toronto average

In the ten year period from 2000-2010, average household incomes in the Study Area increased from \$46,980 to \$55,270. This trend is reflected in the average income for both Census families and

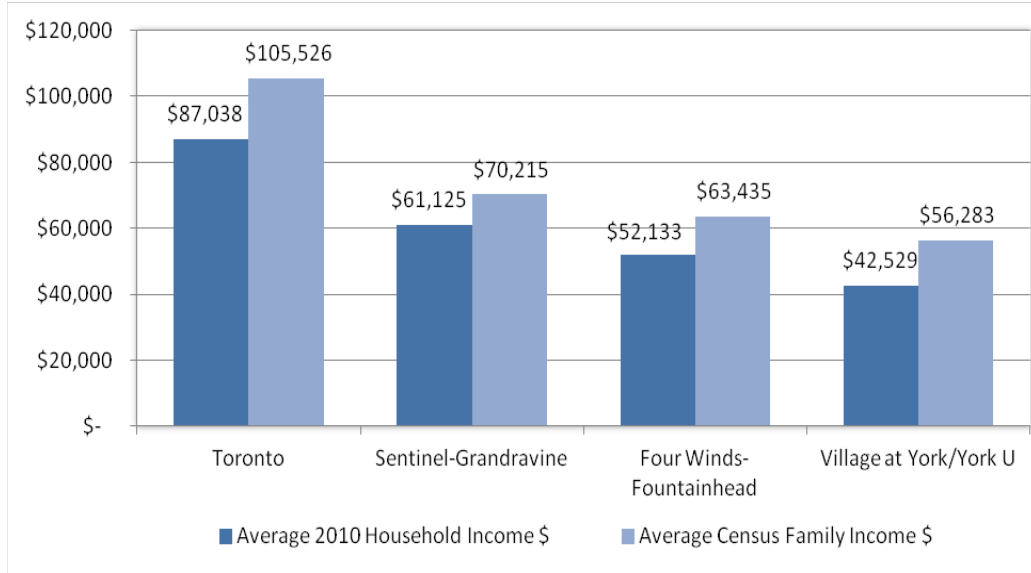
¹² External migrants as persons who lived outside Canada at the earlier reference date.

households. However, the Study Area continues to lag well behind the City average of \$87,038.

Sentinel-Grandravine has the highest average income of the three sub areas at \$61,215, followed by Four Winds-Fountainhead at \$52,133 and \$42,529 for Village at York-York University (see Figure 15).

Overall, residents in the Study Area spend proportionally more income on housing compared to the City average. In 2010, there were 3,958 total households in the Study Area paying 30% or more of their income for rent. This represents 47% of tenant households, slightly above the city average of 43.5%. For the same period, 31% of owner households in the Study Area spent 30% or more on shelter costs, above the City average of 27.6%. However, Sentinel-Grandravine has lower rates for both renter and owner households (40% and 24%) while both the Village at York-York University (53.5% and 32.3%) and Four Winds-Fountainhead (56.5% and 65.7%) have higher rates. This is maybe an indication of various housing affordability factors at play in the Study Area compared to other parts of the City¹³.

Figure 15. Household Income Earnings, 2010



Despite increasing average incomes, the Study Area continues to have a higher incidence of low income families and households, compared with the rest of the City. Low-income neighbourhoods tend to have higher proportions of peoples of colour, new immigrants, lone parents

¹³ As a traditional measure of affordability, Statistics Canada and Canada Mortgage Housing Corporation use the percentage of income households spend on shelter (including rent, mortgage, taxes, repairs, etc.). If a household spends more than 30% of their income on shelter costs, they are considered to be experiencing affordability issues. Retrieved from <https://www1.toronto.ca/City%20Of%20Toronto/Social%20Development,%20Finance%20&%20Administration/Shared%20Content/Demographics/PDFs/Reports/nhs-background-income-shelter.pdf>

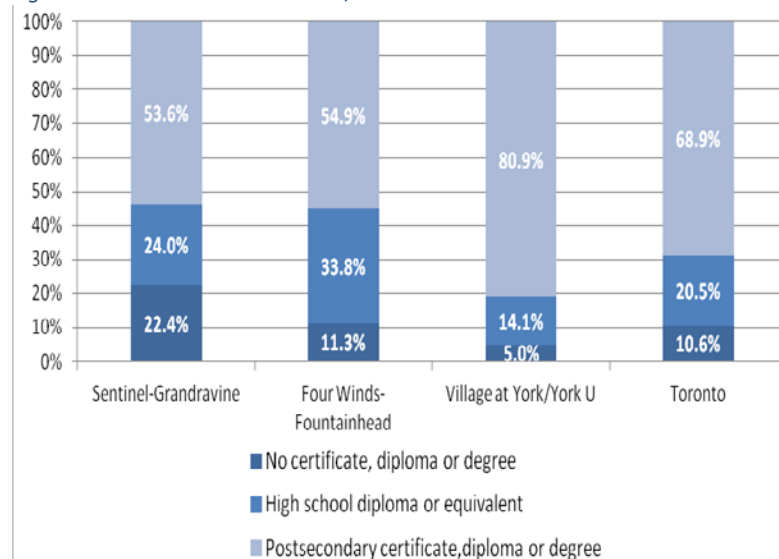
and unemployed people¹⁴. Furthermore, according to tax filer data, the Study Area contains moderate to high rates of children aged 0-17 years living in families with incomes below the Low Income Measure after Tax¹⁵. This is consistent with equity scores for York University Heights Neighbourhood Improvement Area identified in the Toronto Strong Neighbourhood Strategy 2020.

Lower rates of educational attainment

As of 2011, the proportion of educational attainment in the Study Area is low compared with the City as a whole. Approximately 58.5% of residents in the Study Area hold a postsecondary certificate, diploma, or degree. This is lower than the City average of 69%.

A diverse range of educational achievement is reflected in each of the sub areas. Residents in the Village at York-York University have higher rates of educational attainment than the City average (see Figure 16). This is likely attributed to University students or faculty who reside in the area. In contrast, 22.4% of Four Winds-Fountainhead residents reported no certificate, diploma, or degree compared to the City average of 10.6%. Sentinel-Grandravine has the highest percentage (22.4%) of residents who hold no certificate, diploma or degree.

Figure 16. Educational Attainment, 2011



¹⁴ Polanyi, M., Johnston, L., (2014). The Hidden Epidemic: A Report on Child and Family Poverty in Toronto. Retrieved from <http://www.torontocas.ca/sites/torontocas/files/cast-report2014-final-web71.pdf>

¹⁵ Tax filer data operates on the concept of the census family rather than a household. LIM-AT is calculated as 50% of median after-tax income of families (adjusted for family size). In 2011, the LIM-AT threshold for an individual not living in a census family was \$16,456, and for a family with 2 adults and 2 children under 16 it was \$32,912. According to Statistics Canada, tax filer data provides a useful way of looking at trends over time and comparing and contrasting low-income rates of different geographies.

Employment and Occupation

Sales and Services jobs dominate all areas, with business and Social Service employment higher in the Village at York-York U area

The 2011 NHS identified 22,135 residents over 15 years of age by labour force activity in the Study Area, of which 58% are in Sentinel-Grandravine, followed by 25% in Four Winds-Fountainhead, and 18% in Village at York-York University¹⁶. However, the overall labour participation rate for the Study Area is low compared with the City (59% vs. 64%).

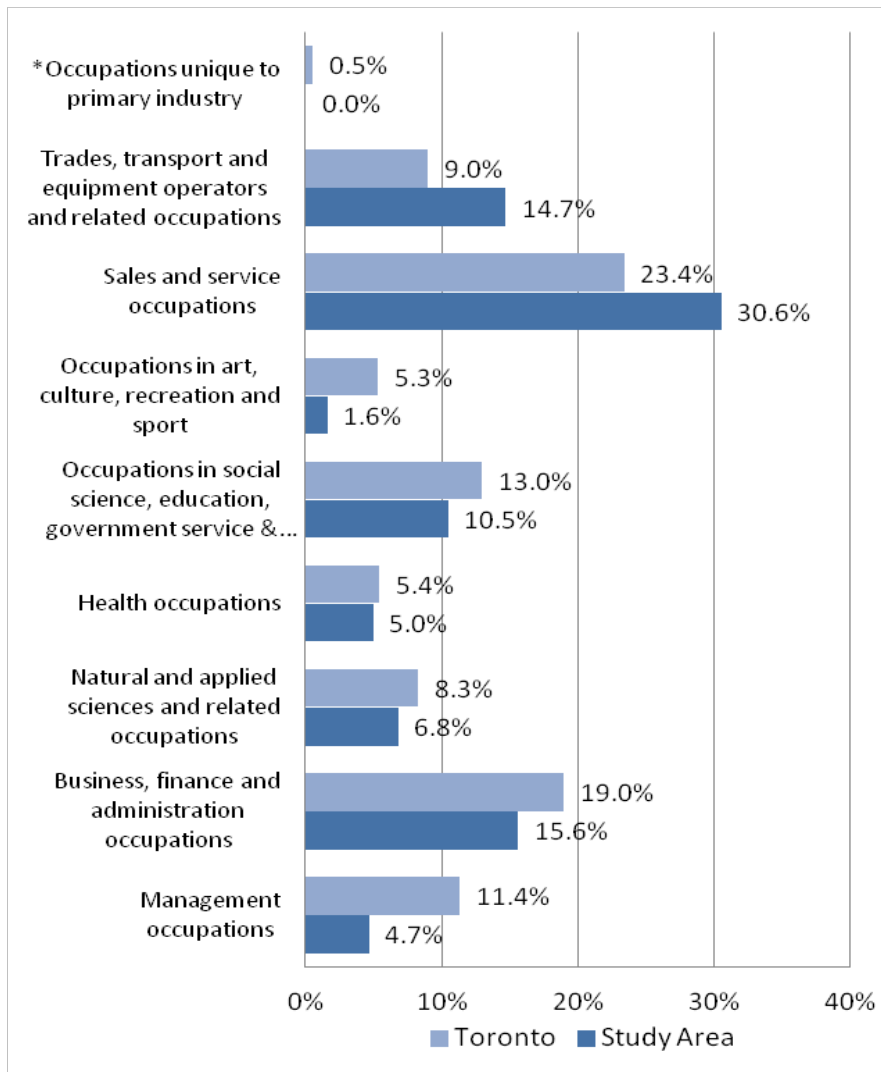
The unemployment rate for the Study Area is 11.5%, which is above the City average of 9.3%. Analysis of unemployment rates for the sub areas reveal that the unemployment rate is significantly higher in Four Winds-Fountainhead (14.5%) and Village at York-York University (12.3%). The low labour participation rate in the Village at York-York University likely reflects the student population residing in this area.

The Study Area's resident labour force is concentrated in two occupations: Sales and Service, and Business, Finance and Administration occupations (see Figure 17).

The occupation with the largest share of total labour force in the Village at York-York University is Social Science, Education and Government sector (19.8%). In contrast, Trades, Transport, Equipment Operators and Related Occupations made up 17.5% of the total labour force population in Sentinel-Grandravine.

¹⁶ Labour Force refers to persons who, during the reference week (May 1 to May 7 of 2011) were either employed or unemployed.

Figure 17. Occupations of Employment, 2011





Service and Facility Inventory

Toronto District School Board (TDSB)

The Toronto District School Board operates six elementary schools and one secondary school in the Study Area. Based on 2017 data, the total capacity of the elementary schools is 2,298 pupil spaces and 978 pupil spaces in the secondary schools. CW Jefferys Collegiate Institute is the only secondary school in the area with a total enrollment of 729 pupils in 2017. The six elementary schools have a total enrollment of 1701 students in 2017.

All of the TDSB schools are located in the Sentinel-Grandravine sub area. Sheppard Public School has two portables, and Derrydown Public School has three portables. Overall, the average size of school sites in the area is above 5 acres. In June 2016, the TDSB published its Long-Term Program and Accommodation Strategy (LTPAS) which provides an approach to program and accommodation planning with a ten-year timeframe. No capital priority projects have been identified for the Study Area¹⁷. The LTPAS identifies studies to address key accommodation issues of underutilization and reduce facilities (Pupil

¹⁷TDSB. (2017). 2017-2026 Capital Priority Projects. Retrieved from http://www.tdsb.on.ca/portals/_default/ARC_helpful_info_docs/P20160524%20Emerging%20Capital%20Priorities%20v1.pdf

Accommodation Reviews). Currently, there are no accommodation review planned in the CS&F Study Area.

Enrollment projections provided by the TDSB in the Fall of 2017, identify potential enrollment pressures at Derrydown and Stilecroft elementary schools with projected utilization rates of 92% and 80%, respectively, by 2026. The York University Secondary Plan, identifies two potential sites where new schools could be provided to accommodate future growth in the area¹⁸.

Existing Facility Conditions

In 2016, the TDSB released its Facility Condition Index (FCI). The FCI measures the condition of a building by taking the total cost of repairs and dividing it by the replacement value of the building. The total repair backlog for all schools in the Study Area is \$51.3 million as of 2016. Almost half of the total amount is due to the urgent need of repairs for CW Jeffery's Collegiate Institute (\$25.8M) which has an FCI rating of 99%. Despite this, the school has not been identified as a capital priority project by the TDSB at this time.

Existing Programming Needs

Schools provide a number of specialized programs that reflect the diversity of the local area and City as a whole. The Sheppard Public School at 1430 Sheppard Avenue West houses the Africentric Alternative School. The school provides diverse perspectives, experiences, and histories of people of African descent into the provincially mandated curriculum. The school accepts students from JK to Grade 8 and is open to any student living in Toronto.

According to the 2017 Learning Opportunities Index (LOI), some schools in the Study Area are ranked high out of the total 471 elementary schools and 108 secondary schools, indicating a greater presence of external challenges affecting student success. Schools with the greatest level of external challenges are ranked number one and is described as highest on the index. Africentric Alternative School (29), Sheppard PS (42), Stilecroft (59), Derry Down Public School (72), Elia Middle School (80) and Lamberton Public School (115) report increasing LOI scores when compared with previous reports dating back to 2009¹⁹.

CW Jefferys Public High School operates numerous school-based programs including the Enriched Science, Technology and

¹⁸ York University Secondary Plan. From <https://www1.toronto.ca/planning/10-york-university.pdf>

¹⁹ TDSB. Learning Opportunities Index. Retrieved from <http://www.tdsb.on.ca/Portals/0/AboutUs/Research/LOI2014.pdf>

Mathematics, and Computer Technology (ESTeM) Program, and the Law in Action Within Schools (LAWS) Program for students to explore areas of Canadian law. Finally, the school operates a new innovative robotics program which engages students in researching, designing and building robots for a variety of purposes. The secondary school also ranks high on the 2017 LOI index for secondary schools at 11 out of 108 total secondary schools.

All of the elementary schools are part of the TDSB Model Schools for Inner Cities initiative. The initiative seeks to collaborate with students, teachers, families and communities in spurring positive change, student achievement, and well-being in the community. Schools in the Study Area provide direct support for the surrounding neighbourhood, which includes services for newcomers, translations, language education, food banks, and health care. Overall, schools play a broader role in the community, as many host settlement workers to serve the area's significant newcomer population.

Table 1. Inventory of TDSB schools in the Study Area

#	Schools	Capacity/ Enrollment (2016-2017)	Utilization (2016-2017)	Projected Utilization (2026)*	Community Uses
1	Africentric Alternative Public School	101/216	47%	67%	<ul style="list-style-type: none"> Located within Sheppard Public School with separate principal and capacity
2	Derrydown Public School	455/533	85%	92%	<ul style="list-style-type: none"> School Age YMCA Saturday morning literacy program Can Bureau of Advancement of Music classes Permits available to 10pm
3	Elia Middle Public School	381/551	69%	56%	<ul style="list-style-type: none"> Permits available to 10pm
4	Lamberton Public School	306/366	84%	67%	<ul style="list-style-type: none"> Permits available to 10pm
5	Sheppard Public School	186/287	65%	66%	<ul style="list-style-type: none"> Cast for Kids child care Open Door Healing Centre Services and Gospel Boys and Girls Club Bible Church of God Permits available to 10pm
6	Stilecroft Public School	271/345	79%	80%	<ul style="list-style-type: none"> Stilecroft Superkids child care
7	C W Jefferys Collegiate Institute Secondary School	732/978	75%	57%	<ul style="list-style-type: none"> Parks, Forestry and Rec indoor pool programs Permits available to 10pm

Derrydown Public School



Toronto Catholic District School Board (TCDSB)

The Toronto Catholic District School Board (TCDSB) operates two elementary schools and one secondary school in the Study Area. The total capacity of both elementary schools is 1,166 pupil spaces. Together the two schools operate at 102% capacity as of 2017. TCDSB also operates one secondary school in the Study Area, with a total capacity of 987 pupil spaces and operated at 84% capacity.

St. Jerome elementary school is located in the Sentinel-Grandravine sub area and is currently oversubscribed. The school is projected to continue to be above capacity rates well into the future. The TCDSB Long Term Accommodation Plan recommends the onsite replacement of St. Jerome at some point in the medium to long term. This plan is conceptually based on current demographic trends, has not been funded and, is subject to change as future demographic trends dictate.

James Cardinal McGuigan (JCM) is the only secondary school in the area. According to the TCDSB – Draft Long Term Accommodation and Program Plan there are plans in place to implement a Secondary International Baccalaureate (IB) Diploma program at JCM.

Managing and monitoring enrollment

The TCDSB advises that it considers its greatest enrolment growth within the suburban fringe areas of Toronto. Areas similar in built form to the Keele Finch Study area, such as north Etobicoke and parts of North York generally yield the largest number of Catholic students from new development.

Healthy and stable low-density communities are, in the experience of the TCDSB, the most popular form of housing for families with children. In general, low-density areas within Toronto are more stable and reliable for producing enrolment, whereas the higher density areas in and around the core of the City and at the various other high density nodes tend to be more transient.

The TCDSB does not conduct a Learning Opportunities Index (LOI) however the Board notes that communities with the highest level of need seem to align very well with the neighbourhood improvement areas outlined in the Toronto Strong Neighbourhoods Strategy 2020.

The TCDSB also advises that enrolment is healthy within this area and is anticipated to grow with the build out of the Downsview Secondary Plan as well as with intensification brought about by the completion of

the TTC subway extension to Vaughan Metropolitan Centre. The TCDSB continuously monitors enrolments and development growth across Toronto and attempts to secure new school sites where appropriate. Additionally, the TCDSB may initiate a boundary review if necessary to address schools that are significantly over or under subscribed.

Community Use of Schools

The Priority Schools Initiative (PSI) is a joint project in partnership with the TCDSB, TDSB and the Ontario Ministry of Education aimed at making schools accessible to the community by providing free space in designated PSI schools.

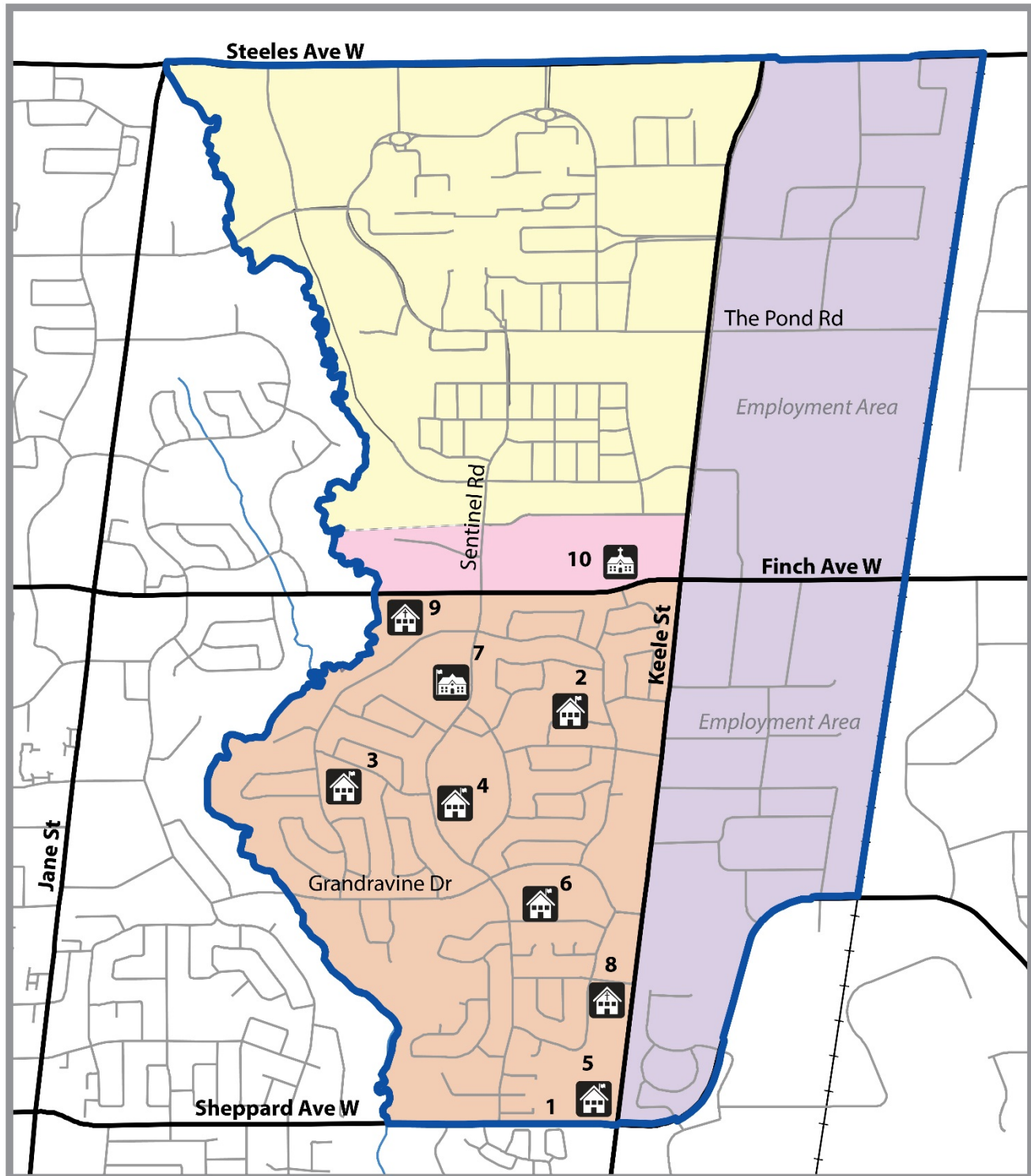
The Ontario government has designated James Cardinal McGuigan as well C.W. Jefferys as a community school which receives provincial funding to allow community agencies affordable options to access school space. Both indoor and outdoor school space is available for non-for-profit community groups at reduced rates or free, equitable access and outside of school hours. The increased access to space for community organizations provides a place for residents to come together, and access community programs, both contributing to building stronger communities.

Permitting data for Jame Cardinal McGuigan (TCDSB) shows community uses increasing significantly from 2014 to 2017 with the number of participants reaching just over 47,200.

Table 2. Inventory of TCDSB schools in the Study Area

#	Schools	Capacity/ Enrollment (2017-2018)	Utilization (2017- 2018)	Projected Utilization (2029)*	Community Uses
8	St. Jerome Public School	441/510	116%	222%	<ul style="list-style-type: none"> • St Jerome Jr YMCA child care • Before and after school program • Italian • Nutrition program
9	St. Wilfrid Public School	706/656	93%	106%	<ul style="list-style-type: none"> • Parent and Family Literacy Centre (PFLC) • Before and After Program • Italian • Nutrition Program
10	James Cardinal McGuigan Secondary School	987/829	84%	90%	<ul style="list-style-type: none"> • Before and after school program • Nutrition program • Developmentally Delayed Program • Resource Program • Gifted Program • Hospital for Sick Kids Program

Figure 18. Map of existing TDSB and TCDSB schools



Types of Facilities



Public Elementary



Public Secondary



Catholic Elementary



Catholic Secondary

Sub-area 3:
Village at York/ York University

Sub-area 2:
Four Winds / Fountainhead

Sub-area 1:
Sentinel Grandravine

James Cardinal McGuigan Catholic Secondary School



Libraries

The Study Area is served by two public libraries, York Woods District Library and Jane/Sheppard Branch Library.

York Woods District Library, is the primary library servicing the Study Area. It is located just west of Sentinel Road along Finch Avenue West, and operates seven days per week. This district library services approximately 55,825 residents within its catchment area, which captures a significant portion of the Study Area²⁰. In 2016, the library reported over 209,000 visits and contained a large collection in a number of languages, circulating over 222,000 books and materials.

York Woods Library is one of three libraries in the City which has a theatre attached to the facility. The library is 42,176 ft² including the 13,625 ft² theatre. The theatre seats up to 260 people and is frequently used by community residents and hosts several movie nights throughout the year.

A Community Space

The Toronto Public Library Service Delivery Model states that libraries service standards are aimed at building vibrant community hubs that provide neutral, convenient space to residents of all ages and backgrounds²¹.

The York Woods library hosts 1,275 programs which includes over 31,000 program attendees. Children programs account for 43%, while teen programs make up 36% of total program attendees. Finally, the library operates an active Youth Hub that attracted 9,770 program attendees in 2016. In 2014, the York Woods Library was identified as a central node for cultural activity for youth and theatre groups in the community²².

York Woods library has partnered with West-Side Arts Hub in providing space for local artist groups in the community. The branch also delivers the "Artists in House" program in partnership with the Toronto Arts Council and provides adult literacy classes and settlement services to recent immigrants, in collaboration with TDSB and TCDSB. Further, library staff has partnered with Toronto Employment and

²⁰ York Woods is one of sixteen libraries in the City operating on Sundays in the summer

²¹ Toronto Public Library. (2017). Staff Report: Service Delivery Model. Retrieved from <http://www.torontopubliclibrary.ca/content/about-the-library/pdfs/board/meetings/2017/jun19/17-service-delivery-model-combined.pdf>

²² City of Toronto (2014). Making Space for Culture: Community Consultation Summaries. Retrieved from <http://www.toronto.ca/legdocs/mmis/2014/ed/bgrd/backgroundfile-69273.pdf>

Social Services (TESS) in delivering an employment support program in house.

Branch officials have recently announced further programming on Sundays to meet the demand of children programming. Some residents have expressed concern about the loss of space for specific programs or limited access due to heavy use. Creating further space for residents to come together will require additional space and infrastructure to support additional programming.

Improved meeting and program spaces

Toronto Public Library operates its facilities based on four tiers of service. Each level is responsive to community and resident needs. York Woods Library is identified as a district library or tier 2. District libraries play a vital role in delivering comprehensive recreational and informational collections, reference, and a broad range of community programs and services to diverse populations²³. Libraries classified as Tier 2 service an area of 2.5 kilometers and a minimum of 100,000 people. Many residents in the surrounding catchment area, particularly residents located near Jane and Finch, travel to York Woods to use its larger collections and services.

Library staff indicate the Youth Hub continues to be in high demand with attendance of 25 youth on average at each program. In 2016, 397 programs were delivered with 9,770 program attendance. Expansion of space to accommodate enlarged programs would assist the Library in responding to demand. Reading support programs such as Ready for Reading (3,386 program attendance in 2016) and Leading to Reading (310 program attendance in 2016) are very popular in the catchment area. Library staff highlight that children's programs are well attended and in high demand.

Branch officials note that Book a Librarian sessions, 30 – 60 minute help with research, library information, career information, homework help, etc. are highly utilized at York Woods. Technology enhancements and improved spaces for library programs would enable staff to deliver digital literacy programs and benefit the branch to meet the demands of the increasing population.

Library staff highlights the importance in enhancing the capacity and resources, including display furniture and technology, to assist in promoting a focus on Black and Caribbean historical and cultural experience. York Woods houses part of the Rita Cox Black and Caribbean Heritage Collection. Recognized as one of the most

²³ Ibid

significant Black and Caribbean heritage collections in Canada, it is an invaluable resource for the Black and Caribbean community as well as students and researchers.

Capital Project for York Woods Library

York Woods staff report minimal repair and renovations of the facility since its opening in 1970. Revitalization of the branch has been identified to help accommodate current user needs as well to meet future demand. Key structural areas of improvement identified include barrier-free access to service, IT infrastructure, mechanical systems related to heating, ventilation, and air conditioning and operation of the branch public elevator.

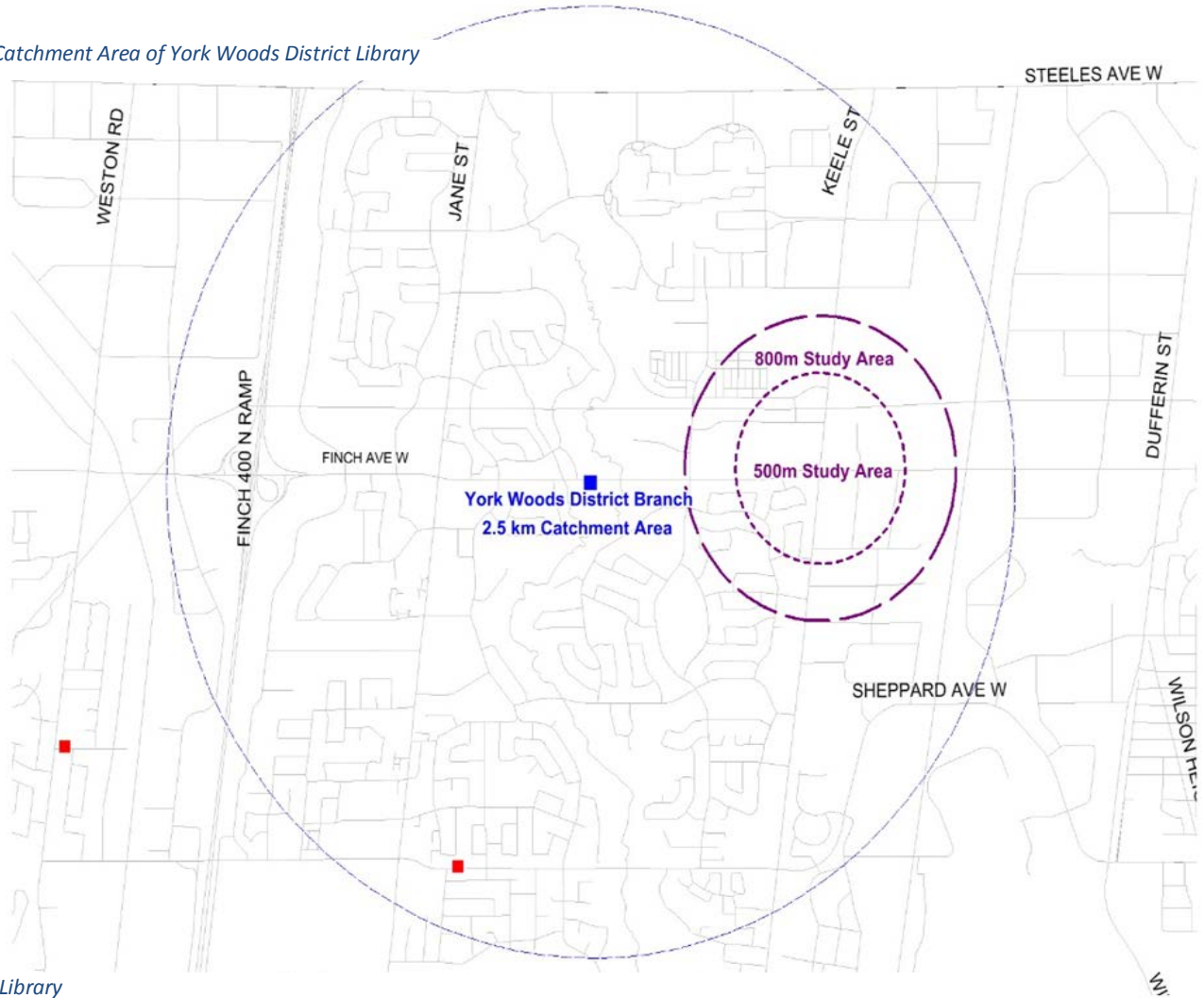
Library officials note revitalization of all public service areas, including designated areas for adults, teens, and children, along with the creation of quiet spaces for individual and group study will be important service enhancements for the community. Also highlighted include the lack of clear visible branch signage that highlights library activities as well incorporating an exhibit/gallery space for local creators and artists.

The Finch West LRT and Tobermory station will provide an improved accessibility of the York Woods District branch and present an important opportunity to expand the spaces and services available to serve communities to both the east and west.

Figure 19. Inventory of Libraries in the Study Area

Library	Facility Information	Services (2016)	Programs (2016)
York Woods District Library	<ul style="list-style-type: none"> • 2 storeys, 42,176 sq.ft, includes a 13,625 sq.ft theatre with separate entrance • 483 ft² meeting room • 960 ft² meeting room • Opened seven days, 69 hours/week • Built in 1970 	<ul style="list-style-type: none"> • Circulation: 222,000 • Visitors: 209,000 • Collection size: 104,932 • Programs: 1,275 • Visits: 209,768 	<ul style="list-style-type: none"> • Adult Literacy Programs, Reading Support Programs • Library Settlement Program, User Education Classes • Youth Advisory Group, Youth Hub • Cyber Seniors • Tax Clinic, • Personal Finance Program

Figure 20. Catchment Area of York Woods District Library



York Woods Library



Child Care

There are ten non-profit and two commercial child care centres operating in the Study Area, providing a total of 853 licensed child care spaces. Excluding the The Lee Wiggins Childcare Centre, all the centres provide subsidies to eligible families. The largest proportion of these spaces is for school aged children (30%), followed by preschool aged children (28%). Only 8% of spaces are for infant care (0-18 months). Half of the child care centres (6) are located within schools.

Of the twelve child care centres, two centres (144 spaces) operate in York University, and primarily serve University staff, faculty and students. Amongst the remaining child care centres, nine operate in the Sentinel-Grandravine area, and another in the employment lands east of Keele Street along Finch West.

Although Children Services staff report the Study Area is well served by subsidized child care centres, half of the child care centres operate over 60 spaces each, indicating possible space constraints. Based on feedback from Children's Services staff, expanding the number of licensed non-profit child care spaces for infant, toddler and preschool-aged children in schools and other community facilities is needed in the Study Area.

Program spaces – Determining Child Care Demand and Growth.

Toronto's Licensed Child Care Growth Strategy 2017-2026 aims to provide enough licensed spaces to serve 50% of children aged 0-4 by 2026. In order to achieve this benchmark, the Keele Finch Study Area will require additional child care spaces. The CS&F Study Area is identified as a Neighborhood Improvement Area (NIA) and has high rates of family poverty and low income which underscore the need for affordable child care services. Future intensification of the area will put additional demand on the number of child care spaces required.

Increase in funding for child care

In 2016, the Ontario Government committed to creating 100,000 new child care spaces over five years for children up to four years in the province. Also, the Federal Government announced \$7 billion over ten years in supporting the investment of additional subsidized spaces.

Proposed Facilities

In 2010, City Council approved a development proposal for 470 Sentinel Road and 1, 35 and 40 Fountainhead Road to permit 1,035 new residential units in eight condominium apartment buildings with heights ranging from 6 to 12 storeys. The approval secured the construction of 66 space non-profit child care facility within the amenity building to be built as part of the development²⁴. This development proposal has not advanced to date.

Children's Services staff have advised that there are no additional child care capital facilities planned in the study area at this time. However, this may change as more funding is announced for the expansion of community and school-based child care.

²⁴ City of Toronto. (2010). Staff Report. Retrieved from <http://www.toronto.ca/legdocs/mmis/2010/ny/bgrd/backgroundfile-29097.pdf>

Figure 21. Existing Childcare facilities

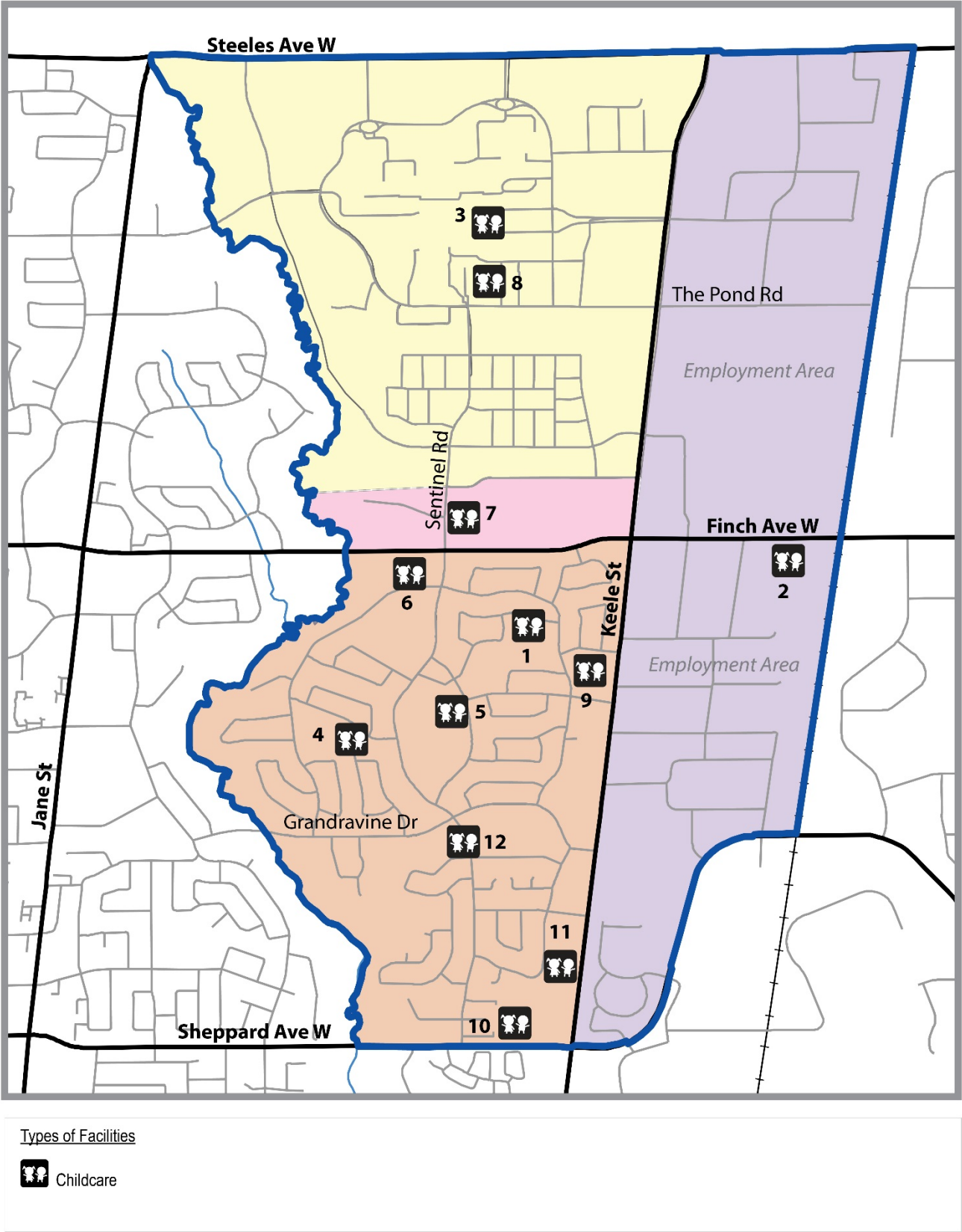


Figure 22. Inventory of child care facilities in the Study Area

#	Facility	Type	Fee subsidy	Infant (0-18 months)	Toddler (1.5-2.5 yrs)	Preschool (2.5-4 yrs)	Kindergarten (4-5 yrs)	School Aged (5.5-10 yrs)	Total Operating Capacity/ Licensed Capacity
1	Derrydown School Age Ymca	Non Profit	Yes				26	60	86/112
2	Finch Business Park Child Care	Non Profit	Yes	20	30	48			98/98
3	Lee Wiggins Childcare Centre	Non Profit	Yes		10	15			25/25
4	Rainbow's End Day Care Satellite	Non Profit	Yes				13	30	43/43
5	Rainbow's End Faith Lutheran Day Care	Non Profit	Yes		10	24			34/39
6	St. Wilfrid Jr YMCA Elp	Non Profit	Yes				26	30	56/82
7	University City Jr Ymca	Non Profit	Yes	10	15	32		30	106/106
8	York University Co-Operative Day Care Centre	Non Profit	Yes	20	20	32	32	15	119/119
9	Young Artists Day Care	Commeri cial	Yes	10	15	32			57/57
10	Cast For Kids Child Care Centre	Non Profit	Yes	10	15	24	26	60	135/135
11	St. Jerome Jr Ymca	Non Profit	No		10	16	13	30	69/112
12	Stilecroft Superkids	Non Profit	Yes		10	24		15	49/69
	Totals			70	135	247	136	270	877/997
% of Total Spaces				8.1%	15.8%	28.8%	15.8%	31.5%	88%

YMCA University City Child Care Centre in Four Winds-Fountainhead



Parks

Open green space with little amenities

With approximately 112 hectares of local parkland, the Study Area is well serviced. These parks offer a variety of passive and active recreation opportunities primarily tennis, baseball, soccer, bocce, skating and swimming.

The western portion of the Study Area contains four major city-wide parks which include Black Creek, Derrydowns Park, Black Creek Parkland and Northwood Park. Together these parks contain a number of open green spaces, tall trees and ravines. The Finch Hydro Corridor Recreational Trail crosses the middle of the Study Area providing an open green space, bike trail and community garden. Fountainhead Park is located on the north side of Finch Avenue West between Keele and Black Creek. South of Finch Avenue West are Sentinel and Grandravine park, which contain several amenities along with passive open green spaces.

Consultations with area residents during Phase 1 of the Keele-Finch Plus, expressed the need for increased accessibility and more active frontages along park edges. Other areas of improvement highlighted include greater utilization of the green space within the hydro corridor such as expanding the community garden, and developing accessible paved pathways, recreational spaces and sport fields in the corridor. Suggestions also included incorporating more trees and picnic areas to create comfortable and shaded sitting conditions for park users. Greater connection and wayfinding was also identified as a tool that would encourage residents to utilize the nearby ravine system.

A recent study completed by the DUKE Heights BIA, also noted potential opportunities for improvements to park spaces in the Study Area including, adding play structures, benches, tables and shelters to attract patrons to use the Finch Hydro Corridor. Replacing the grassy areas surrounding Hydro Corridor with community garden plots and community maintained pollinator habitats could also support Toronto's Urban Agriculture and Pollinator Protection Strategies. Furthermore, agriculture harvested in the community garden could help lessen food insecurity in the Study Area²⁵. Such interventions would require a collaborative effort between the community, utility providers and the city.

²⁵ Social Policy Analysis and Research. (2014). TSNS 2020 Neighbourhood Equity Index, Methodological Documentation. Retrieved from <http://www.toronto.ca/legdocs/mmis/2014/cd/bgrd/backgroundfile-67350.pdf>

The 2020 Toronto Strong Neighbourhood Strategy Action Plan outlines several strategies to improve the physical surroundings of parks and green spaces. Recommendations include promoting community use of parks and ravines to ensure spaces are well-used and safe. Further suggestions include revitalizing connections through communities by improving laneways and walking trails, adding children play areas and accessible seniors playgrounds, as well as creating safer and welcoming outdoor social gathering spaces in neighbourhoods²⁶.

Quality parks

High-quality parks are vibrant, welcoming, safe and sustainable spaces which help contribute to a sense of place in neighbourhoods and in the city overall²⁷. Parks are necessary elements for healthy individuals, communities and the natural habitats.

The 2013-2017 Toronto Parks Plan aims to connect people and communities with parks and improve the quality of parks. The Plan identified methods in improving the delivery, quality and consistency of parks services. Findings included designing parks and features that reflect local community demographics²⁸.

The Parks Plan recommends that, over the next five years, PF&R build and upgrade social gathering spaces that combine seating with other park amenities, increase the availability of shade and drinking water, and improve washroom access to support the social role parks play for all Toronto residents.

Information gathered on parks and facilities within the area suggests that park infrastructure in the Study Area is in need of improvement. PF&R staff indicate that Fountainhead Park is under utilized due to the condition and type of park amenities available. Staff also noted there is a lack of outdoor adult fitness training in the area such as calisthenics, as well as a deficiency in shaded areas/gathering spaces and dogs off-leash parks. Staff also noted that the multi-use sports field located beside the park is the property of the Toronto Catholic District School Board.

Community consultations conducted in 2014, indicated the need for improvements to create better utilized outdoor spaces such as increasing connectivity through walkable pathways from Derrydown Park to York Woods Library and creating inviting green spaces with

²⁶ City of Toronto. 2020 Toronto Strong Neighbourhood Strategy Action Plan.

²⁷ City of Toronto. (2013). Staff Report: Parks Plan 2013-2017. Retrieved from https://www1.toronto.ca/City%20Of%20Toronto/Parks%20Forestry%20&%20Recreation/Community%20Involvement/Files/pdf/P/ParksPlan_StaffReport.pdf

²⁸ Ibid

picnic shelters, performance area's and public art²⁹. Recent community consultations for Keele Finch Plus reinforced the original desire to better animate existing parks and open spaces with new amenities like a basketball court and soccer/cricket pitch, bbq pit and more seating and lighting.

Figure 23. Parks Inventory

Park	Facilities	Address	Area (m ²)	Park Classification
Benjamin Boake Greenbelt	Park	133 Benjamin Boake Trail	7,616	City Wide
Black Creek Parkland	Park, 2 bridges, life saving stations, 2 pathways	1650 Finch Avenue West	249,429	City Wide
Bratty Park	Park, pathway, playground, playspace,	40 Bratty Road	19,139	Neighbourhood
Brookwell Park	Park, basketball court, pathways, playground, playspace	44 Streamdale Court	11,235	Neighbourhood
Dan Iannuzzi Park	Park, playground, 2 playspaces	75 Delabo Drive	10,781	Neighbourhood
Derrydowns Park	Park, 3 bridges, firepit, life saving stations, washroom, rooms	271 Derrydown Road, 1705 Finch Avenue West	278,932	City Wide
Driftwood Park	Park, baseball diamond, bridge, playground, playspace, recreational trail	44 Tobermory Drive	87,065	Neighbourhood
Fountainhead Park	Park, outdoor bocce court, outdoor table tennis, outdoor tennis court, playground, playspace, soccer field, clubhouse, 3 rooms	445 Sentinel Road	44,489	Neighbourhood

²⁹ City of Toronto. (2014). Making Space for Culture: Community Consultation Summaries. Retrieved from <http://www.toronto.ca/legdocs/mmis/2014/ed/bgrd/backgroundfile-69273.pdf>

Four Winds Allotment Gardens	Open green space, recreational trail	40 Four Winds Drive		Allotment Gardens
Grandravine Park	Park, baseball diamond, basketball court, outdoor bocce court, outdoor tennis court, playground, playspace,	23 Grandravine Drive	36,207	District
Keele Reservoir	Park, 2 cricket pitches	4995 Keele Street	88,448	Neighbourhood
Northwood Park	Park, bridge, firepit, life-saving stations, picnic sites, washroom and 2 rooms	140 Stilecroft Drive	252,030	City Wide
Sentinel Park	Park, 3 baseball diamonds, 3 outdoor bocce courts, outdoor sports pad, outdoor tennis court, playground, playspace, splash pad, baseball clubhouse, washrooms and 2 rooms	295 Sentinel Road	37,334	District

Bratty Park in Sentinel-Grandravine



Recreation

Grandravine Community Recreation Centre

Grandravine Community Recreation Centre is the primary public recreation facility in the Study Area that is owned and operated by the City of Toronto. The 48,760 ft² facility is located within the Sentinel-Grandravine neighbourhood. Review of average travel distance data for program registrants shows that the facility largely services residents of the immediate area.

The community centre features an indoor ice rink which converts to a dry pad in summer months, four bocce courts, five multipurpose rooms, two kitchens, a preschool room and an outdoor pool. One of the kitchens was recently converted to a youth space that operates 3 day a week with staff. The upgraded kitchen space is used for youth cooking programs and includes a lounge area with computers, couch, television and video games. Since opening in the spring, 462 youth have attended programs here.

Grandravine Arena, operated and maintained by the City of Toronto is a busy indoor rink in the north part of the City that offers figure skating and ice skating lessons and both adult and youth ice hockey programs and leagues. Adult and youth pickup hockey is also offered as well. The arena runs a house league programs and also hosts Greater Toronto Hockey League teams which includes teams from across the GTA. There is also a private group called Grandravine Special Hockey. They operate on Saturday mornings from 9:00 am-2:00pm. They are called the Grandravine Tornadoes. The arena also provides speed skating facilities with very fast ice. The arena is permitted weeknights and weekends. In the summer months the arena converts to a dry pad and is permitted out to ball hockey and summer camps. There are also indoor bocce courts that are used year round. There is an outdoor pool used in the summer months as well. The community centre rooms provide for bingo, parties and city programs, fitness classes. The arena was renovated 2 years ago with a new ice pad and refrigeration system.

Grandravine Community Centre is a centre where programs are free. In 2014, Council approved 16 new locations, including Grandravine Community Centre, where programs are free ("Free Centres") for a total of 39 Free Centres, to advance the Council-approved Recreation Service Plan. Free Centres continue to achieve the objectives that were approved by Council to increase equitable access, reduce financial and administrative barriers, encourage social inclusion, enable local access, and increase overall participation in recreation.

Review of average travel distance data for program registrants of Grandravine CC and Arena shows that the facility largely services residents of the immediate area. Approximately 75% of the registrants live in the study area or within 1.5 kilometres of the facility.

Parks, Forestry, and Recreation staff highlight that the top priority for Grandravine Community Centre is the need for a gymnasium. A new gymnasium would allow staff to offer sports programs such as volleyball, badminton, floor hockey, basketball, soccer, for children and youth that it currently cannot provide. Section 3.4 Recommendation #5 of the FMP suggests that opportunities to add gymnasiums to existing community recreation centres within under-served areas be evaluated. Grandravine Community Centre is a busy mid-sized facility. The addition of a gymnasium to Grandravine Community Centre should be explored.

Also noted was the need for interior modifications to improve the functionality of existing rooms specific to programs such as an art room and a music studio, the need for an accessible viewing area and seating for the arena lobby and making the centre more accessible for patrons who use the bocce courts.

The Toronto Track and Field Centre

Opened in 1979, the Toronto Track and Field Centre is located in the northern portion of York University campus. The operation and programming of the Centre is coordinated by the City and York University. The Centre is home to the York University Track and Field Team, and The Track Club and is used by both professional and amateur athletes. In total, the combined indoor/outdoor facilities occupy approximately 14 acres of land with ample parking. The Centre includes an indoor field house with indoor track, weight rooms, meeting rooms and can accommodate over 900 people including 250 spectators, an outdoor track, and multi-purpose field.

The facility lends itself to both daily training and high caliber track and field competitions, hosting over 80 events a year that attract approximately 200,000 people. Statistics show that the majority of users come from outside the direct community (Brampton & Mississauga) and the majority of Toronto residents that use the facility come from the 2 postal codes neighboring York University. Toronto residents have full access to the track and field facilities via membership fee.

In 2015, the facility undertook resurfacing for the 2015 Toronto Pan Am

games³⁰. The outdoor track is permitted to the Toronto District School Board for yearly track and field events. Aside from offering dedicated track and field amenities, the centre is limited in delivering new direct programming initiatives to the general public.

Demand for recreation

PF&R staff advise that overall the facilities in the Study Area are well-utilized by participants, averaging a 95% program participation rate between 2014-2016. In 2016 Grandravine Community Centre experienced 100% utilization rate at its facility, with 49,954 course registrations. Grandravine Community Centre had the most registrations followed by the pool at CW Jefferys C.I. Staff indicate that there is a need for more adult and youth programming at Grandravine Community Centre to address waitlists (e.g. Camps, preschool dance, skating).

A three-year trend analysis for city and satellite facilities shows an increase in program demand, while the supply of registered programs has decreased from 631 in 2015, to 522 in 2016. According to PF&R staff, programming is often determined by facility, participant and staff availability, combined with usage patterns. The data also highlights that residents in the Keele-Finch Study Area travelled outside the area to use other community centres further away such as Douglas Snow Aquatic Centre, Northview Heights Secondary School and Antibes Community Centre.

Overall, children (aged 0-14) make up 91% of all program registrations in the Study Area. In 2016, camp programs had the most registrants of all programs accounting for almost 25% of all registrations in the Study Area. Skating is the next most popular course program with 23% of all registrations. Regarding utilization rates, Fitness and Wellness had the highest utilization rate in 2016 at 108% followed by Skating at 101% and Camps at 100%.

The City also runs programs in nearby schools at C.W. Jeffery's Collegiate, Stilecroft Public School and St. Wilfred Elementary school for basketball, soccer, sports and After School Recreational Care (ARC) and C.W. Jefferys indoor pool for weeknight and weekend instructional swim lessons and recreational swim. The permitting of school spaces for recreation programs indicates that demand for recreational programs and services is very high.

³⁰ Government of Canada. (2016). Investment in games venues of the Toronto 2015 Pan and Parapan American. Retrieved from Games <http://canada.pch.gc.ca/eng/1415029684992/1415031297627>

Proposed Facilities

In 2010, City Council approved a development proposal for 470 Sentinel Road and 1, 35 and 40 Fountainhead Road to permit 1,035 new residential units in 8 condominium apartment buildings with heights ranging from 6 to 12 storeys.

The approval secured a financial contribution of \$700,000 to be used towards the construction of an artificial outdoor ice rink in Fountainhead Park³¹. While this development proposal has not advanced to date, recent community consultations in the Study Area identified the continued desire for a skating rink at Fountainhead Park.

Parks & Recreation Facilities Masterplan

At its meeting on November 7, 8 & 9, 2017 City Council adopted The Parks and Recreation Facilities Master Plan 2019-2038 ('Facilities Master Plan') reinforcing the City's commitment to providing high quality parks and recreation facilities for all residents. The Plan commits to building new recreation facilities and renewing current assets to meet demand, and making the most of current facilities while finding new and creative ways of providing services including partnerships with other divisions, institutions and developers. A detailed implementation strategy will be presented to Council for approval in the second quarter of 2018 for consideration in the 2019-2028 capital budget process. The implementation strategy will be informed by Council's adoption of the Facilities Master Plan, and will include the financial requirements to realize the Plan as well as timelines and specifics for all recommendations.

³¹ City of Toronto. (2010). Staff Report. Retrieved from <http://www.toronto.ca/legdocs/mmis/2010/ny/bgrd/backgroundfile-29097.pdf>

Figure 24. Existing Recreational Facilities

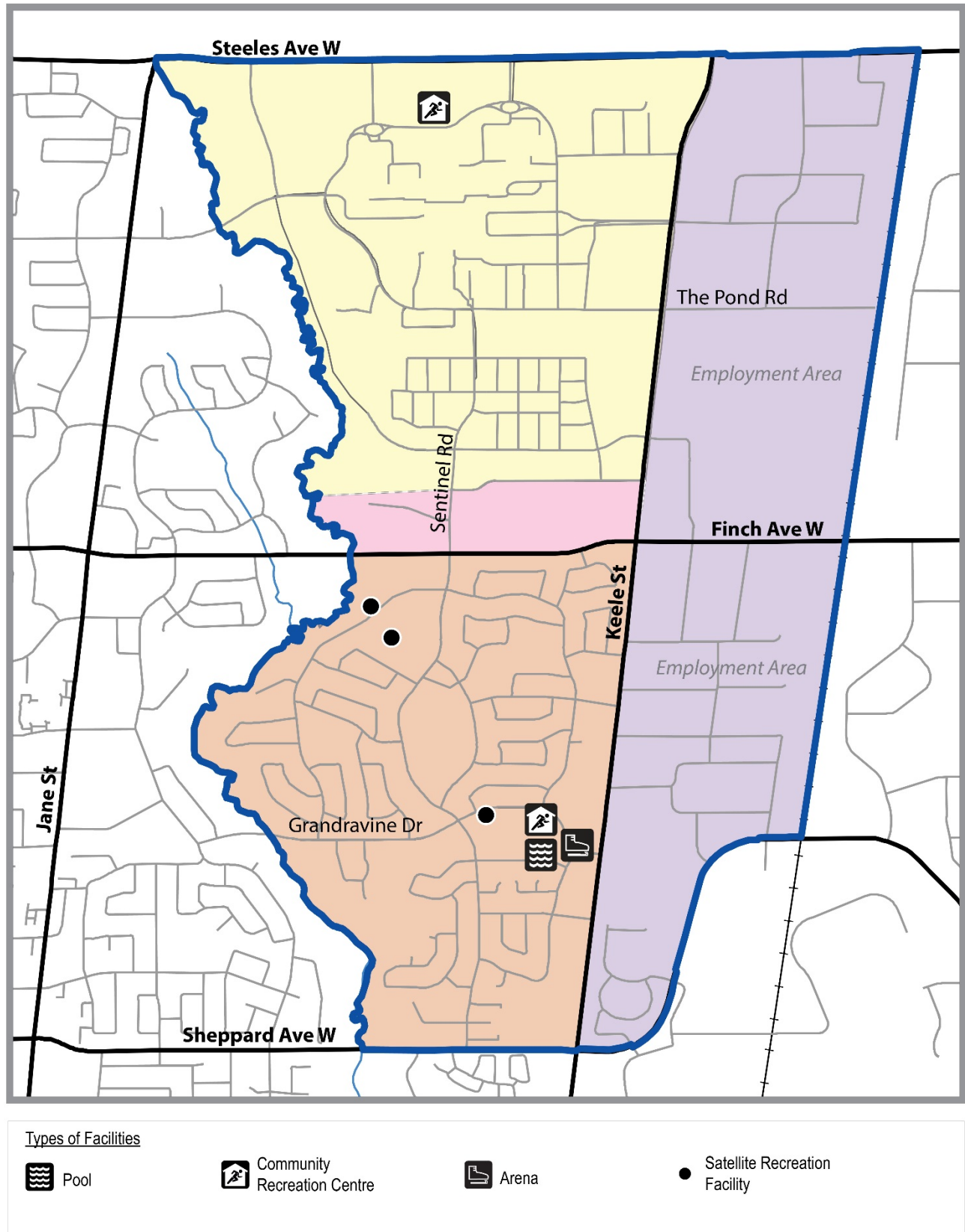


Figure 25. City Recreation Facilities

Map #	Facility	Amenities (quantity)	Program Types Offered
1	Grandravine Community Recreation Centre	Indoor Ice Rink/Indoor Dry Pad (in summer months) Dressing Room (2) Kitchen (2) Multipurpose Room (5) Outdoor Pool Preschool Room Indoor Bocce Courts (4)	Arts & Heritage Camps Fitness & Wellness General Interest March Break Early Years, Preschool, Older Adults Sports, Swimming, Skating
2	Toronto Track and Field Centre	Indoor Fieldhouse with Running Track and Spectator Seating Meeting Rooms (3) Fitness/Weight Room (2) Outdoor Running Track Multi-purpose Field	High Calibre Track & Field Competitions & Events Professional & Amateur Training General Community Use (via Membership Fee)

Figure 26. Satellite Recreation Facilities

Map #	Facility	Amenities (quantity)	Program Types Offered
3	CW Jefferys Collegiate Institute	Indoor Pool	Swimming
4	Stilecroft Public School	Gymnasium	Preschool sports
5	St. Wilfred Elementary School	Gymnasium	General interest

Grandravine Community Recreation Centre



Human Services and Community Agencies

Human Services contribute to the health, social, and economic wellbeing of Toronto's communities. Human Services are broadly categorized into the following sectors: housing, homeless services, food banks, large multi-service organizations, employment, training and settlement, community development, planning, and information and referral. Human Services are often delivered by non-profit community-based organizations and form an important part of the network of community services and facilities that serve the Study Area.

These agencies work in partnership with local residents groups, various City divisions and government agencies including Toronto Public Health, Toronto Employment and Social Services, Toronto Public Library, public school boards as well Social Development, and Finance and Administration. Locally-based agencies and resident groups play an important role in identifying community services and facility needs, information sharing and delivering needed assistance to individual, families and vulnerable populations to the local community.

Community Agencies

Ten community agencies are located and operating in the Study Area. Based on Toronto 211 data, these agencies provide a range of support programs related to employment, language services, food security and clothing donations, settlement services and legal clinics. It is important to note that while some needs are supported by the demographic Profile, broad-based statistics do not always reflect the lived experience of particular groups in an area that is physically and culturally diverse as the Study Area.

A survey of local agencies shows that many of these agencies operate out of rented office space and deliver skill based programs and services to newcomers. They deliver programs on-site as well in local schools, community centres, places of worship and libraries. Several agencies indicated an increase in demand for their programs and services. Some agencies reported that programming space is fully utilized and may face space challenges in the future as demand for programs and services grows. Results also indicate that community agencies in the area desire strong coordination and partnerships with surrounding agencies.

Community consultations held in 2014, identified accessibility, both financial and practical, as a key issue for community groups needing

space in the Study Area³². Further, York University is within the ward and offers a range of facilities for rehearsal, performance or administrative purposes. However, the University is perceived as being inaccessible to the community.

Agencies of all types indicate that sustainable funding is a ongoing challenge so programs and services can be offered without interruption. Access to free city space to run programs has been identified is one measure to assist continued delivery of services in the area.

Employment Supports and Social Services

Toronto Employment and Social Services (TESS) provides employment supports, financial benefits and social supports to people living in the City. While there is no TESS office in the Study Area, the Chesswood Employment and Social Services (CESS) office is located just east of the Study Area at 1117 Finch Avenue West and reports serving residents from the area.

A variety of employment services are available at the CESS office including workshops on TESS programs and initiatives as well as administrative and financial support through Ontario Works. The office provides on-site services from Toronto Public Library (onsite librarian twice a week), and TDSB provides weekly literacy and basic skills assessments and referrals, monthly TCDSB provides onsite referrals to ESL programming in the area. The office also acts as a resource centre for information on City services and programs. The office will relocate to Yorkgate Mall at Jane and Finch West in 2018. It will be co-located with an Ontario Disability Support Program office to offer a dual delivery site.

Data from TESS, indicates that approximately 250 clients in the Study Area have utilized the CESS office and approximately 2,431 individuals in the Study Area are registered under the Ontario Works (OW) program³³. These findings along with the high unemployment rate in the Study Area suggest an existing need for local employment support services.

Located at Chesswood and Finch is the Next-Steps Employment Centre (Downsview). Operated by the TDSB, Next Steps provides job seekers and employers a place to access a full range of employment and recruitment services and supports. Located in the same facility is

³² City of Toronto (2014). Making Space for Culture: Community Consultation Summaries. Retrieved from <http://www.toronto.ca/legdocs/mmis/2014/ed/bgrd/backgroundfile-69273.pdf>

³³ Data is based on the M3J postal code which incorporates the entire Study Area including areas west of Dufferin

the Griffin Centre that offers a range of professional services including; assessment, service coordination and planning, individual, family and group counselling, specialized day/residential services and respite services.

The North York Dufferin YMCA is located to the east of the study area at 4580 Dufferin Street. It provides a range of employment, immigrant and youth services. This also includes various outreach events in surrounding communities.

Social Development and Public Health

Social Development Finance and Administration (SDFA) is a City division that supports the development and implementation of social inclusion and community safety agenda for the city, fostering safe and strong neighbourhoods and communities, promoting community engagement and advancing life skill opportunities for youth.

As a Neighbourhood Improvements Area (NIA), SDFA is involved in implementing the goals and objectives of the Toronto Strong Neighbourhoods Strategy 2020 (TSNS) within the Study Area. The TSNS seeks to leverage investment in community services and facilities for social benefit and to improve the everyday lives of existing residents. The TSNS Equity Score Card for the York University Heights NIA reports that the area is below the City's equity benchmarks in terms of mental health, diabetes, and social assistance. The report also indicates the average number of meeting places (libraries, recreation facilities, places of worship) within a 10 minute walking distance from each residential block in the Study Area does not meet the average equity target. In addition the report notes a walkability score of 60 for the area (0 is not very walkable and 100 is very walkable) indicating need to improve pedestrian connections³⁴.

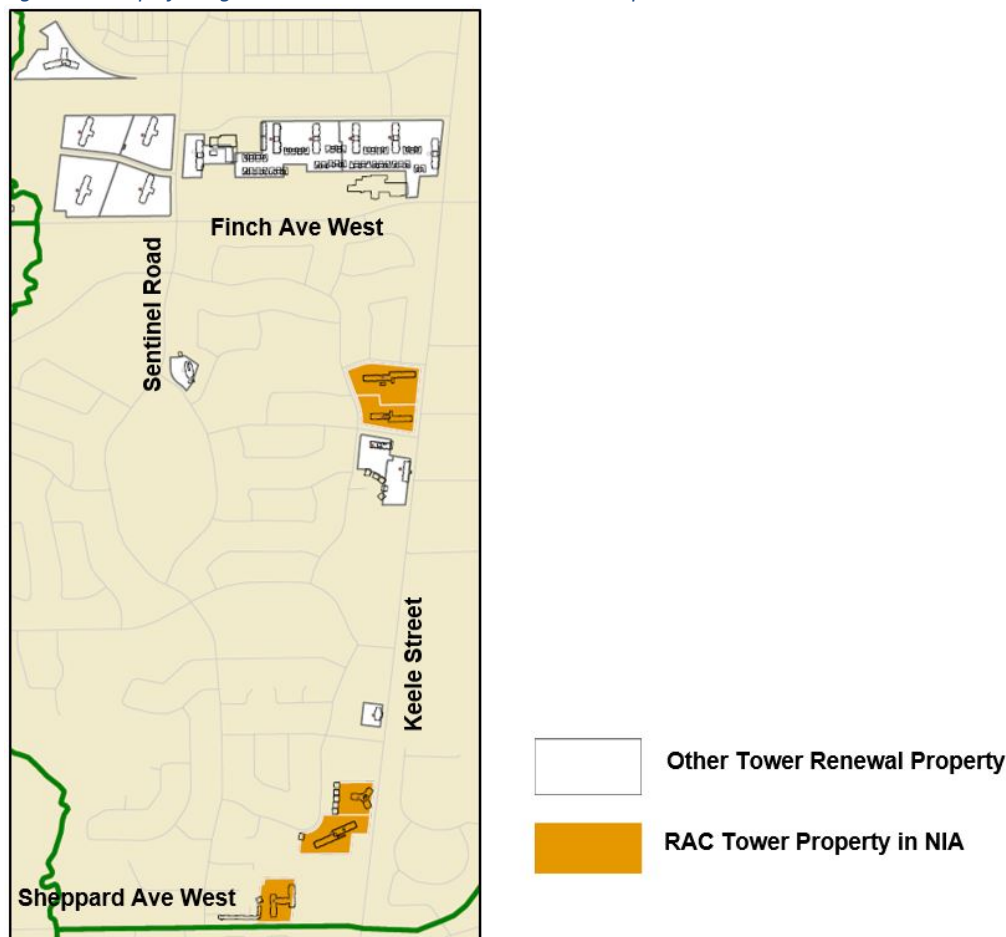
SDFA also facilitates the development of Neighbourhood Action Partnerships (NAPs) in NIAs. The NAP for the York University Heights area is a multi-sector and action-oriented group that responds to emerging community needs and opportunities as identified in the TSNS. The planning table works closely with City Councillors, local business, community agencies and City Staff to plan actions to strengthen the Study Area.

SDFA is also the lead in the City's Tower and Neighbourhood Revitalization initiatives. These initiatives aim to drive broad environmental, social, economic, and cultural change by improving Toronto's concrete apartment towers and the neighbourhoods that

³⁴City of Toronto. (2014). TSNS 2020 Neighbourhood Equity Index Methodological Documentation. Retrieved from <http://www.toronto.ca/legdocs/mmis/2014/cd/bgrd/backgroundfile-67350.pdf>

surround them. According to Toronto Public Health, the geographic areas identified with higher vulnerability to poorer health outcomes are strongly correlated with the Apartment Neighbourhoods located in the low-income areas of the inner suburbs of Toronto³⁵. The Study Area contains five residential tower sites located in the Sentinel-Grandravine sub area that has been approved for the new Residential Apartment Commercial (RAC) zoning by-law through the Tower Renewal initiative. RAC zoning allows for a number of small-scale non-residential uses, such as retail stores, services and community facilities to take place either outdoors or on the ground floor of certain sites containing apartment buildings³⁶.

Figure 27. Map of designated RAC Zones and Tower Renewal Properties in Area



Source: City of Toronto, Social Development Finance & Administration, Tower Renewal & Neighbourhood Revitalization Unit

³⁵ Toronto Public Health. (2012). Toward healthier apartment neighbourhoods. Retrieved from <http://www.toronto.ca/legdocs/mmis/2012/hl/bgrd/backgroundfile-49926.pdf>

³⁶ City of Toronto. (2017). Tower Renewal Program. Retrieved from: <https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=6c4c5e105564f410VgnVCM10000071d60f89R> CRD

Figure 28. Community Agencies and Human Services in the Study Area

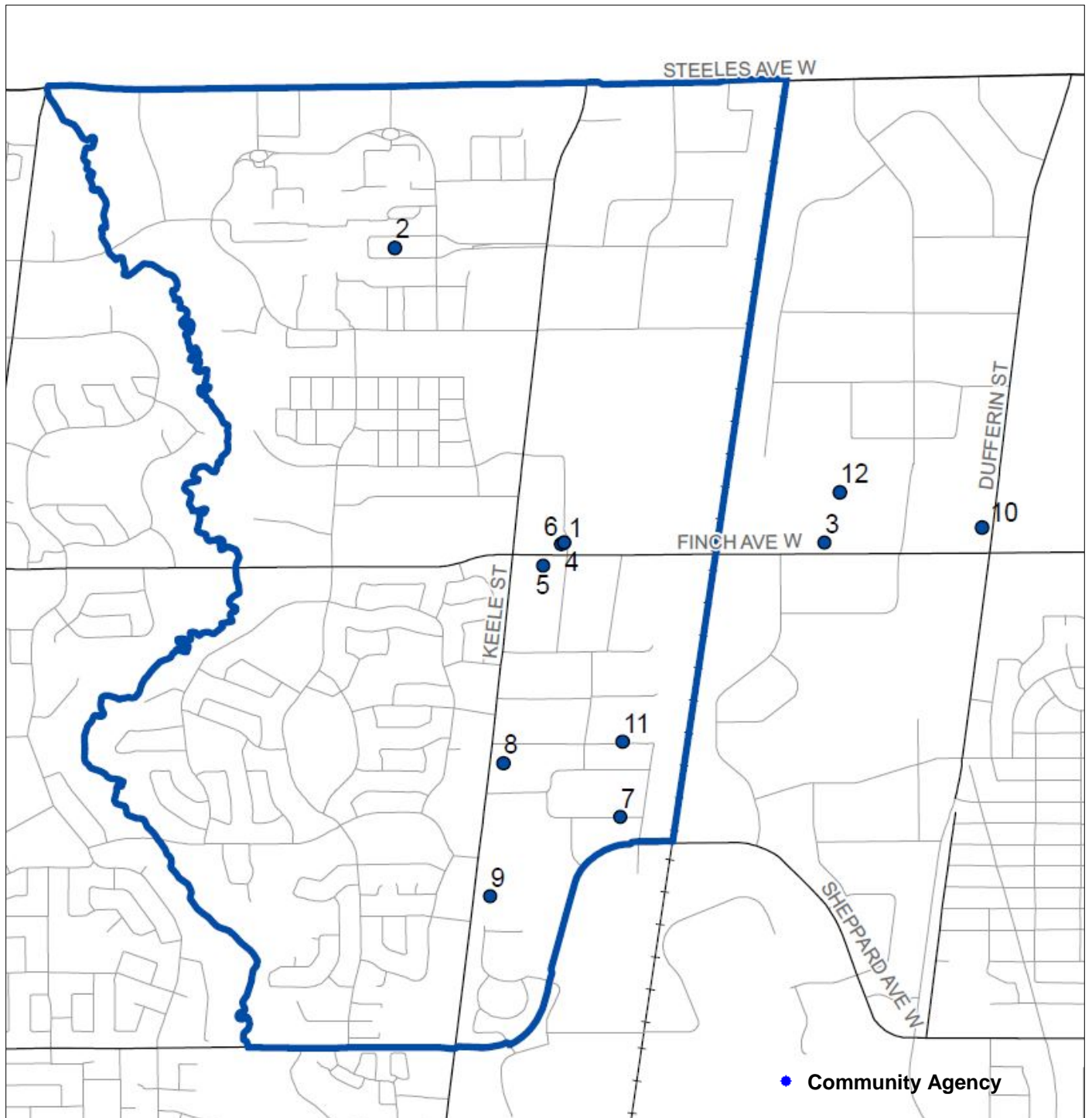


Table 3. Inventory of community agencies in Study Area

	Organization	Type	Services Offered
1	Association of Spanish Speaking Seniors of the Greater Toronto Area	Community Development	<ul style="list-style-type: none"> • Advocacy • Information and resources • Newcomer orientation • Interpretation
2	Community and Legal Aid Services Programme	Legal Services	<ul style="list-style-type: none"> • Free legal services and representation for City residents • Community support services for clients
3	Griffin Centre	Health Services	<ul style="list-style-type: none"> • Community-based mental health services • Transitional Support Services
4	Hispanic Development Council	Community Development	<ul style="list-style-type: none"> • Planning and policy analysis on local and international community • Advocacy • Counselling
5	Jane Finch Community Legal Services	Legal Services	<ul style="list-style-type: none"> • Community legal clinic • Deals primarily with social assistance, CPP, tenant issues, Immigrant
6	JVS Toronto, Employment Source Toronto North,	Education and Employment Services	<ul style="list-style-type: none"> • Job search services • Self-service information and resources • Job matching services
7	Mount Zion Filipino Seventh-Day Adventist Church	Food Services	<ul style="list-style-type: none"> • Food bank
8	Salvation Army, Recycling Centre, Family Thrift Store	Clothing Services	<ul style="list-style-type: none"> • Donation drop-off site • Thrift shopping
9	Vietnamese Association, North York Office	Settlement and adaptation services	<ul style="list-style-type: none"> • Employment services • Counselling • Skill development
10	North York Dufferin Street YMCA Centre	Employment, Immigrant and Youth Services	<ul style="list-style-type: none"> • Employment resources, services and planning • Settlement services • Youth leadership and newcomer youth development programs
11	Access to Independent Living Services	Health Services	<ul style="list-style-type: none"> • Homecare services for adults with physical disabilities
12	Community Living Toronto North York	Health Services	<ul style="list-style-type: none"> • Support and support services to children, youth and adults with intellectual disability

Community Programming and services at York Woods Library



Summary of Findings and Emerging Priorities

Addressing CS&F needs and priorities as growth and change occurs in the Study Area will be important to successful city building in the Keele and Finch area. Analysis of recent demographic trends and review of current conditions identified the following key findings about CS&F in the Study Area:

- A range of diverse neighbourhoods that reflect different socio-economic characteristics and built form will require a balanced approach to provision of CS&F
- Existing CS&F in the Study Area are heavily used, with facilities operating close to or above capacity, including area recreation centres, child care and library
- There is continued demand for existing programs and services that cater to children and youth, particularly at York Woods Library
- There is a limited supply of flexible multi-purpose spaces that are accessible and available for use by local communities

- There is need to improve the existing spaces and promote attractive and engaging community gathering sites

Emerging Priorities and Opportunities

Based on the analysis, the following five priorities and opportunities have been identified:

Ensure additional program space is secured

- Seek capital improvements to York Woods District Library in order to meet existing and future programming needs
- Continue to secure subsidized child care space to accommodate any future growth in the Study Area
- Explore provision of a new gymnasium at Grandravine CC to expand recreational programming for children, youth and seniors

Enhance and promote existing community services and facilities to meet evolving community needs

- Respond to evolving demographic needs by revitalization, where feasible, of existing public facilities with accessible, high quality and flexible spaces to meet existing and future needs
- Collaborate with Parks, Forestry and Recreation in their Facilities Master Plan process to identify facilities in the Study Area which may be priorities for capital improvements and/or expansions

Revitalization of outdoor green space

- Provide additional amenities such as restrooms, lighting, seating, shelters and improvements in park design to encourage active recreation and community events
- Support the continued use of the Finch West Hydro Corridor, particularly expansion of the community garden and provision of additional outdoor amenities

Leverage surrounding infrastructure and facilities

- Prioritize locations in close proximity to future TTC Finch West Subway Station and Finch West LRT as potential community services and facility spaces

- Continue to advance the planning and development of community recreation under the York University Secondary Plan to serve the broader communities around Keele and Finch
- Establish working partnership between the community and York University and Seneca College campus

Advance and foster a sense of community and enhancing the social fabric of the neighbourhood

- Support new partnerships with area businesses, community service providers and local institutions, particularly those related to employment training, newcomer assistance and community safety initiatives
- Explore opportunities for Neighbourhood Revitalization initiatives
- Continue to advance space partnership agreements between local schools and community agencies

Additional needs and priorities are likely to emerge with the increased development potential in the Keele and Finch Area, and potential development outlined in the York University Secondary Plan.

Black Creek River

