

COMMUNITY INFRASTRUCTURE STRATEGY EXISTING CONDITIONS REPORT



GOLDEN MILE SECONDARY PLAN STUDY



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1. EXECUTIVE SUMMARY

OVERVIEW

This report is part of the Community Infrastructure Strategy (CIS) for the Golden Mile Secondary Plan Study. It contains a demographic profile of the Golden Mile study area as well as a summary of the current conditions of the five community infrastructure sectors within the study area: libraries, schools, recreation, child care and human services.

The Community Infrastructure Strategy study area is 1589 hectares and extends across several wards (34, 35, 37) and neighbourhoods. It includes parts of Scarborough, North Toronto and Toronto and East York Community Council areas. For the purpose of this study, the area has been divided into four sub-areas which roughly align with one or two neighbourhoods: Victoria Village (West), Wexford-South Dorset Park (North), Ionview (East) and Clairlea (South) (See Figure 1).

ENGAGEMENT

City Planning staff engaged with City divisions to develop the sector summaries for libraries, schools, recreation and child care, and the Canadian Urban Institute focused on engagement with the human services sector in the community. Engagement with the sector entailed two focus group sessions and an online survey to understand current conditions, challenges and opportunities for improving program and service delivery. Through engagement, 46 agencies operating 53 locations were identified. Twenty people attended the focus groups and sixteen organizations completed a survey.

The following are highlights of the engagement findings:

- The focus groups with human service agencies operating in the area emphasized that agencies are using innovative collaborative ways of working together and finding spaces in the community.
- A major theme was the need for space and many participants indicated that rather than acquire space for their agencies to deliver specific programs, increasingly, they are building

partnerships to deliver programs in existing facilities.

- Other challenges included mobility, access to transit, outdated and inadequate space, lack of parking for clients and agency staff and the need for commercial kitchens in the area.
- A number of things are working well:
 - The partnerships and colocations already happening; especially through the Victoria Village Hub.
 - Many programs and services are being delivered in existing community spaces to improve access and reduce space requirements.
 - There is already a robust network of community agencies and grassroots organizations that can be built on.
 - Service and program provision is increasingly reflecting the community in terms of diversity of staff and translators.
- Survey responses confirmed that adequate space was a considerable need in the area, with 57% of respondents indicating that their total space is inadequate in terms of size.
- Fifty-four percent (54%) indicated that their spaces require capital improvements such as repair, renovation and expansion.
- The survey results also support what was heard at the focus groups, that co-location and partnerships are already happening as 25% of those surveyed indicated that they are currently sharing space with another organization.
- Eighty percent (80%) of agencies surveyed don't own any spaces in the area.

OPPORTUNITIES & CONSTRAINTS

The following is a summary of Community Infrastructure opportunities and constraints in the Golden Mile which have been developed based on the engagement with the five CI sectors.

Opportunities

- Many programs and services are being delivered in existing community spaces to improve access and

reduce space requirements. Encourage additional co-location and partnership opportunities to improve access and to maximize resources (e.g. land, shared administrative/volunteer base, parking) as well as offer a wide range of programs/services at one location for all user groups.

- Consider expansion of the Victoria Park Hub. Consistently raised as a good example of program and service delivery in the area, the Hub is fully utilized. There is a need for more funds to allow it to function at capacity later in the evenings and on weekends and/or more space to offer more programs. Its proximity to the future Victoria Park LRT stop also support an expansion.
- Locate community services at the base of new multi-storey residential, mixed use and non-residential developments in accordance with the appropriate planning and design guidelines.
- Human service agencies are working collaboratively to deliver services through hubs, partnerships and colocation. Continue to build partnerships within human services and between sectors to maximize space and ensure coordinated service provision.
- TDSB and TCDSB explore a review of some school boundaries as needed to balance enrolment across pressured areas.
- The TPL Capital Budget and Plan has allocated \$12.1 million to revitalize the Albert Campbell Branch. TPL should meet with community service providers to identify opportunities for collaboration and partnership that provide programs and services to the community.
- Consider the addition of a CRC or expansion of existing CRCs to provide more space for

community recreation activities, particularly for youth.

- The CIS study area is located in a high priority area for child care capital expansion.
- Use the development approval process to identify and secure space for the Community Space Tenancy Policy (CST).
- Identify specifications for community facilities to guide developers in providing space for CIS sectors.
- Ensure that service and program provision continue to reflect the community (e.g. diversity of staff and translators).

Constraints

- Access to space is the main barrier for human service agencies. Particularly, lack of adequate, affordable space for programs and services.
- Lack of timely data on demographics of incoming population makes it difficult for human services to plan for growth.
- Commercial community kitchens are needed in the area to support newcomer populations to develop businesses.
- Physical and financial access to transit, and mobility in general were raised as barriers to accessing community services.
- Community recreation facilities, particularly space for youth activities, are currently at capacity in the area.

2. POPULATION PROFILE

2.1 OVERVIEW

The Community Infrastructure Strategy (CIS) study area is 1589 hectares and extends across several wards (34, 35, 37) and neighbourhoods. It includes parts of Scarborough, North Toronto and Toronto and East York Community Council areas. For the purpose of this study, the area has been divided into four sub-areas which roughly align with one or two neighbourhoods: Victoria Village (West), Wexford-South Dorset Park (North), Ionview (East) and Clairlea (South) (See Figure 1).

In 2016, there were 56,033 residents living in the CIS study area. There is a high proportion of both seniors and youth; however while the seniors population is growing, the number of youth ages 0-14 has been declining since 2006. Average incomes and educational attainment vary between sub areas with Clairlea residents earning more on average and Victoria Village residents earning the least in the study area. Victoria Village, Ionview and Wexford - South Dorset Park all have a median household income that is less than the city average, while Clairlea's is more. Ionview has the lowest level of postsecondary attainment in the Golden Mile study area, among Ionview residents than those of the other Sub-Areas. There is a higher proportion of lone-parent families and more 3, 4 and 5-person households than other areas of the city. There are also a higher proportion of immigrants in the Study Area than in the city as a whole, with the most common countries of origin being Philippines, Sri Lanka, India, China and recently, Syria.

The Study Area has a higher proportion of renters than the city average except in Clairlea where homeownership is the main housing tenure. There are a range of housing types; the most common being single-detached and apartments.

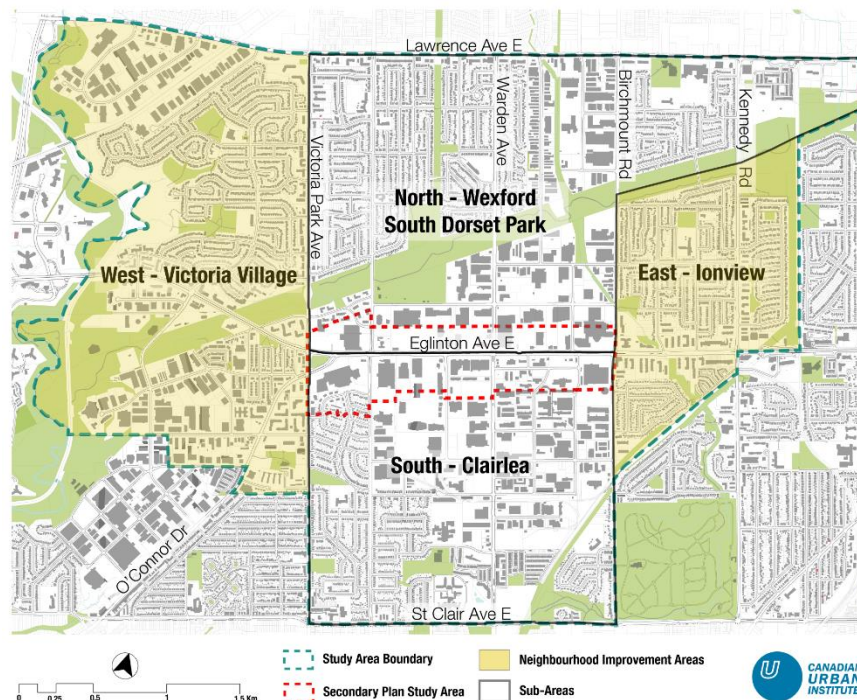


Figure 1: Map of CIS Study Area

Sub-area analysis:

West - Victoria Village: has the highest population of the four sub areas (17,510). There is a high proportion of high-rise buildings, with the majority of people renting and living in lowrise and highrise apartments. It also has the highest proportion of seniors and single-person households. As a Neighbourhood Improvement Area (NIA), Victoria Village has an equity score¹ of 40.4 and identified needs in areas such as high school graduation, marginalization, community space, healthy food, hospitalizations, and diabetes.

North - Wexford-South Dorset Park has the second highest population of all the sub-areas (16,448). It has the most stable of the four neighbourhoods, having minimal population growth and more pre-1960 single detached homes. Wexford-South Dorset Park scored low on the City's equity index, just slightly above the threshold used as a cut-off for NIA status.

East - Ionview has a population of 13,641. The area contains many apartment buildings, with over half living in highrise apartments and the greatest proportion of renters. Ionview has the largest proportion of immigration in recent years and overall. Ionview is an NIA, having an equity score of 35.7 and identified needs in areas such as unemployment, high school graduation, marginalization, post-secondary attainment, mental health, hospitalizations, and diabetes.

South - Clairlea has the smallest total population (8,434), but largest growth in last 10 years at 50%. It has the largest average household size and lowest proportion of immigrants. There are more 'new builds' and the vast majority of residents own their homes. Clairlea has a higher average income and post-secondary attainment than the other neighbourhoods and the majority of residents own their dwelling.

2.2 POPULATION BREAKDOWN

In the study area, there is a slightly higher proportion of both youth and seniors, and lower proportion of adults 25-64, compared to the city as a whole.²

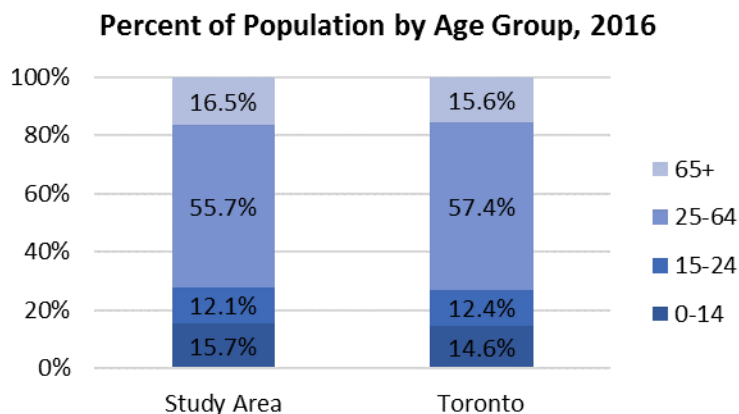








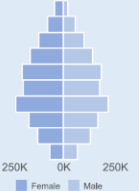


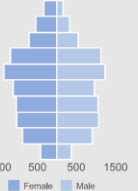


Figure 2: Percent of Population by Age Group, 2016

Sub area analysis: The four sub-areas have similar age-group distributions. Victoria Village has a slightly older population, with the highest proportion of seniors aged 75 to 84 years and 65 to 74 years. Ionview has the youngest population with a high proportion of the populations in the 0 to 4 and 5 to 14 age cohorts.

¹ Equity scores are based out of maximum 100 points. The lower the score, the higher the level of total overall inequities faced by the neighbourhood.

² Statistics Canada, 2016 Census of Canada

Table: Population by Age Group for Golden Mile and Sub-Areas, 2016³

City of Toronto		Golden Mile	West	North	East	South
						
2,731,571	Population, 2016	56,033	17,510	16,448	13,641	8,434
4.5%	% change in last 5 years	2.9%	1.9%	0.0%	4.2%	8.9%
9.1%	% change in last 10 years	7.6%	2.7%	0.3%	4.8%	50.1%
Population breakdown						
	85 years and over 75 to 84 years 65 to 74 years 55 to 64 years 45 to 54 years 35 to 44 years 25 to 34 years 15 to 24 years 5 to 14 years 0 to 4 years					
250K 0K 250K		5000 2500 0 2500 5000	1500 500 0 500 1500	1500 500 0 500 1500	1500 500 0 500 1500	1500 500 0 500 1500
Female Male		Female Male	Female Male	Female Male	Female Male	Female Male
65,995 (2%)	85 years and over	1,635 (3%)	565 (3%)	490 (3%)	245 (2%)	335 (4%)
136,795 (5%)	75 to 84 years	3,080 (5%)	1,220 (7%)	870 (5%)	595 (4%)	395 (5%)
224,145 (8%)	65 to 74 years	4,570 (8%)	1,615 (9%)	1,280 (8%)	1,050 (8%)	625 (7%)
307,730 (11%)	55 to 64 years	7,400 (13%)	2,250 (13%)	2,340 (14%)	1,735 (13%)	1,075 (13%)
262,130 (10%)	45 to 54 years	8,445 (15%)	2,530 (14%)	2,595 (16%)	2,005 (15%)	1,315 (16%)
393,330 (15%)	35 to 44 years	7,630 (14%)	2,380 (14%)	2,085 (13%)	1,920 (14%)	1,245 (15%)
378,700 (14%)	25 to 34 years	7,655 (14%)	2,265 (13%)	2,100 (13%)	2,145 (16%)	1,145 (14%)
457,515 (17%)	15 to 24 years	6,815 (12%)	2,045 (12%)	2,110 (13%)	1,630 (12%)	1,030 (12%)
340,265 (13%)	5 to 14 years	5,800 (10%)	1,755 (10%)	1,800 (11%)	1,475 (11%)	770 (9%)
136,000 (5%)	0 to 4 years	2,975 (5%)	875 (5%)	795 (5%)	835 (6%)	470 (6%)
40.6	Average age	41.3	42.6	41.3	39.3	41.6

2.3 HOUSEHOLD COMPOSITION AND SIZE

There are 15,070 families⁴ living in the study area. More than 70% of those families have children, which is slightly higher than the city average (65%). The study area also has a higher proportion of lone-parent families than the rest of the city (26% compared to 21%) and households with children under 6 years of age (22% compared to 21%). Single-person households are most common (29%) in the area, followed by two-person households (28%).⁵

Sub area analysis: Victoria Village has the highest number and percentage of 1 person households, as well as the lowest average persons per household. Clairlea has the highest percentage of 3 and 4 person households, and the highest average persons per household.

³ Source: Statistics Canada, 2016 Census of Canada

⁴ A census family is composed of a married or common-law couple, with or without children, or of a lone parent living with at least one child in the same dwelling. Couples can be of the opposite sex or of the same sex.

⁵ Source: Statistics Canada, 2016 Census of Canada

Table: Household Size in Golden Mile and Sub-areas, 2016⁶

City of Toronto		Golden Mile	West	North	East	South
	Household size 1 person 2 persons 3 persons 4 persons 5 or more persons					
359,955 (32%)	1 person	6,365 (29%)	2,650 (36%)	1,780 (29%)	1,310 (25%)	625 (22%)
333,425 (30%)	2 persons	6,170 (28%)	2,140 (29%)	1,630 (26%)	1,565 (30%)	835 (29%)
175,720 (16%)	3 persons	3,800 (18%)	1,150 (16%)	1,105 (18%)	955 (18%)	590 (20%)
146,580 (13%)	4 persons	3,200 (15%)	915 (12%)	935 (15%)	810 (16%)	540 (19%)
97,245 (9%)	5 or more persons	2,145 (10%)	560 (8%)	735 (12%)	540 (10%)	310 (11%)
1,112,930	Total households	21,680	7,415	6,185	5,180	2,900
2.4	Average persons per household	2.5	2.3	2.6	2.6	2.7

2.4 HOUSING TYPE

There are 21,640 occupied private dwellings within the study area: 38% are high-rise apartment buildings, 30% are single-detached or semi-detached, 19% are apartment buildings below 5 stories and 12% are row houses or duplexes. Compared to the city average, there is a higher percentage of low-rise and duplex apartment buildings. The housing stock also tends to be older than the city average, with 44.3% of structures built in 1960 or earlier, compared to 36% is the city overall⁷.

Sub area analysis: Ionview also has the highest percentage of dwellings in apartment buildings above 5 stories (56%; 2880), while Victoria Village has the highest number overall (44%; 3235). Wexford-South Dorset Park has a mix of housing types, including approximately one-third single-detached dwellings (35%; 2160) and one-third high-rise apartment buildings (31%; 1935). Clairlea has the fewest number of private dwellings, but proportionally has the largest stock of single-detached dwellings (41%).

Table: Structural Type of Dwelling in Golden Mile and Sub-areas, 2016⁸

City of Toronto		Golden Mile	West	North	East	South
	Structural type of dwelling Single-detached house Semi-detached house Row house Apartment or flat in a duplex Apartment building < 5 storeys Apartment building >= 5 storeys Other single-attached house					
269,675 (24%)	Single-detached house	5,615 (26%)	1,250 (17%)	2,160 (35%)	1,020 (20%)	1,185 (41%)
71,230 (6%)	Semi-detached house	935 (4%)	305 (4%)	10 (0%)	375 (7%)	245 (8%)
61,630 (6%)	Row house	1,190 (5%)	365 (5%)	240 (4%)	145 (3%)	440 (15%)
48,540 (4%)	Apartment or flat in a duplex	1,465 (7%)	180 (2%)	705 (11%)	380 (7%)	200 (7%)
165,625 (15%)	Apartment building < 5 storeys	4,075 (19%)	2,060 (28%)	1,135 (18%)	270 (5%)	610 (21%)
493,280 (44%)	Apartment building >= 5 storeys	8,255 (38%)	3,235 (44%)	1,935 (31%)	2,880 (56%)	205 (7%)
2,860 (0%)	Other single-attached house	135 (1%)	15 (0%)	5 (0%)	100 (2%)	15 (1%)

⁶ Source: Statistics Canada, 2016 Census of Canada

⁷ Source: Statistics Canada, 2016 Census of Canada

⁸ Source: Statistics Canada, 2016 Census of Canada

2.5 HOUSING TENURE

Approximately half of the residents in the study are renters (47%), while the other half are owners (53%). Compared to the City of Toronto, residents in the study area have a slightly higher tendency to be renters (45% of residents in Toronto rent, and 55% own).

Sub-area analysis: 84% of residents in Clairlea are owners, which is significantly higher than the other neighbourhoods and the City of Toronto average. Wexford-South Dorset Park also has a higher percentage of owners than renters, while in Victoria Village and Ionview the majority of people rent.

Table: Housing Tenure in Golden Mile and Sub-areas, 2016⁹

City of Toronto		Golden Mile	West	North	East	South
	Housing tenure & costs ■ Owner ■ Renter ■ Spending 30% or more of income on shelter costs					
587,095 (53%)	Owner	10,765 (50%)	3,050 (41%)	3,270 (53%)	2,020 (39%)	2,425 (84%)
525,835 (47%)	Renter	10,880 (50%)	4,350 (59%)	2,920 (47%)	3,140 (61%)	470 (16%)
704,665 (37%)	Spending 30% or more of income on shelter	14,020 (35%)	4,585 (38%)	3,920 (37%)	3,435 (33%)	2,080 (28%)

2.6 IMMIGRANTS STATUS, COUNTRY OF ORIGIN AND LANGUAGE

There is a higher proportion of immigrants in the study area compared to the rest of Toronto; 54% or just over 28,000 residents are immigrants. Of those, 9% or just under 5,000 immigrants arrived between 2011 and 2016. The Philippines is the top country of origin in recent years; 27% of immigrants arriving between 2011-2016 were born in the Philippines. Sri Lanka, India and China have also been common countries of origin in recent years. Tamil (3%), Arabic and Greek (each 2%) are the most common languages spoken at home other than English.¹⁰

Sub-area analysis: Victoria Village and Ionview have seen the highest levels of immigration in the last five years; however, immigration is taking place in all sub-areas. Clairlea has the lowest number and percentage of immigrants but still a significant amount in relation to the population of the area: 48% of all residents in Clairlea are immigrants.

Table: Immigrants Status in Golden Mile and Sub-Areas, 2016¹¹







City of Toronto		Golden Mile	West	North	East	South
	Immigrant status ○ Non-permanent residents ● Non-immigrants ● Immigrants (before 2011) ● Immigrants (2011 to 2016)					
93,580 (3%)	Non-permanent residents	1,295 (2%)	320 (2%)	265 (2%)	600 (4%)	110 (1%)
1,332,090 (49%)	Non-immigrants	24,225 (44%)	7,670 (45%)	7,250 (45%)	5,220 (38%)	4,085 (51%)
1,078,055 (40%)	Immigrants (before 2011)	24,685 (45%)	7,490 (44%)	7,500 (46%)	6,285 (46%)	3,410 (43%)
187,950 (7%)	Immigrants (2011 to 2016)	4,805 (9%)	1,695 (10%)	1,235 (8%)	1,510 (11%)	365 (5%)

⁹ Statistics Canada, 2016 Census of Canada

¹⁰ Statistics Canada, 2016 Census of Canada

¹¹ Statistics Canada, 2016 Census of Canada

Table: Country of Origin in Golden Mile and Sub-Areas, 2016¹²

City of Toronto		Golden Mile	West	North	East	South
						
0.9%	Aboriginal identity	1.1%	1.4%	1.0%	0.9%	0.8%
Philippines (17%) China (12%) India (11%)	Top countries of origin of recent immigrants between 2011 and 2016	Philippines (27%) India (11%) Syria (9%)	Syria (20%) Philippines (18%) Pakistan (10%)	Philippines (32%) India (9%) Sri Lanka (5%)	Philippines (28%) India (21%) Sri Lanka (8%)	Philippines (51%) Bangladesh (8%) China (7%)
China (10%) Philippines (9%) India (6%)	Top countries of origin of all immigrants	Philippines (20%) Sri Lanka (7%) India (6%)	Philippines (11%) Pakistan (7%) Greece (6%)	Philippines (22%) Sri Lanka (11%) Pakistan (6%)	Philippines (25%) Sri Lanka (10%) India (8%)	Philippines (27%) China (8%) Bangladesh (6%)
Mandarin (3%) Cantonese (3%) Tagalog (2%)	Top languages most often spoken at home other than English	Tamil (3%) Arabic (2%) Greek (2%)	Arabic (4%) Tagalog (2%) Greek (2%)	Tamil (4%) Arabic (2%) Greek (1%)	Tamil (5%) Tagalog (5%) Bengali (2%)	Tagalog (4%) Mandarin (2%) Cantonese (2%)

2.7 HOUSEHOLD INCOME

The median household income¹³ in the study area is \$57,552.¹⁴ This is lower than the city average of \$65,829. Twenty-two (22%) of families in the study area are considered low-income¹⁵ compared to 20% in the city as a whole.

Sub-area analysis: Clairlea had a significantly higher median household income than the other sub-areas; it's over \$30,000 higher than the median household income of Victoria Village, the lowest of the four sub-areas. Ionview and Wexford-South Dorset Park also have median household incomes below the city average.








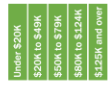





¹² Statistics Canada, 2016 Census of Canada

¹³ Due to changes in methodology for surveying income, caution should be exercised in comparing results between census years. In the 2016 Census, income was derived from data for all persons who completed a T1 tax return for the previous year.

¹⁴ Statistics Canada, 2016 Census of Canada

¹⁵ The Low-income measure after tax (LIM-AT) is defined as a fixed percentage (50%) of median adjusted after-tax income of households observed at the person level, where 'adjusted' indicates that a household's needs are taken into account. Adjusted after-tax income is derived by dividing household income by the square root of the household size and assigning this value to all persons in the household. In 2015, the LIM-AT threshold for a single-person household was \$22,133, a two-person household was \$31,301, and a four-person household was \$44,266. The LIM-AT is a relative measure; there are no regional variations to account for differences in cost of living.

Table: Household Income and Prevalence of Low Income in Golden Mile and Sub-Areas, 2016¹⁶

City of Toronto		Golden Mile	West	North	East	South
						
	Household income 					
147,220 (13%)	Under \$20K	2,735 (13%)	1,205 (16%)	735 (12%)	670 (13%)	125 (4%)
279,815 (25%)	\$20K to \$49K	6,665 (31%)	2,370 (32%)	1,965 (32%)	1,760 (34%)	570 (20%)
228,490 (21%)	\$50K to \$79K	5,195 (24%)	1,700 (23%)	1,495 (24%)	1,305 (25%)	695 (24%)
214,695 (19%)	\$80K to \$124K	4,230 (20%)	1,240 (17%)	1,190 (19%)	945 (18%)	855 (30%)
242,710 (22%)	\$125K and over	2,830 (13%)	880 (12%)	795 (13%)	505 (10%)	650 (22%)
\$65,829	Median household income	\$57,552	\$52,031	\$56,825	\$53,279	\$82,555
+5.3%	% change in last 10 years (adjusted for inflation)	+7.4%	+3.2%	+5.8%	+3.9%	+3.7%
	Prevalence of low income (LIM-AT)					
20%	Total population	22%	26%	21%	23%	10%
26%	0 to 5 years	31%	32%	35%	37%	12%
26%	6 to 17 years	29%	37%	28%	30%	15%
17%	65 years and over	19%	25%	17%	19%	7%

2.8 EDUCATIONAL ATTAINMENT

Study area residents were somewhat less likely to have a certificate, diploma or degree than elsewhere in the city. There is also a lower overall rate of postsecondary attainment (61.8%) compared to the city average (68.9%).¹⁷

Sub-area analysis: Clairlea residents have the highest level of post-secondary attainment. Ionview and Wexford-South Dorset Park have the lowest.

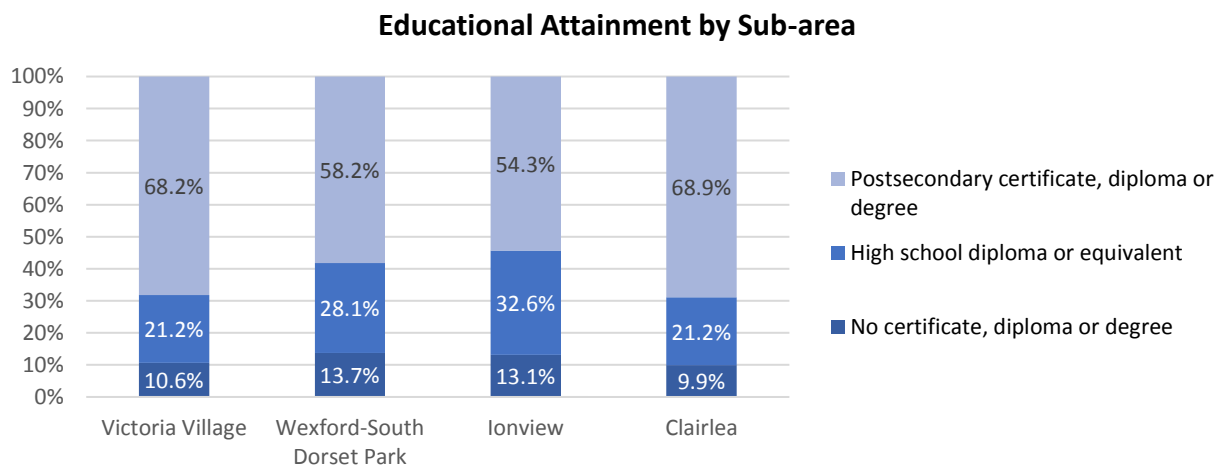


Figure 3: Educational Attainment by Sub-area

¹⁶ Statistics Canada, 2016 Census

¹⁷ Source: Statistics Canada, 2011 Census of Canada

2.9 LABOUR FORCE PARTICIPATION

The unemployment rate for the study area is 11.1%, which is higher than the city's rate of 9.3%. The labour force participation rate (those who currently have or are actively looking for a job) – is also lower than the rest of the city (62% compared to 64%).¹⁸

Sub-area analysis: Clairlea has both a higher participation rate (68.1%) and lower unemployment rate (7.3%) than the other areas of the city. Ionview has the highest unemployment rate.

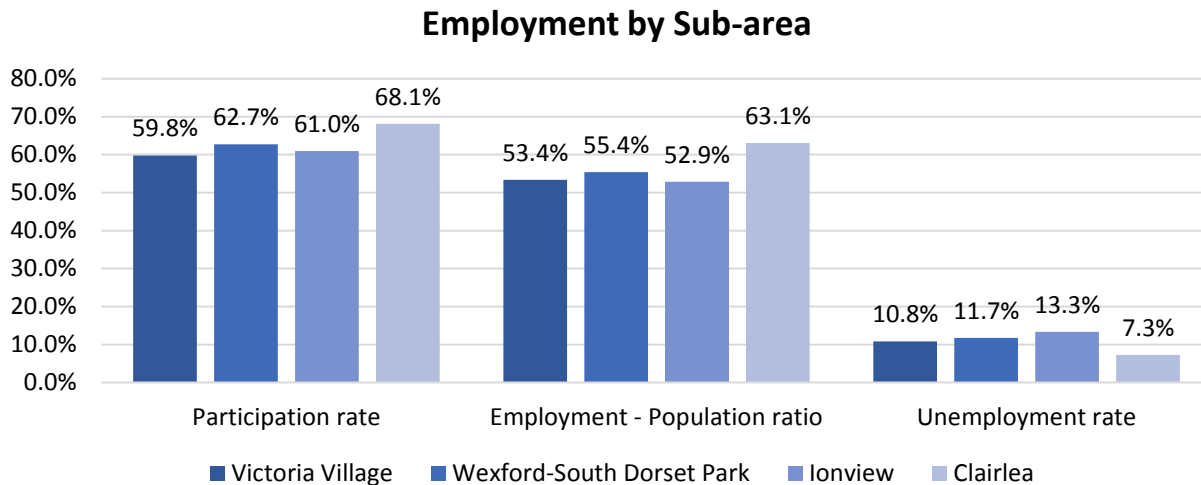


Figure 4: Employment by Sub-area

2.10 CHANGE IN POPULATION

Between 2006 and 2016, the study area population grew by 7.5% or 3900 people. This is slightly less than city growth rate of 9.1%. The fastest growing age cohorts were older adults ages 55-64 and some age cohorts of seniors (65-74 and 85-94). The seniors population in the study area has grown by 11.7% since 2006. This trend is in line with the city as a whole where the seniors population grew by 20.8% during the same period.

The number of children in the study area has declined slightly since 2006; the population of 0-14 year olds decreased 2.4% between 2006 and 2016. However, the number of youth ages 15-24 and young adults 25-34 has increased since 2006.

Table: Percent Change in Population by Age Group, 2006-2016






Age Group	Study Area			Toronto		
	2006	2016	±%	2006	2016	±%
0-4	3070	2,970	-3.3%	134,975	136,000	0.7%
5-14	5,915	5,800	-1.9%	274,645	262,135	-4.5%
0-14	8,995	8,775	-2.4%	409,620	398,140	-2.8%
15-24	6,125	6,810	11.2%	318,655	340,270	6.8%
25-34	7,205	7,650	6.2%	385,925	457,520	18.6%
35-44	8,750	7,620	-12.9%	415,625	378,700	-8.9%
45-54	7,650	8,440	10.3%	362,425	393,335	8.5%
55-64	5,075	7,400	45.8%	257,580	336,675	30.7%

¹⁸ Source: Statistics Canada, 2011 National Household Survey

65+	8,315	9,290	11.7%	353,455	426,945	20.8%
65-74	3,935	4,555	15.7%	178,995	224,145	25.2%
75-84	3,330	3,100	-6.9%	131,350	136,795	4.1%
85-94	975	1,150	17.9%	39,615	60,480	52.7%
Total	52,115	56,033	7.5%	2,503,280	2,731,585	9.1%

Sub-area analysis: Clairlea is by far the fastest growing sub-area, with a 50% increase in population in the last 10 years; however there has been less growth in the past 5 years (8.9%). Ionview grew at a steady rate of 4-5% over the last 5 and 10 years. The population of Victoria Village grew slowly from 2006 to 2016 (2.7%), while Wexford - South Dorset Park had almost no population growth in the last 10 years.

Table: Population Change in Golden Mile and Sub-Areas, 2016¹⁹

	Golden Mile 	West 	North 	East 	South 
Population, 2016	56,033	17,510	16,448	13,641	8,434
% change in last 5 years	2.9%	1.9%	0.0%	4.2%	8.9%
% change in last 10 years	7.6%	2.7%	0.3%	4.8%	50.1%

¹⁹ Statistics Canada, 2016 Census

3. COMMUNITY

INFRASTRUCTURE EXISTING

CONDITIONS

3.1 LIBRARIES

The Toronto Public Library (TPL) operates five libraries within the CIS study area: Eglinton Square, Kennedy/Eglinton, McGregor Park, and Victoria Village. All four are neighbourhood branches, which provide collections and services to meet many of the needs of the immediate community. The Library's Service Delivery Model guidelines place the optimal size of a neighbourhood branch between 10,000 – 20,000 sq. ft. Neighbourhood branch service areas cover residents within a 1.6kilmoeter radius and service a maximum of 25,000 people.

Additionally, there is one (1) District branch, located just outside the study area – Albert Campbell. District library branches offer extensive informational and recreational collections and services that meet the needs of the immediate community as well as the larger district. District branches are typically a minimum of 25,000 sq. ft. in size, serve areas with populations over 100,000, and have a 2.5-kilometre radius service area.

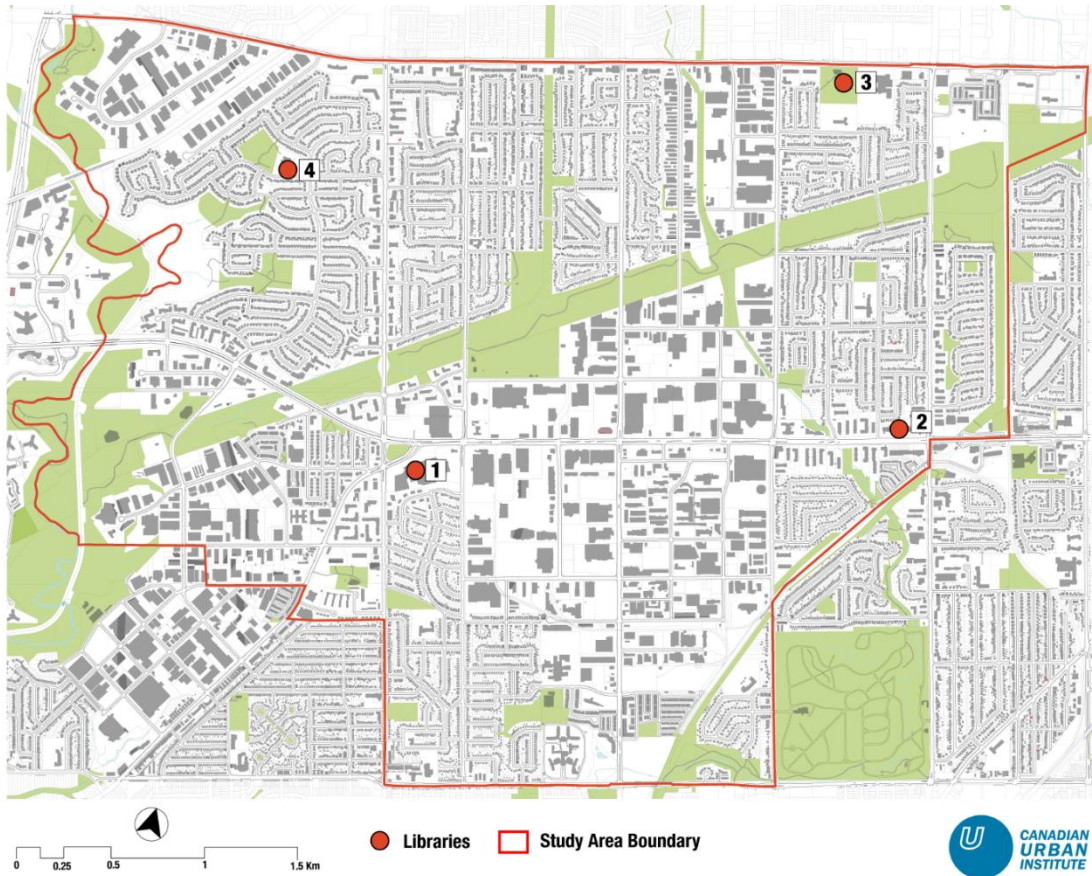


Figure 5: Map of Libraries in CIS Study Area

Table: List, Description, Statistics of Libraries in CIS Study Area

Map #	Name	Address	Size/Description/Statistics ²⁰	Services/Facilities ²¹
1	Eglinton Square Neighbourhood branch	Eglinton Square Mall 1 Eglinton Square, Unit 126 Toronto, ON M1L 2K1	<p>Size/Description:</p> <ul style="list-style-type: none"> Neighbourhood branch Leased indoor mall space - 10,000 sq. ft. (930 sq. m.) <p>Branch Statistics:</p> <ul style="list-style-type: none"> Open 62 hours a week Circulation (2015): 249,279* Visitors (2015): 202,550* (Ranked 9th out of 81 neighbourhood branches by visitor count in 2015) In-library use (2015): 32,025* Information Requests (2015): 53,930* Collection Size (2016): 43,843 Medium sized Chinese and Tagalog collections and small Tamil collection. <p>Includes multiple formats plus access to TPL collections across the library system and electronic resources available through the web site.</p> <p>*Last full year. Branch closed in June 2016 for renovation and expansion.</p>	<p>Services and Facilities:</p> <ul style="list-style-type: none"> Seating (115) Express Checkout (RFID) Program Room (748 sq. ft.), with seating for 56 (lecture style) or 28 (classroom style). Meeting room (594 sq. ft.), with seating for 20 (lecture style) or 16 (classroom style) Quiet Study Rooms (2) Free public access internet work stations (11) Scanner Wireless internet access Programs offered include Book Clubs, Computer Training and Ready for Reading Preschool Programs
2	Kennedy/Eglinton Neighbourhood Branch	Liberty Square Shopping Plaza 2380 Eglinton Ave E Toronto, ON M1K 2P3	<p>Size/Description</p> <ul style="list-style-type: none"> Neighbourhood branch Leased space in strip plaza - 6,713 sq. ft. (624.3 sq. m.) <p>Branch Statistics:</p> <ul style="list-style-type: none"> Open 40 hours a week Circulation (2016): 172,424 Visitors (2016): 87,203 (Ranked 51st out of 81 neighbourhood branches by visitor count) In-library use (2016): 49,413 Information Requests (2016): 69,728 Collection Size (2016): 30,696 Medium size Chinese collection, small Tamil collection and small French children's collection. <p>Includes multiple formats plus access to TPL collections across the library system and electronic resources available through the web site.</p>	<p>Services and Facilities:</p> <ul style="list-style-type: none"> Seating (50) Express Checkout (RFID) Meeting room (570 sq. ft.), with seating for 36 (lecture style) or 24 (classroom style) Free public access internet work stations (14) Scanner Wireless internet access Teen Zone Programs offered include a monthly Adult Book Club, Teen Youth Advisory Group and Ready for Reading Preschool Program

²⁰ Toronto Public Library. 2016 Performance Measures provided by Policy, Planning and Performance Management (PPPM)

²¹ Toronto Public Library. A-Z List of Branches. www.tpl.ca/branches

3	McGregor Park Neighbourhood Branch	2219 Lawrence Ave E. Toronto, ON M1P 2P5	<p>Size/Description:</p> <ul style="list-style-type: none"> Neighbourhood branch 7,793 sq. ft. (725 sq. m.) Co-located with McGregor Park Community Centre (opened 2004) <p>Branch Statistics:</p> <ul style="list-style-type: none"> Open 40 hours a week + 3½ hours (Sunday)* Circulation (2016): 196,526 Visitors (2016): 134,570 (Ranked 30th out of 81 neighbourhood branches by visitor count) In-library use (2016): 59,463 Info requests (2016): 56,070 Collection Size (2016): 39,439 <p>Medium collection in Chinese, Tamil; Small collection in French (children's), and Hindi and Tagalog (DVDs). Includes multiple formats plus access to TPL collections across the library system and electronic resources available through the web site.</p> <p>*Open Sundays Sept. 10, 2017 to June 24, 2018 except Sundays on holiday weekends.</p>	<p>Services and Facilities:</p> <ul style="list-style-type: none"> Seating (45) Express Checkout (RFID) Meeting room (384 sq. ft.), with seating for 30 (lecture style) or 8 (classroom style) Free public access internet work stations (14) Wireless internet access Teen Zone Programs offered include Computer Training, a Book Club, Teen Youth Advisory Group and Settlement Education Partnerships in Toronto (SEPT)
4	Victoria Village	184 Sloane Ave. Toronto, ON M4A 2C4	<p>Size/Description:</p> <ul style="list-style-type: none"> Neighbourhood branch Stand-alone facility (built 1967; renovated 1996) -5,383 sq. ft. (501 sq. m.) <p>Branch Statistics:</p> <ul style="list-style-type: none"> Open 40 hours a week Circulation (2016): 107,811 Visitors (2016): 42,402 (Ranked 75th out of 81 neighbourhood branches by visitor count) In-library use (2016): 27,850 Info requests (2016): 16,244 Collection Size (2016): 25,712 <p>Medium collection in Chinese, small collection in French (children's), and Hindi (DVDs). Includes multiple formats plus access to TPL collections across the library system and electronic resources available through the web site.</p>	<p>Services and Facilities:</p> <ul style="list-style-type: none"> Seating (22) Express Checkout (RFID) Auditorium (1800 sq. ft.), with seating for 75 (lecture style) or 30 (classroom style) Free public access internet work stations (6) Wireless internet access Programs offered include Ready for Reading Preschool programs and Book Clubs
	Albert Campbell District Branch	496 Birchmount Rd. Toronto, ON M1K 1N8	<p>Size/Description:</p> <ul style="list-style-type: none"> District branch Stand-alone facility (built 1971) - 26,100 sq. ft. (2,427sq.m.) 	<p>Services and Facilities:</p> <ul style="list-style-type: none"> Seating (95) Express Checkout (RFID)

Branch Statistics:

- Open 69 hours a week
- Circulation (2016): 360,510
- Visitors (2016): 310,244
- In-library use (2016): 80,350
- Information requests (2016): 113,218
- Collection size (2016): 101,963
Large collection in Chinese.
Medium Greek, Persian, Spanish and Tamil collections. Small Bengali, Italian, Kurdish and Urdu collections. Large children's and medium adult French collections. Includes multiple formats plus access to TPL collections across the library system and electronic resources available through the web site.
- Meeting room 498 sq. ft., with seating for 25 (lecture style) or 25 (classroom style) (wheelchair accessible)
- Auditorium 1,600 sq. ft., with seating for 90 (lecture style) or 50 (classroom style) (basement - no wheelchair access)
- Free public access Internet work stations (34)
- Scanner
- Computer Learning Centre work stations (10)
- Wireless internet
- Quiet study room
- As a district branch, Albert Campbell offers a wide range programs such as Computer Training, English Conversation Circle, Ready for Reading Preschool, After School Club for Middle Years, Leading to Reading and Teen Youth Advisory Group.

Eglinton Square Branch

The *Eglinton Connects* Study found that the Eglinton Square Branch is optimally located on the Eglinton transportation corridor. A renovation project was completed in 2017 and doubled the branch's size, adding 5,284 sq. ft. increasing the overall size of the branch to approximately 10,000 sq. ft. The branch now features additional space for programming and community meetings. Zones for adults, a new space for teens, an enlarged children's area, 50% more seating and quiet study booths were added during the renovation. The branch continues to operate out of leased space at the Eglinton Square Shopping Centre, having negotiated an amendment to the current lease agreement to a twenty-year lease agreement effective October 1, 2015²².

Kennedy/Eglinton Branch

The branch was renovated in 2009, in its current leased location. The renovation enlarged the children's area, added additional program space, seating and an improved teen area. At 6,713 sq. ft. is below the standard neighbourhood branch size of 10,000 to 20,000 sq. ft. The term of the lease is for a ten year period, commencing April 15, 2008 and ending April 14, 2018²³. This presents a potential opportunity for co-location within a City-owned facility, which should be considered prior to re-negotiating a lease agreement in the current space.

The *Eglinton Connects* Planning Study recommended that, as development occurs along the Crosstown Eglinton LRT corridor, consideration be given to relocating and/or consolidating the Eglinton Square and Kennedy/Eglinton Branches into a larger library facility. Eglinton Square Branch is optimally located on the Eglinton transportation corridor and has had recent capital investments and a renegotiated lease agreement. A larger, consolidated or co-located facility along this corridor could attract more traffic, however the neighbourhoods are such that it would require further research to determine whether people at either end of their catchments would travel to a centrally located branch. The Kennedy/Eglinton branch is located inside the Ionview NIA and it serves the immediate community. There are many low income apartment dwellers who frequent the branch and who would have to either drive or take public transit, and a relocation could create a barrier to access for customers within this at needs neighbourhood.

A brief analysis conducted by the library of new developments, population growth, and current use of library services at both locations shows a strong case for maintaining the two locations separate for the time being. Relocation and/or consolidation of Eglinton Square with the Kennedy Eglinton Branch would likely only be considered over the longer term, dependent on expected development across the corridor and its impact on the capacity of the branches.

McGregor Park Branch

The McGregor Park Branch is co-located with the McGregor Park Community Centre and has a high rate of usage (ranked 30 out of 81 neighbourhood branches). Renovated and expanded in 2004 the branch is 7,793 sq. ft. and under the optimal 10,000 – 20,000 sq. ft. benchmark for size of neighbourhood libraries. The location adjacent to the community centre is ideal as the Toronto Public Library looks for opportunities to co-locate with other City agencies.

The Library prefers standalone facilities, however opportunities for co-location and integration with other city services are considered if they present an opportunity to maximize public infrastructure within a dense urban form. Requirements for joint facilities and joint-use facilities include promoting greater community connections and interactions, convenience to users, and improved access for vertical communities.

Victoria Village Branch

The Victoria Village Branch is a small neighbourhood branch operating out of a library owned space. At 5,383 sq.ft. it is undersized according to the Library's service delivery model. It has not had a major renovation since it was constructed in 1967. The branch does not meet the current standards of library service delivery model in terms of its size and layout. The

²² City of Toronto. 2015. Staff Report: 1 Eglinton Square – Eglinton Square Branch Library - Designation of a portion of premises as a Municipal Capital Facility.

²³ City of Toronto. 2008. Staff Report: Kennedy/Eglinton Library (2380-2386 Eglinton Avenue East) – Designation ad a Municipal Capital Facility

branch is centrally located in the Victoria Village Neighbourhood Improvement Area (NIA), and plays an important role in helping meet the current needs of this community. Its location however is away from a primary street, has limited transit service and does not encourage walkability.

Co-location of Victoria Village branch would likely only be considered over the longer term, dependent on development across the corridor and its impact on the capacity of the branch. Opportunities for co-location and integration with other services would be considered if they present an opportunity to maximize public infrastructure within a dense urban form.

The increasing proportion of youth, lower than average postsecondary attainment rates and labour force participation rates in Victoria Village, Wexford-South Dorset Park, and Ionview could point to a potential demand for study spaces within area libraries.

Strategic Plan 2016-2019

TPL's Strategic Plan 2016-2019 identifies six strategic priorities:

1. Advancing digital platforms (e.g., improve user experience, grow public and user engagement using digital tools)
2. Breaking down barriers to access and driving inclusion (e.g., reduce fines, develop targeted marketing strategies, increase access to in-branch services)
3. Expanding access to technology and training (e.g., offer access to new and emerging technologies)
4. Establishing TPL as Toronto's centre for lifelong and self-directed learning
5. Creating community connections through cultural experiences.
6. Transforming for 21st century service excellence.

2017-2026 Capital Budget and Plan

Toronto Public Library's 2017-2026 Capital Budget and Plan has allocated \$12.1 million to revitalize the Albert Campbell Branch, the design is currently underway. Proposed renovations will feature a re-designed floor layout where people can come together to learn, collaborate, and enjoy beautiful spaces that are free, welcoming, and fully accessible.

They will also include:

- community meeting rooms;
- the creation of zoned areas for adults, teens and children including a new KidsStop and early literacy centre, middle childhood discovery pod;
- increased space for group study and individual quiet study;
- an enhanced Learning Centre which promotes the use of technology for classroom style learning;
- beautiful multifunctional indoor and outdoor garden spaces with plant species native to Toronto; and
- better access to the library for those arriving by car and more accessible parking spaces close to the building entrance.

The number of washrooms will be increased and a family-friendly washroom will be added. In addition, staff spaces will be redesigned to improve operational efficiency and maximize the available public areas. The renovated library will enable the branch to respond to the projected increase in population growth.

3.2 SCHOOLS

The TDSB operates 14 schools and TCDSB operates six elementary schools with attendance area boundaries overlapping the Study Area. The schools are located in the more residential, outer areas of the study area.

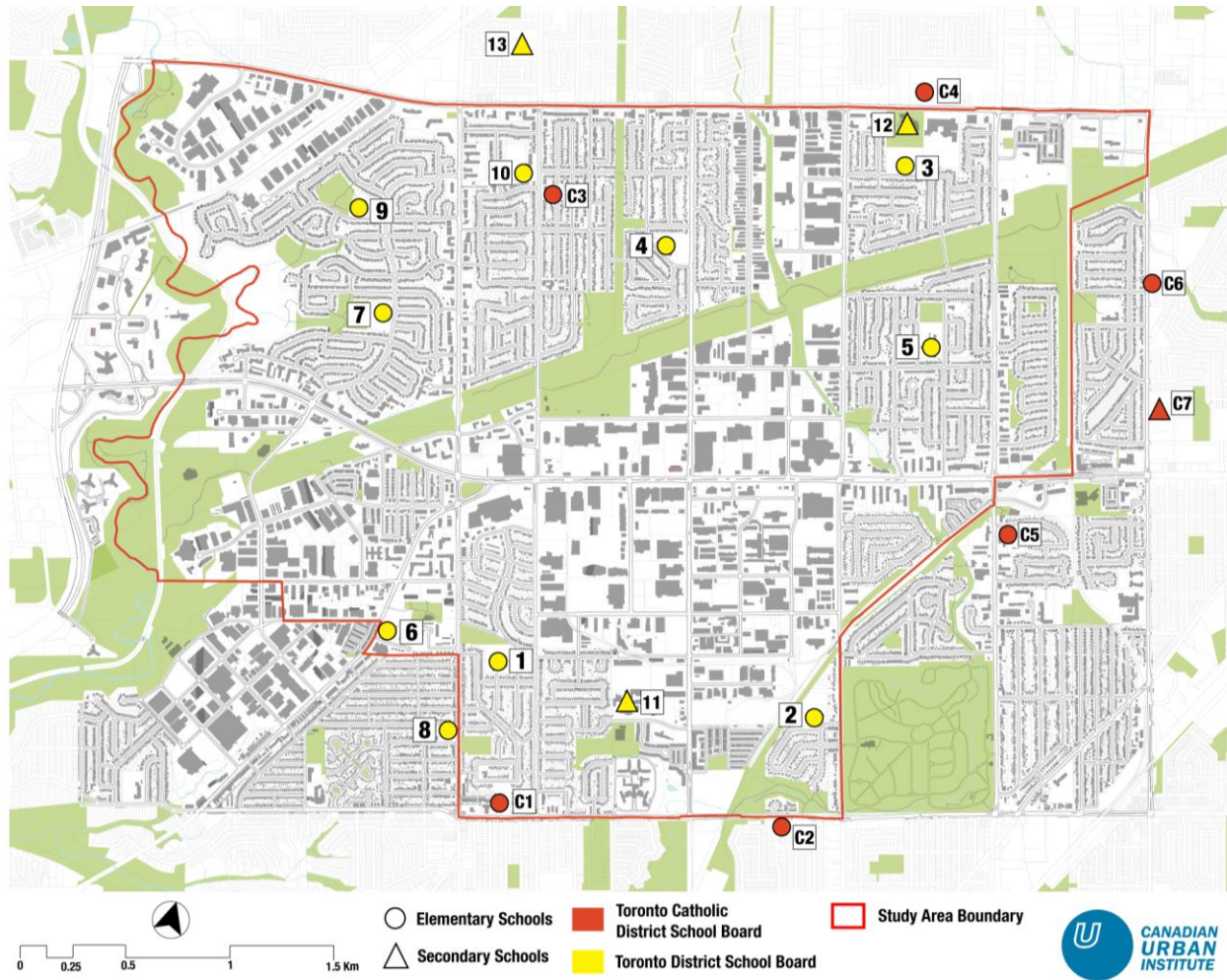


Figure 6: Location of TDSB and TCDSB Schools in CIS Study Area

Table: TDSB Elementary and Secondary Schools

Name	Address	Capacity	Enrolment (2015) FTE ²⁴	Utilization Rate
Elementary Schools				
1 Clairlea PS	25 Rosalind Cres	596	621	104%
2 General Brock PS	140 Chestnut Cres	496	418	84%
3 General Crerar PS	30 McGregor Rd	359	341	95%
4 George Peck PS	1 Wayne Ave	307	248	81%

5	Ionview PS	90 Ionview Rd	428	369	86%
6	O'Connor PS	1665 O'Connor Dr	300	164	55%
7	Sloane PS	110 Sloane Ave	268	267	100%
8	Victoria Park ES	145 Tiago Ave	143	136	95%
9	Victoria Village PS	88 Sweeney Dr	326	260	80%
10	Wexford PS	1050 Pharmacy Ave	487	400	82%
	Totals		3710	3224	87%
Secondary Schools					
11	SATEC @ W.A. Porter CI	40 Fairfax Cres	1249	1249	100%
12	Winston Churchill CI	2239 Lawrence Ave E	1353	622	46%
13	Wexford Collegiate School for the Arts	1176 Pharmacy Ave	1260	1119	88%
14	Marc Garneau CI	135 Overlea Blvd	1422	1669	117%
	Totals		5284	4659	88%

Table: TCDSB Elementary and Secondary Schools

Name	Address	Capacity	Enrollment 2016-17 FTE ²⁵	Utilization Rate	
Elementary Schools					
C1	Our Lady of Fatima	3176 St. Clair Ave E	725	745	103%
C2	St. Joachim	3395 St. Clair Ave E	392	318	81%
C3	Precious Blood	1035 Pharmacy Ave	511	453	89%
C4	St. Lawrence	2216 Lawrence Ave E	406	469	116%
C5	St. Maria Goretti	21 Kenmark Blvd	821	976	119%
C6	St. Albert	1125 Midland Ave	654	434	67%
	Totals		3509	99	97%
Secondary Schools					
C7	Jean Vanier	959 Midland Ave	909	1001	110%
	Senator O'Connor College School	60 Rowena Dr	1062	1383	130%
	Totals		1971	2384	121%

3.2.1 Toronto District School Board Schools

The TDSB's ten (10) elementary schools within the study area have a total capacity of 3710 students and current utilization rate of 87% as of 2015.

The four (4) secondary schools have a total capacity of 5284 students and current utilization rate of 88% as of 2015. Two of these – Wexford Collegiate for the Arts and Marc Garneau Collegiate Institute – are located outside the CIS Study Area, with the latter school having a non-contiguous attendance boundary which includes a small portion of the Study Area (between Victoria Park Ave, O'Connor Dr., and Parma Cr), but otherwise mainly serves the Flemingdon Park and Thorncliffe areas.

Through its *Long-Term Program and Accommodation Strategy, 2016-2025*, TDSB has stated its plans to carry out the following actions in/around the study area:

²⁵ TCDSB. (2017). School Capacity and Utilization 2016-2017.

- 2016-17: Explore the redirection of proposed residential development located at 743 Warden Avenue from a currently unassigned industrial/commercial area to the adjacent elementary school, General Brock Public School.
- 2019-20: Explore a review of middle and secondary school boundaries at Birchmount Park Collegiate Institute, R.H. King Academy, SATEC, Winston Churchill Collegiate Institute and David & Mary Thomson Collegiate Institute to eliminate instances of divided attendance areas that impact Robert Service Sr. Public School, General Brock Public School, John A. Leslie Public School and Anson Park Public School.
- TBD: Explore a boundary change review with O'Connor Public School and Sloane Public School to determine the most appropriate home school for an existing industrial area situated south of Eglinton Avenue.

Program related reviews for area schools include:

- 2016-17: Proceed with the implementation of Phase 2 of the Centres of Innovation for Skills and Technologies²⁶ at SATEC@W.A. Porter Collegiate Institute.
- 2016-17: Proceed with the implementation of Phase 2 of the Centres of Innovation for Skills and Technologies at Winston Churchill C.I.

3.2.2 Toronto Catholic District School Board Schools

TCDSB operates six elementary schools with attendance area boundaries overlapping the CIS Study Area, having a total capacity of 3509 students and current utilization rate of 97% as of 2017. The fixed attendance boundaries of Canadian Martyrs and St. Catherine elementary schools extend into the Study Area, however, as these areas are designated as employment lands, no significant population growth should be expected to occur there.

In addition, there are two secondary schools – Jean Vanier Secondary School and Senator O'Connor College School – located adjacent to the Study Area have capacity for 1971 students and current utilization rate of 121% as of 2017.

TCDSB's *Draft Long-Term Accommodation and Program Strategies (Elementary and Secondary) (2016)* identify several key objectives:

- Ensure equitable access to Catholic Education in all areas of the city.
- Incorporate well-researched decisions around future academic programming and equity in program distribution across the city.
- Seek-out key partnership opportunities in an effort to fill vacant space and offer community services.
- Incorporate the latest understanding of residential development, immigration trends, Catholic Service factors, student retention rates, and other critical socio-demographic variables.
- Ensure the Board can respond to loss of Top-up funding in 2018, as well as other funding constraints and opportunities.
- Focus on the construction of new schools or the expansion of existing schools in the 400-600 pupil place range—widely considered as an ideal size range for programming purposes.
- Focus on the construction of new secondary schools or the expansion of existing secondary schools in the 800-1200 pupil place range—widely considered as an ideal size range for programming purposes.
- Ensure that the LTAPP is flexible and adaptable to changing circumstances, whether it be updating demographic trends or incorporating the latest opportunities for the acquisition of properties to be funded through Education Development Charges (EDCs).

According to a TCDSB staff report, St. Maria Goretti Elementary School continues to experience enrolment pressures and the ability to accommodate students in portable classrooms has been maximized. The original boundary has proven to be too large to balance the enrolment at the existing facility. St. Albert Elementary School received a large addition in 2012 and continues to be undersubscribed.²⁷

The TCDSB assesses enrolment pressures on an annual basis and when necessary, TCDSB Planning staff will recommend boundary reviews to take place in order to balance enrolment across pressured areas.

²⁶ Centres of Innovation for Skills and Technologies feature customized learning hubs which respond to current and emerging economies supported within the framework of Science, Technology, Engineering and Mathematics (STEM).

²⁷ TCDSB, Elementary Boundary Review Ranking All Wards, November 19, 2015

3.3 CHILD CARE

As of May 2017, there are 17 licensed child care facilities in the CIS Study Area – six (6) commercial agencies, nine (9) non-profit agencies, and two (2) public (city-operated) agencies – with a total of 1087 child care spaces. Some of the facilities are located within the residential areas, while others are located on major roads with bus routes, including two on Pharmacy Ave., two on Lawrence Ave and one on Victoria Park. There are also 4 facilities on or near Eglinton, the future location of the Eglinton Crosstown LRT. While Eglinton Connects identified 320 spaces in Segment 11 – corresponding to the Wexford-South Dorset Park and Clairlea Sub-Areas – the number of child care spaces in Victoria Village and Ionview at that time is unknown. Since the transition to Full-Day Kindergarten (FDK) was fully implemented as of September 2014, Children’s Services Division has prepared ward-by-ward analyses which show the licensed capacity of Toronto’s child care system. The CIS Study Area includes portions of three wards – 34 (Don Valley East), 35 (Scarborough Southwest), and 37 (Scarborough Centre). Table 1 shows the number of children on the waitlist for a fee subsidy by age group and ward.

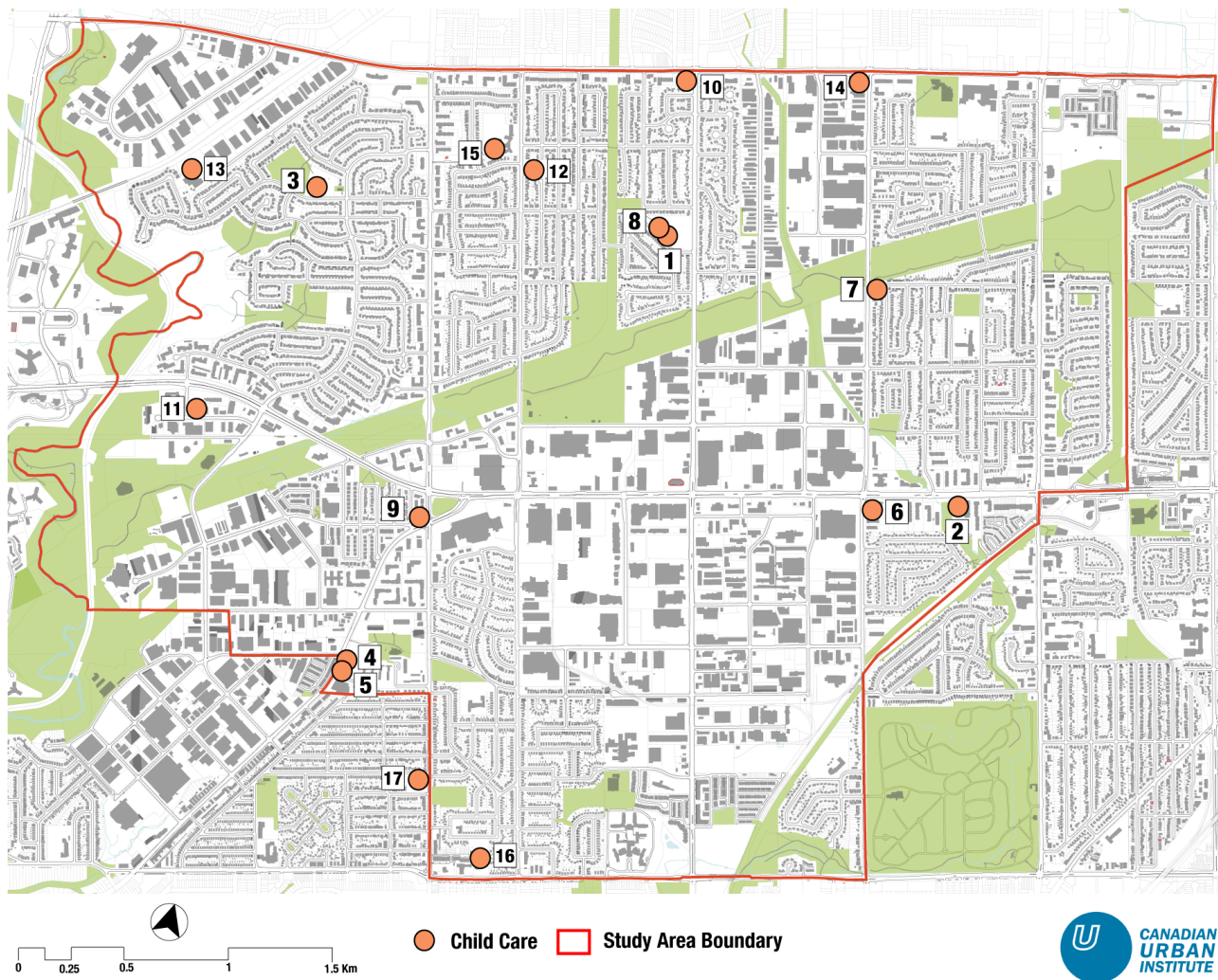


Figure 7: Location of Child Care Facilities in CIS Study Area



Table: Child Care Facilities and Number of Spaces by Age Group

Name	Address	Type	Fee subsidy	In a school	Infant	Toddler	Preschool	Kindergarten	Grade 1+	Total
1 Wexford Community Childcare Centre	1 Wayne Ave	Non Profit	Y	Y	10	15	16	26	0	67
2 Kenlinton Child Care Centre	2283 Eglinton Ave E	Commercial	Y	N	0	0	32	0	30	62
3 Muppets Pre-School Centre	88 Sweeney Dr	Commercial	Y	Y	0	30	56	52	75	213
4 O'Connor Satellite Early Learning & Child Care Centre	1665 O'Connor Dr	Public (City Operated)	Y	Y	0	0	24	20	30	74
5 O'Connor Early Learning & Child Care Centre	1665 O'Connor Dr	Public (City Operated)	Y	N	10	20	16	0	0	46
6 Isabella Walton Child Care	835 Birchmount Rd	Non Profit	Y	N	10	10	32	0	0	52
7 Tic Toc Day Care Centre Inc	1117 Birchmount Rd	Commercial	Y	N	10	10	32	0	0	52
8 Holland-Bloorview Kids Rehab. - Scarborough	1 Wayne Ave	Non Profit	Y	Y	0	0	16	0	0	16
9 My Little School	1492 Victoria Park Ave	Commercial	Y	N	10	15	24	0	20	69
10 Scarborough Citadel Child Care	2021 Lawrence Ave E	Non Profit	Y	N	10	15	16	0	15	56
11 Abacus Montessori Learning Centre	1 Credit Union Dr	Commercial	N	N	0	15	48	0	0	63
12 Precious Blood Jr YMCA ELP	1035 Pharmacy Ave	Non Profit	Y	Y	0	0	0	26	30	56
13 Les Merveilles Du Monde	150 Carnforth Rd	Non Profit	Y	Y	0	10	24	26	45	105
14 Mandarin Child Care Centre	2155 Lawrence Ave E	Commercial	N	N	0	0	20	0	0	20
15 Wexford Extended Day And School Age Program	1050 Pharmacy Ave	Non Profit	Y	Y	0	0	0	20	30	50
16 Our Lady Of Fatima YMCA	3176 St. Clair Ave E	Non Profit	Y	Y	0	0	0	26	30	56
17 Tiago Avenue Community Child Care	145 Tiago Ave	Non Profit	Y	N	0	0	21	0	20	41
Totals					60	140	377	196	335	1048

Waiting Lists for Child Care Subsidy

Table: Children Waiting for Subsidy by Age Group and Ward

Ward	Age Group					
	Infant	Toddler	Preschool	Kindergarten	School Age	All
34	134	51	89	82	85	441
35	159	79	103	112	153	606
37	100	49	73	65	94	381

According to the Children's Services Division, there are no new programs (e.g. child care spots) planned within the Study Area. Two new program are planned in the three wards which overlap the CIS Study Area (ward 37). The redevelopment of David & Mary Thomson Collegiate Institute will add 10 infant, 20 toddler, and 32 preschool spaces by 2020. In addition, there will be a child care facility constructed in St. Albert Catholic School which will add 10 infant, 30 toddler and 48 preschool spaces in Ward 37.

2015-2019 Service Plan

Over the course of the 2010-2014 Child Care Service Plan, there was a modest increase in the subsidies available to Toronto families. However, a shortage of licensed spaces in the system means that families who secure a subsidy are not able to find licensed spaces available. The 2015-2019 Service Plan aims to improve this shortage by improving licensed child care capacity in Toronto with Capital funding focused on expanding the number of infant and toddler spaces.

The Plan highlighted the following strategic directions:

- **Access to High-Quality Child Care**
Families have access to affordable, available, and high-quality early learning and child care services.
- **Inclusive Support for All Families**
Supports and services meet the unique needs of all Toronto families.
- **Engagement, Partnership, and Communication**
Strong partnerships, ongoing engagement, and communication result in planning processes that respond to the diverse needs of children, families, and service providers.
- **Systems Change**
The child and family system is modernized in a way that works best for Toronto.
- **Leadership**
All orders of government, municipal and community partners contribute to the well-being of children and families

The Strategic Plan noted a number of directions and alignments with other city policies such as the Toronto Strong Neighbourhoods Strategy (through the Neighbourhood Improvement Area program), the Middle Childhood Strategy.

Fee Subsidies

Currently, each City ward is assigned a percentage of the available fee subsidies based on the proportion of Toronto's low-income children that live in the ward. The purpose of this ward equity target is to provide eligible families with equitable access to a subsidy regardless of where they live. When wards are using more than their allocated ward equity target, this infringes on the number of subsidies available to families in other wards. For this reason, Children's Services strives to bring each ward to within 10 per cent of its equity target. One of the most important factors is the availability of child care spaces within the ward, where families can use their subsidy. While all of Victoria Village and Clairlea Sub-Areas are within 10% of their ward equity targets, Ionview is using 30% more fee subsidies compared to its equity target and a portion of Wexford-South Dorset Park area is using between 11% and 30% more fee subsidies than its equity target. This suggests a localized need for child care space within these two Sub-Areas.

Program Spaces

The current Service Plan identifies a need for capital investment in infant and toddler spaces to meet the needs of local families receiving subsidies in Ward 35 – which partially overlaps the Clairlea and Ionview Sub-Areas.

Children's Services identifies lack of access to middle childhood programs – serving children aged 6-12 – as an acute issue across the city. These programs provide options for children in this age group to receive care in out-of-school-time programs including licensed child care and authorized recreational and skill building programs. These include programs offered by Toronto Parks, Forestry & Recreation (PFR), such as 38 After-school Recreation Care (ARC) programs, and five Community Leadership After-School Programs (CLASP) for youth aged 10-15.

The Plan states that less than 10% of children aged 6-12 in Wards 35 and 37 (encompassing the Wexford-South Dorset Park, Ionview, and Clairlea Sub-Areas) have access to middle childhood programs. This is a particularly significant issue for newcomer families and families with older children (9 to 12 years). Data demonstrates that the uptake of child care fee subsidy decreases steadily for older children.

While demographic trends within the Study Area show an overall decline in children 0-14 and an increasing population of youth 15-24, further study is required to determine how future development in the Golden Mile will impact demand for both young and middle childhood programs.

The geographic distribution of child care facilities is largely within the established neighbourhoods in the Study Area, with few facilities located adjacent to the Eglinton Crosstown LRT corridor.

In March 2017, Children's Services released a Child Care Growth Strategy that envisions a licensed child care system that can serve 50 percent of children aged 0-4 by 2026. The City of Toronto has received funding from the Federal and Provincial Governments that will support the addition of spaces in both community and school-based child care centres. Children's Services is working with the school boards to prioritize schools for capital expansion. In addition, community-based child care operators will be invited to apply for capital funding to expand licensed capacity through renovations and additions to existing child care programs.

The CIS Study Area is located in high priority areas for capital expansion.

3.4 COMMUNITY RECREATION FACILITIES

There are five (5) City-owned community recreation facilities serving the Study Area, which include three community centres, one recreation centre and one clubhouse.

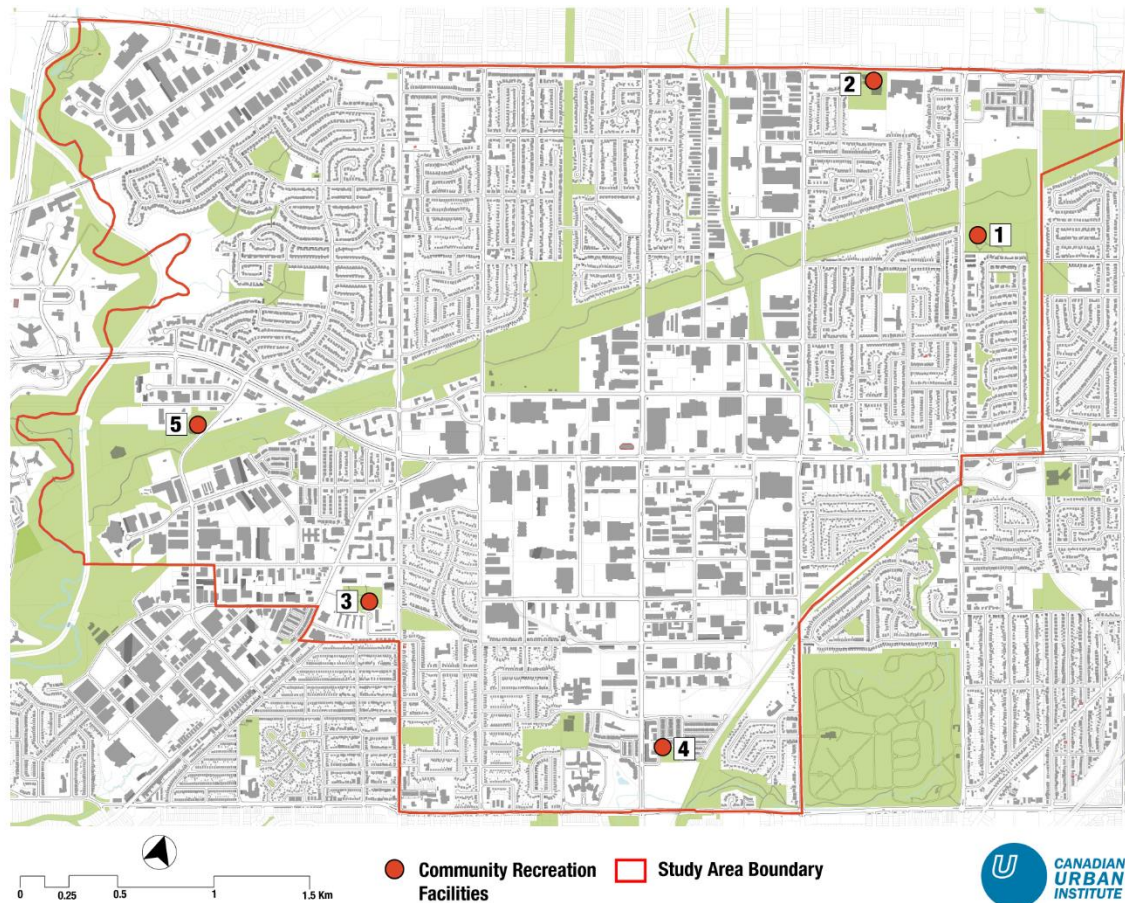


Figure 8: Location of Community Recreation Facilities in CIS Study Area

Table: Community Recreation Facilities in CIS Study Area

Name	Address	Facilities
1 Jack Goodlad Clubhouse	929 Kennedy Rd	Clubhouse, kitchen, Gallery/Hall
2 McGregor Park Community Centre	2231 Lawrence Ave E	Multipurpose room, kitchen indoor skating rink, outdoor swimming pool
3 O'Connor Community Centre	1386 Victoria Park Ave	Kitchen, gymnasium, lounge, multipurpose room, preschool, weight room, outdoor swimming pool
4 Warden Hilltop Community Centre	25 Mendelssohn St	Multipurpose room, kitchen, , dance studio, preschool, amphitheatre, gymnasium, weight room
5 Victoria Village Recreation Centre and Arena	190 Bermondsey Rd	Gymnasium, indoor skating rink

2016 Budget/2017 to 2025 Capital Plan

Parks, Forestry and Recreation provides a wide range of leisure and recreation opportunities to Toronto residents while operating and maintaining its assets.

The primary focus of the 2017-2026 Capital Budget and Plan is to preserve and protect existing assets in a state of good repair while meeting the demands of an expanding and changing city through services improvements and leveraging opportunities for growth in service delivery. Specifically, SOGR funding is included for major repair and rehabilitation of parks and recreation facilities. The 10-Year Capital Plan provides funding for service improvement projects for park development and playground enhancements among other things.

Recent capital investments within the CIS Area include:

- Improvements to McGregor Park
- The installation of a splash pad at Clairlea Park
- Maidavale Park Playground Enhancement

Parks and Recreation Facilities Master Plan

Parks, Forestry and Recreation has recently developed a 20-year Parks and Recreation Facilities Master Plan which will guide future provision of park and recreation facilities and amenities. The Master Plan prioritizes investment in parks and recreation facilities over the next 20 years to ensure that residents have continued access to high quality parks and recreation facilities. The Plan will be reviewed every five years and updated based on progress, current data and emerging needs.

Development of the Parks and Recreation Facilities Master Plan was a comprehensive process that considers demographic data, the condition and utilization of City facilities, recreation and leisure trends, legislation, and public and stakeholder input gathered through extensive engagement.

Guided by the principles of quality, sustainability, innovation, and equity, the Plan will prioritize investment through an evidence-based assessment process and will address three strategic goals:

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

Applicable Policies and By-laws

Section 3.2.2 of the Official Plan contains policies that recognize that Community Services and Facilities (CS&F) are the building blocks of our neighbourhoods. The plan sets out a framework that supports the integration of CS&F through the planning and development process and highlights the need for the timely provision of community services as growth occurs and encourages shared-use (co-location) of community facilities.

Policy 3.2.2.1 of the Official Plan emphasizes the need to ensure that an appropriate range of community services and facilities and local institutions are provided in areas of major or incremental physical growth. This policy also recognizes the need to preserve, improve and expand CS&F and local institutions in established neighbourhoods that are under served.

Policies 3.2.2.5 and 3.2.2.7 direct that CS&F Strategies be developed for large sites that are experiencing major growth or change, along with the submission of a funding strategy and that CS&F be integrated as part of private development.

The implementation of community facilities are identified in policies 5.1.1, 5.1.2 and 5.1.3 of the Official Plan which state that the City has tools to create new parks, open space and community infrastructure for the additional residents and workers that growth brings. These tools include: alternative parkland dedication standards; height and density incentive policies secured through Section 37; and holding provisions to ensure that community infrastructure is in place prior to development or conditions are met.

Future Requirements

With the anticipated population increase along the Eglinton Crosstown LRT corridor and associated demand for recreation space, the Eglinton Connects Planning study anticipated that a new community recreation centre and satellite/multi-purpose space will be warranted in the area. While not in the CIS study area, the FMP identified a gap in terms of access to a CRC in Southwest Scarborough/McCowan (Ward 36). The gap refers to areas that are 2 or 2.5 km away from a large multi-component or mid-size CRC, with a minimum population of 25 000 (75% of the current provision target). Further consultation with PFR staff will inform the identification of future needs for recreation facilities in the area.

3.5 HUMAN SERVICES

Human Services are non-profit community-based organizations that provide services in areas such as employment and skills training, food banks, mental health and counselling services, housing and homelessness services, legal services, immigration and settlement services, youth and seniors' services, among others.

There are 46 human service agencies that have been identified in the study area (some have multiple locations) and two main clusters; one near the intersection of Victoria Park Avenue/O'Connor Drive and Eglinton Avenue East., and one at Lawrence Avenue East and the Don Valley Parkway. Many of the agencies provide immigration/settlement and employment/training services reflecting the higher proportion of immigrants and lower household incomes than the city as a whole. There are also several multi-service agencies in the area, pointing to intersecting needs within the study area population.

The CIS study area intersects with several different neighbourhoods and areas of focus for community development. As a result, there are a number of agencies located in the study area which serve people that live outside of the area, while other organizations are located outside the study area and serve populations within it. There are also facilities which serve city-wide or regional functions and also offer programs and services for the local population. The area is served by two City of Toronto Community Development Officers.

There are two main clusters of agencies and services in the study area. One of these clusters is the Victoria Park Hub at Victoria Park Avenue and Eglinton Avenue East. The Hub houses several different human service agencies, including the Canadian Centre of Victims of Torture, Better Living Health and Community Services, Family Service Toronto, Community Living Toronto, Sesheme, Victoria Village Action for Neighbourhood Change as well as Working Women Community Centre. These agencies offer a variety of programs and services, including community development and settlement services for youth and seniors as well as crisis counselling and intervention. The Hub also offers a community kitchen and computer lab.

The Victoria Park Hub was the third of eight community hubs to be opened across Toronto. It's part of an initiative created jointly by United Way and the City of Toronto to create a one-stop-shop, with several services and programs offered under one roof. Hubs also offer free use of community space. The United Way has a strong presence in the study area, as a major funder of the Victoria Park Hub, as well as many of the other agencies in the study area.

Another agency serving both local and regional residents is Centennial College, Ashtonbee Campus. In addition to its automotive and aircraft technology training programs, it offers tuition-free ACE/Career and College Transition Program, which provides basic academic upgrading through courses in areas such as communication, essential skills and math to prepare for college, the Academic and Career Entrance program, or employment. Centennial College is relocating its aviation programs to a new aerospace campus at Downsview Park. This move could potentially open up space for additional community-oriented programming at the Ashtonbee campus – adjacent to Ashtonbee Reservoir Park and near the future Warden LRT stop.

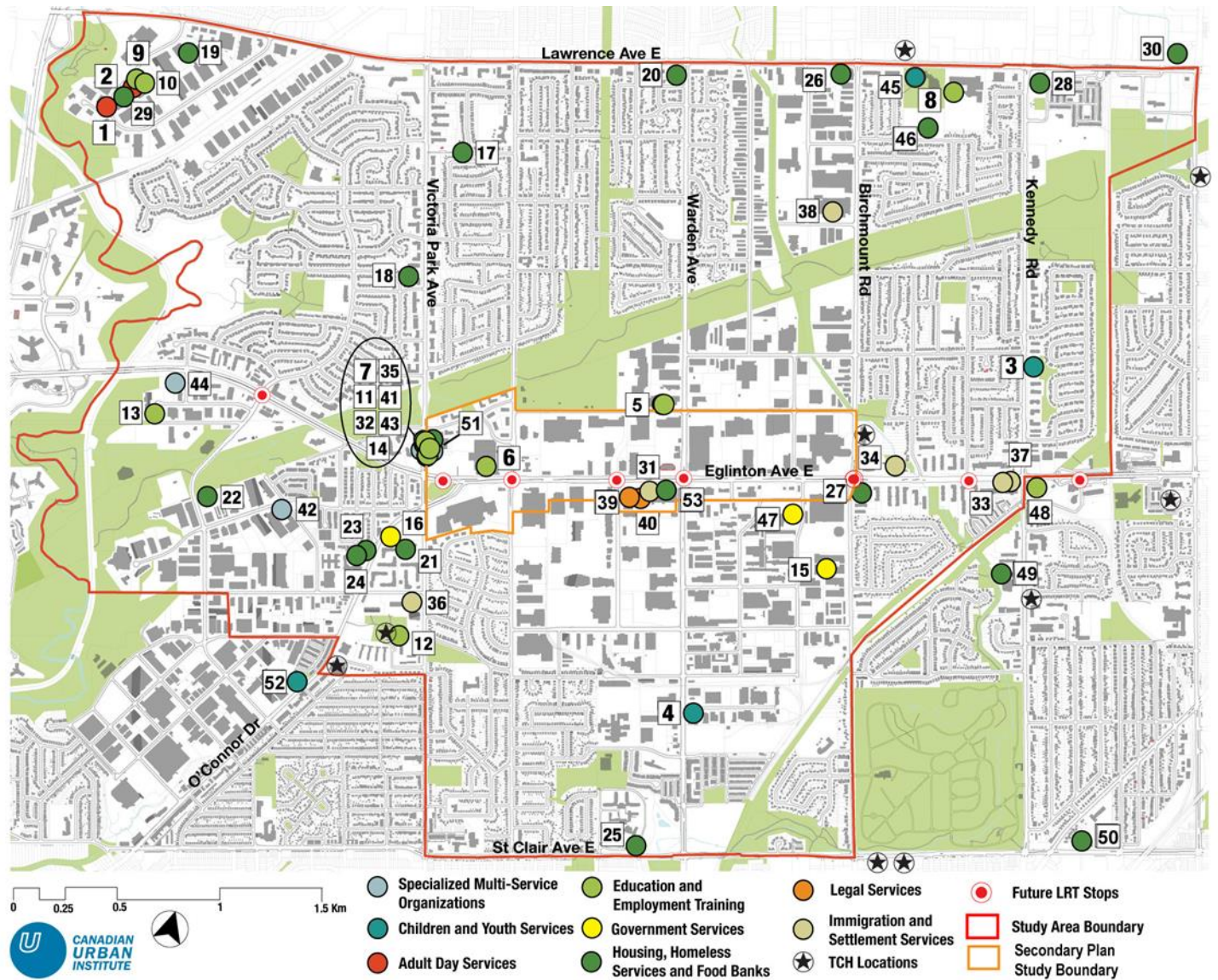


Figure 9: Locations of Human Service Agencies in the study area

Table: Human Service Agencies Service CIS Study Area

Map #	Name	Sub-sector	Address
1	Harmony Place Support Services	Adult Day Services	132 Railside Rd
2	Salvation Army, Broadview Village, Enrichment Program	Adult Day Services	150 Railside Rd
3	Children's Aid Society of Toronto, Scarborough Branch	Children and Youth Services	843 Kennedy Rd
4	YouthLink	Children and Youth Services	747 Warden Ave
5	Centennial College, Ashtonbee Campus, School of Advancement, ACE/Career and College Transition Program	Education and Employment Training	75 Ashtonbee Rd

6	City of Toronto, Employment and Social Services	Education and Employment Training	1880 Eglinton Ave E
7	Currant Co-operative	Education and Employment Training	1527 Victoria Park Ave (Victoria Park Hub)
8	Kennedy House Youth Services, Winston Churchill Collegiate Institute, Day Treatment Program	Education and Employment Training	2239 Lawrence Ave E
9	Salvation Army, People Learning Useful Skills (PLUS) Program	Education and Employment Training	150 Rainside Rd
10	Salvation Army, Transitional Employment Program	Education and Employment Training	150 Rainside Rd
11	Sesheme Foundation	Education and Employment Training	1527 Victoria Park Ave (Victoria Park Hub)
12	YMCA of Greater Toronto, Youth KickStart	Education and Employment Training	90 Parma Crt
13	Youth Unlimited	Education and Employment Training	57 Mobile Dr
14	WoodGreen Community Services, Employment Services Centre	Education and Employment Training	1533 Victoria Park Ave
15	Ontario Ministry of Community and Social Services. Ontario Disability Support Program, Toronto East Office	Government Services	770 Birchmount Rd
16	ServiceOntario, Golden Mile Service Counter	Government Services	1871 O'Connor Dr
17	Church of St. Jude (Wexford), Deacons Pantry	Housing, Homeless Services and Food Banks	10 Howarth Ave
18	Emmanuel Lutheran Manor	Housing, Homeless Services and Food Banks	1684 Victoria Park Ave
19	Hope Bank, Toronto International Celebration Church	Housing, Homeless Services and Food Banks	190 Rainside Rd
20	Salvation Army, Community and Family Services, Scarborough Citadel Family Services	Housing, Homeless Services and Food Banks	2021 Lawrence Ave E
21	Friends of Jesus Christ, Sunrise Towers, Food Bank Ministry	Housing, Homeless Services and Food Banks	1420 Victoria Park Ave
22	Habitat for Humanity, GTA Office	Housing, Homeless Services and Food Banks	155 Bermondsey Rd
23	Fountain View Care Community	Housing, Homeless Services and Food Banks	1800 O'Connor Dr
24	Harmony Hills Care Community	Housing, Homeless Services and Food Banks	1800 O'Connor Dr
25	Providence Healthcare	Housing, Homeless Services and Food Banks	3276 St. Clair Ave E
26	Access Independent Living Services, Aldebrain Tower Supportive Housing Program	Housing, Homeless Services and Food Banks	2155 Lawrence Ave E

27	Canadian Red Cross, Walton Place Supportive Housing Unit	Housing, Homeless Services and Food Banks	835 Birchmount Rd
28	Hellenic Home	Housing, Homeless Services and Food Banks	2411 Lawrence Ave E
29	Toronto North Support Services	Housing, Homeless Services and Food Banks	132 Railside Rd
30	The Housing Help Centre (formerly Scarborough Housing Help Centre)	Housing, Homeless Services and Food Banks	2500 Lawrence Ave E, Unit 205
31	Canadian Centre for Language and Cultural Studies	Immigration and Settlement Services	1921 Eglinton Ave E
32	Canadian Centre for Victims of Torture	Immigration and Settlement Services	1527 Victoria Park Ave (Victoria Park Hub)
33	Canadian Centre for Victims of Torture, Scarborough Office	Immigration and Settlement Services	2401 Eglinton Ave E
34	Canadian Centre for Women's Education and Development	Immigration and Settlement Services	2296 Eglinton Ave E
35	Family Service Toronto, Community Connections Mentorship Program	Immigration and Settlement Services	1527 Victoria Park Ave (Victoria Park Hub)
36	Reh'ma Community Services	Immigration and Settlement Services	1410 Victoria Park Ave
37	Réseau des Chercheuses Africaines	Immigration and Settlement Services	2401 Eglinton Ave E
38	Tesoc Multicultural Services	Immigration and Settlement Services	1160 Birchmount Rd
39	Legal Aid Ontario, Duty Counsel Office (Criminal)	Legal Services	1911 Eglinton Ave E
40	Operation Springboard	Legal Services	1911 Eglinton Ave E
41	East Toronto Chinese Baptist Church	Specialized Multi-Service Organizations	1527 Victoria Park Ave (Victoria Park Hub)
42	New Circles Community Services	Specialized Multi-Service Organizations	161 Bartley Dr
43	Working Women Community Centre	Specialized Multi-Service Organizations	1527 Victoria Park Ave (Victoria Park Hub)
44	Latvian Canadian Cultural Centre	Specialized Multi-Service Organizations	4 Credit Union Dr
45	McGregor Park Community Centre (Youth Space)	Children and Youth Services	2231 Lawrence Ave. E.
46	General Crerar Public School (Salvation Army Scarborough Citadel breakfast program)	Housing, Homeless Services and Food Banks	30 McGregor Rd.
47	Ministry of Community Safety and Correctional Services	Government Services	55 Civic Rd.
48	YWCA Toronto Employment Centre	Education and Employment Training	2425 Eglinton Ave. E. Suite 303

49	Homes First Society - Women's Interim Program	Housing, Homeless Services and Food Banks	702 Kennedy Rd.
50	Homes First Society – Mixed adult	Housing, Homeless Services and Food Banks	3576 St. Clair Ave E.
51	Victoria Village Action for Neighbourhood Change	Specialized Multi-Service Organizations	1527 Victoria Park Ave (Victoria Park Hub)
52	The Scott Mission Childcare Centre	Children and Youth Services	1550 O'Connor Dr.
53	Salvation Army Thrift Store	Housing, Homeless Services and Food Banks	1921 Eglinton Ave E.
(outside of study area)	Aisling Discoveries Child and Family Centre	Specialized Multi-Service Organizations	325 Milner Ave, Suite 110
(outside of study area)	Warden Woods Community Centre	Specialized Multi-Service Organizations	74 Firvalley Ct.
(outside of study area)	Community Living Toronto	Housing, Homeless Services and Food Banks	1712 Ellesmere Rd
(outside of study area)	John Howard Society of Toronto	Legal Services	1911 Kennedy Rd, Unit 105
(outside of study area)	Corvette Family Resource	Children and Youth Services	30 Corvette Ave (Corvette Public School)
(outside of study area)	West Scarborough Neighbourhood Community Centre (Creative Child/Parent Centre)	Children and Youth Services	313 Pharmacy Ave

Human Services Agency Engagement

Overview

Human services agencies providing programs and services in the Golden Mile CIS study area were engaged in two ways. First, there were two focus groups held on September 21, 2017. Two options for timing and location were offered, with both sessions providing the same information and having the same structured discussion. The purpose of the focus group was to involve human service agencies located in the study area to gather input on existing conditions, challenges and opportunities related to delivering programs and services. Twenty participants from community organizations which deliver human services in the community attended the sessions.

Second, a survey was sent to human services agencies in the study area to further understand four areas: space; who agencies currently provide programs and services to; how much capacity they have; and any particular opportunities agencies see for the future of community services in the area. Sixteen agencies responded to the survey, several of whom operate multiple locations. There are 46 agencies operating in the study area identified through the engagement, meaning that approximately one third completed a survey.

Findings

The focus groups with human service agencies operating in the area emphasized that agencies are using innovative collaborative ways of working together and finding spaces to operate in the community – through hubs, partnerships and colocation. A major theme was the need for space and many participants indicated that rather than acquire space for their

agencies to deliver specific programs, increasingly, they are building partnerships to deliver programs in existing facilities. For instance, Toronto Public Health delivers programming in schools and immigration services are delivered in TCHC buildings. Agencies described these opportunities as mutually beneficial because it means that space is used efficiently and that services are delivered where clients need them. This reduces their travel time and expense, which was described by many agencies as a barrier for clients.

While access to space was raised as the most common challenge, others included mobility, access to transit, outdated and inadequate space, lack of parking for clients and agency staff and the need for commercial kitchens in the area.

Participants felt that there were a number of things working well in terms of community infrastructure, including the partnerships and colocations already happening; especially through the Victoria Village Hub. Many programs and services are being delivered in existing community spaces to improve access and reduce space requirements. There is already a robust network of community agencies and grassroots organizations that can be built on and service and program provision is increasingly reflecting the community in terms of diversity of staff and translators.

Survey responses confirmed that adequate space was a considerable need in the area, with **57% of respondents indicating that their total space is inadequate in terms of size. Fifty-four percent (54%) indicated that their spaces require capital improvements such as repair, renovation and expansion.** The survey results also support what was heard at the focus groups, that co-location and partnerships are already happening as **25% of those surveyed indicated that they are currently sharing space with another organization.**

Other survey results are below, organized by survey section. All of the following responses include survey respondents who answered the question.

Space

- 80% don't own any spaces.
- 63% rent one space.
- Lease terms vary widely – from month-to-month up to ten years.
- 87% have accessible spaces.
- Approximately 42% of agencies have a current space that is between 1000-5000 square feet.

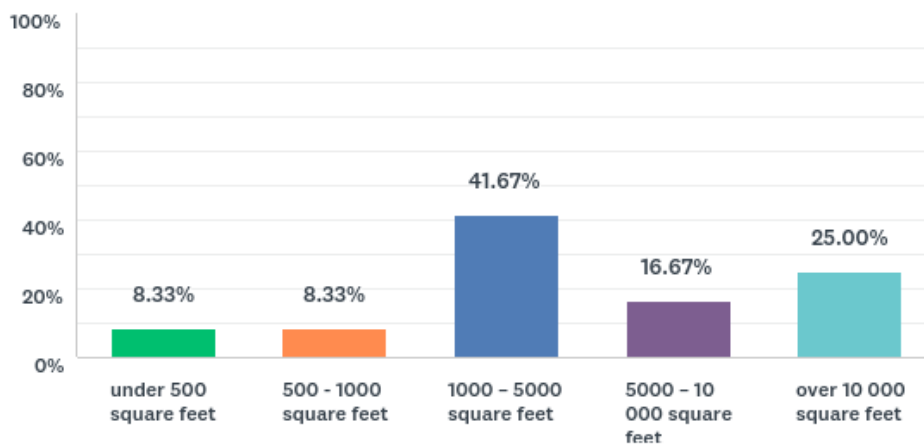


Figure 10: Approximate size of current space

- Agencies are located in a wide variety of building types, the most common being office.

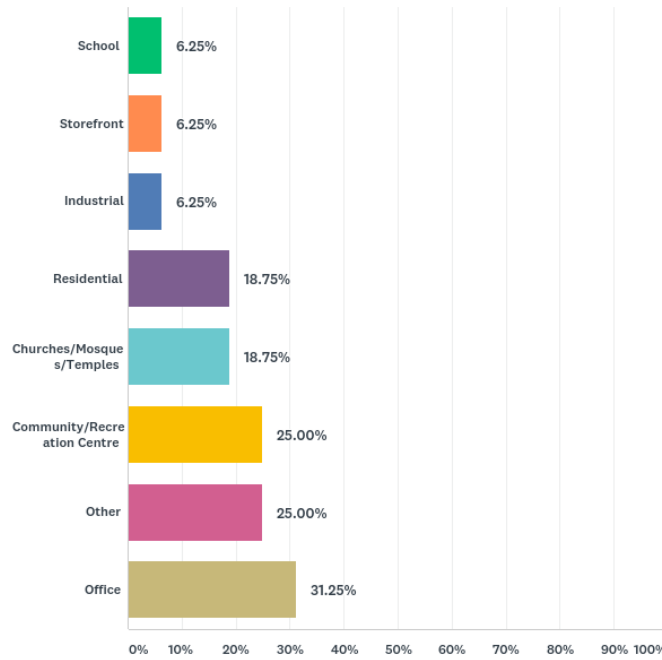


Figure 11: Types of buildings agencies are located in (respondents were asked to check all that apply)

- The use of space is wide-ranging. All agencies use space for office, and most use their space as meeting rooms and multipurpose rooms.

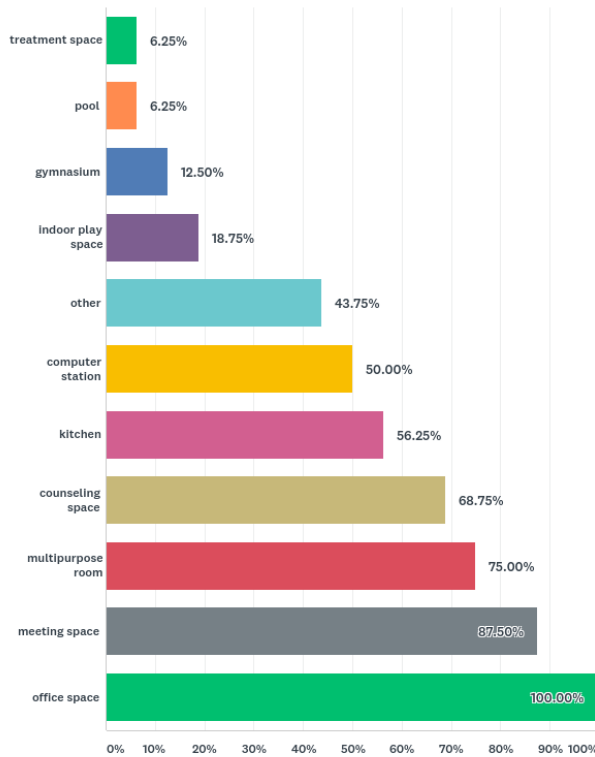


Figure 12: How agencies use their space

- Many agencies provide programs and services in other facilities, schools and community/recreation centres being the most used.

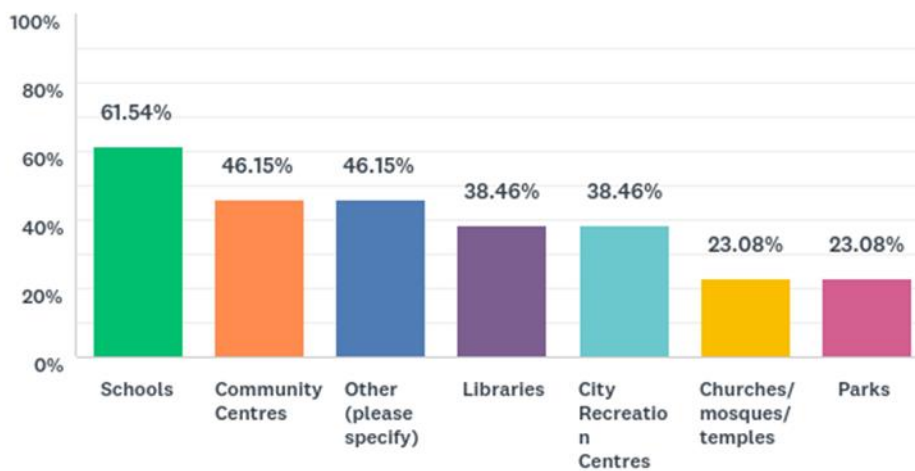


Figure 13: Other spaces used to provide programs and services

Clients

- 93% of agencies serve clients locally.
- 67% serve clients from other parts of the city.
- Clients use a mix of transportation modes to reach agencies, with most taking cars or transit.

Capacity

- 87% have seen an increase in demand for programs in the last five years.
- 67% have seen their clients' needs change in the last five years.
- 43% of agencies have a waiting list to handle service pressures. Twenty-nine percent (29%) are able to accommodate all requests. 21% are not able to accommodate all requests and do not keep a waiting list and 7% turn people away.
- Fifty percent (50%) have seen their financial capacity increase in the last five years while 14% have seen their financial capacity decrease.
- Fifty-seven percent (57%) saw their physical capacity remain the same in the last five years, while 14% experienced a decrease, and 29% experienced an increase.
- In terms of space needs, programming space was considered to be the highest, followed by office space. Additional types raised were parking, storage space, and multipurpose space.
- Fifty percent (50%) of those who needed office space indicated they need multiple offices (approximately 500 square feet).
- Fifty percent (50%) of those who needed programming space indicated they need large multipurpose space (approximately 1250 square feet).
- Forty-five percent (45%) of agencies plan to expand or relocate within the study area in the next five years.

Other spaces identified as being used by agencies include:

Libraries

- Victoria Village Branch
- Flemingdon Park Branch
- Thorncliffe Branch

Schools

- Sloane Public School
- General Crerar Public School
- Victoria Village Public School
- O'Connor Public School
- Marc Garneau
- Valley Park
- Blessed John XXXIII

Community Centres/Recreation Centres

- Victoria Park Hub (satellite office)
- O'Connor Community Centre
- Jenner Jean-Marie Community Centre
- Oriole Community Centre
- Parkway Forest Community Centre
- Agincourt Recreation Centre
- Cedarbrook Community Centre
- Playground Paradise
- Dennis Timbrell

Churches/Mosques/Temples

- East Toronto Chinese Baptist Church

- Darussalam
- 65 Musalla
- Darul Khair Islamic Centre

Parks

- Edward Gardens
- Thomson Park
- Broadlands
- Scarborough Bluffs
- Wigmore Park
- Edge Park
- local park on Craigton Drive
- Hydro Corridor
- Flemingdon park
- Thorncliffe Park
- Dennis Timbrell

Other Spaces

- Science Centre
- Eglinton Square

4. OPPORTUNITIES AND CONSTRAINTS

The following opportunities and constraints have been developed based on engagement with the five community infrastructure sectors in the Golden Mile CIS study area. They have emerged through the sector profiles, focus groups, survey and two public meetings held for the Golden Mile Secondary Plan study in June and October 2017.

4.1 OPPORTUNITIES

- Many programs and services are being delivered in existing community spaces to improve access and reduce space requirements. Encourage additional co-location and partnership opportunities to improve access and to maximize resources (e.g. land, shared administrative/volunteer base, parking) as well as offer a wide range of programs/services at one location for all user groups.
- Consider expansion of the Victoria Park Hub. Consistently raised as a good example of program and service delivery in the area, the Hub is fully utilized. There is a need for more funds to allow it to function at capacity later in the evenings and on weekends and/or more space to offer more programs. Its proximity to the future Victoria Park LRT stop also support an expansion.
- Locate community services at the base of new multi-storey residential, mixed use and non-residential developments in accordance with the appropriate planning and design guidelines.
- Human service agencies are working collaboratively to deliver services through hubs, partnerships and colocation. Continue to build partnerships within human services and between sectors to maximize space and ensure coordinated service provision.
- TDSB and TCDSB explore a review of some school boundaries as needed to balance enrolment across pressured areas.
- The TPL Capital Budget and Plan has allocated \$12.1 million to revitalize the Albert Campbell Branch. TPL should meet with community service providers to identify opportunities for collaboration and partnership that provide programs and services to the community.
- Consider the addition of a CRC or expansion of existing CRCs to provide more space for community recreation activities, particularly for youth.
- The CIS study area is located in a high priority area for child care capital expansion.
- Use the development approval process to identify and secure space for the Community Space Tenancy Policy (CST).
- Identify specifications for community facilities to guide developers in providing space for CIS sectors.
- Ensure that service and program provision continue to reflect the community (e.g. diversity of staff and translators).

4.2 CONSTRAINTS

- Access to space is the main barrier for human service agencies. Particularly, lack of adequate, affordable space for programs and services.
- Lack of timely data on demographics of incoming population makes it difficult for human services to plan for growth.
- Commercial community kitchens are needed in the area to support newcomer populations to develop businesses.
- Physical and financial access to transit, and mobility in general were raised as barriers to accessing community services.
- Community recreation facilities, particularly space for youth activities, are currently at capacity in the area.

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