

Midtown Community Services and Facilities (CS&F) Strategy: Update

Open House
February 10th, 2018

Community Services and Facilities

What is the Community Services and Facilities (CS&F) Strategy?

- Identifies **facilities required to deliver recreation, child care, libraries, schools and human services** to communities and people of all ages and abilities
- Links provision of facilities and services to **demographic change** and **population growth** in Midtown
- Creates and sustains **complete communities** in Midtown

Needs Assessment

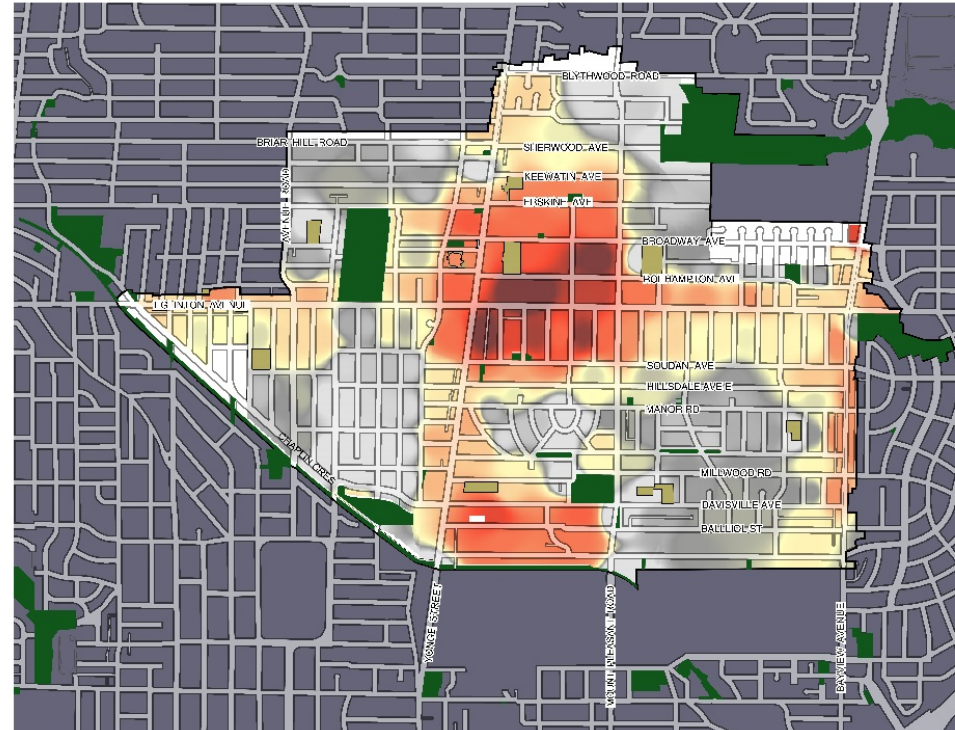
Demand is increasing for all types of Community Services and Facilities in Midtown

- Public **schools are near or at capacity** at the elementary level
- Northern District Library **serves approx. 300,000 visitors** and delivers nearly 500 programs annually, and **leases space to community agencies**
- **Recreation programs** at North Toronto Memorial and Maurice Cody Community Centres are **at capacity or have waiting lists**
- A **high proportion of children under 6** compared to the City average is placing additional pressure on available child care spaces
- Midtown hosts an **important cluster of community and human service agencies**
- **A lack of affordable and visible agency space** is exacerbated by the redevelopment of existing sites, rising rents and increasing demand on shared facilities (e.g. community centres, libraries and schools)

Addressing Challenges

The Strategy will address challenges associated with the growing Midtown community

- **Increasing youth and seniors populations** and a high number of single person households
- Service demands are amplified by **area's role as a destination**
- **Rising land costs** limit opportunities for new purpose-built facilities
- CS&F are essential to complete communities, and **must be planned for and provided in a timely manner** to support future growth



Strategic Directions

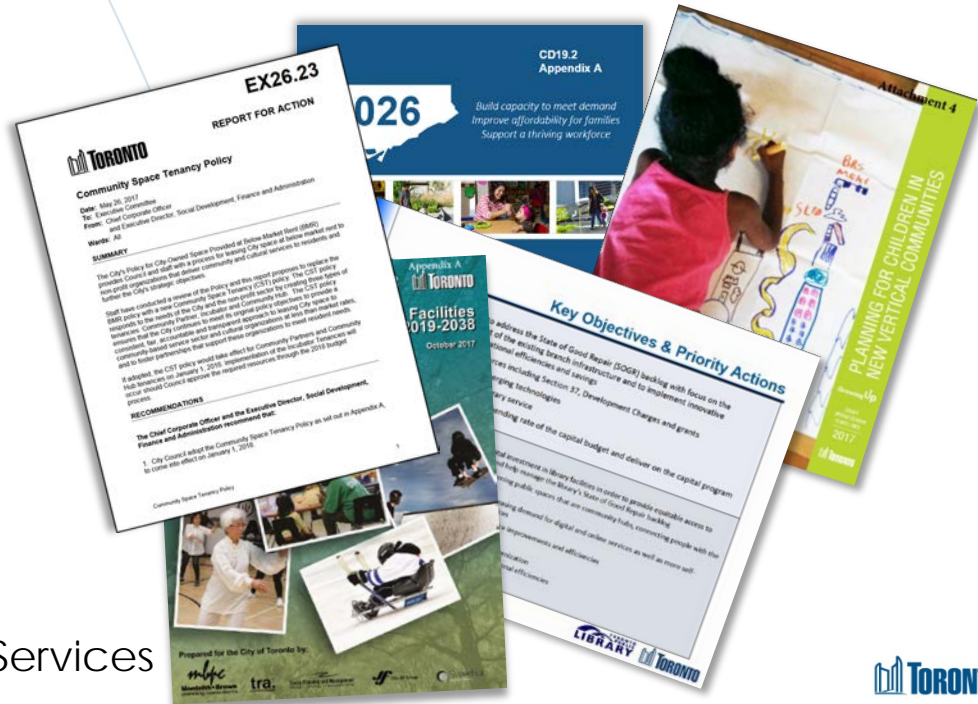
The Strategy will provide direction on space needs for the delivery of community services in Midtown to:

- **Renew and revitalize existing facilities** to expand service capacity
- Encourage the development of **alternative school models**
- **Maintain and secure** affordable and accessible community **agency space**
- **Ensure additional child care spaces** are provided to keep pace with growth
- Continue to **pursue opportunities for partnerships** and **co-located services**
- **Link capital planning and other funding tools** to identified CS&F priorities

Alignment & Collaboration

Delivery of CS&F requires ongoing alignment and collaboration with various City Divisions, agencies and partners:

- Children's Services (CS)
- Parks, Forestry & Recreation (PFR)
- Toronto Public Library (TPL)
- TDSB and TCDSB
- Social Development Finance & Administration (SDFA)
- Toronto Public Health (TPH)
- Toronto Employment and Social Services



Child Care

Needs and Demands in Midtown



- **23 existing child cares** but limited infant and toddler spaces
- **Existing capacity to serve approx. 50% of 0-4 years population**
- **Estimated demand to 2051 for 1,160 to 1,660 new spaces**

Planning for Growth

Toronto's Child Care Growth Strategy (April 2017)

Envisions a licensed child care system that can serve 50% of the child population 0-4 years by 2026

Growing Up: Planning for Children in New Vertical Communities (May 2017)

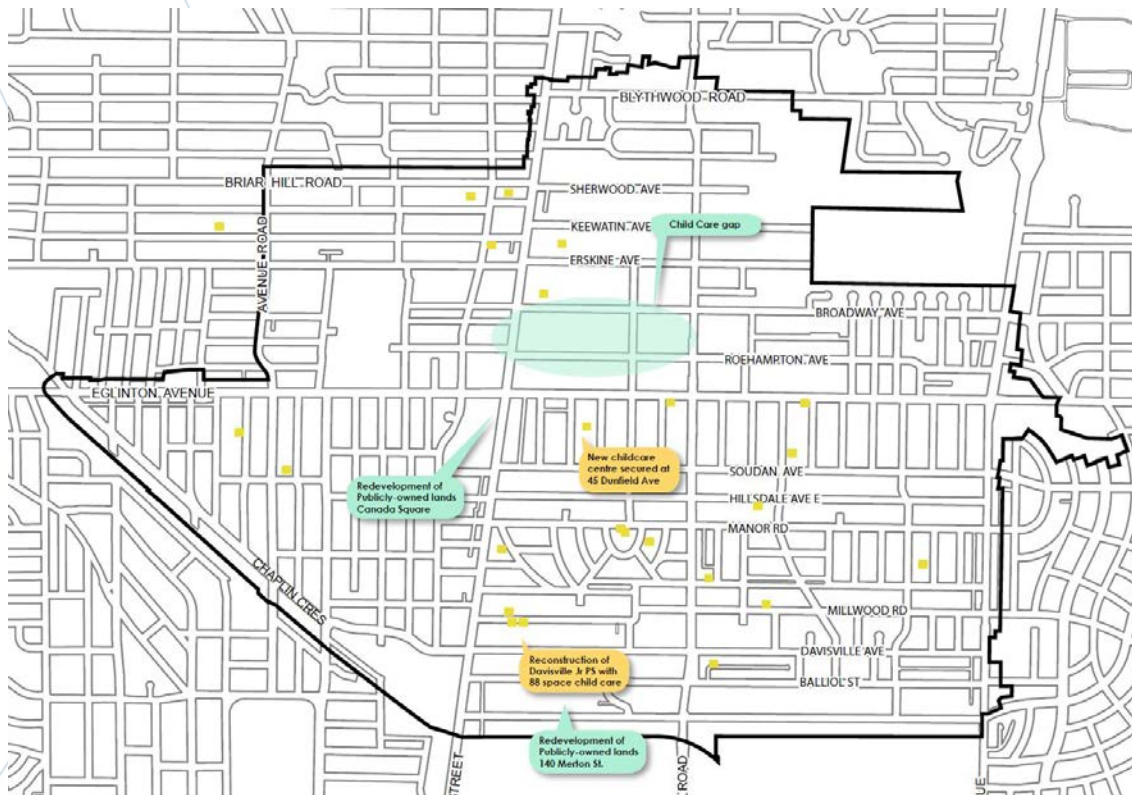


Actions and Opportunities in Midtown

- 2 new child care facilities at 45 Dunfield Avenue and Davisville Jr. PS
- Filling the gap through development review
- Relocation and expansion
- Other opportunities on publicly-owned lands

Proposed Policy 3.5.8:

Development may be required to:
 (a) include a child care centre where it can be accommodated on site

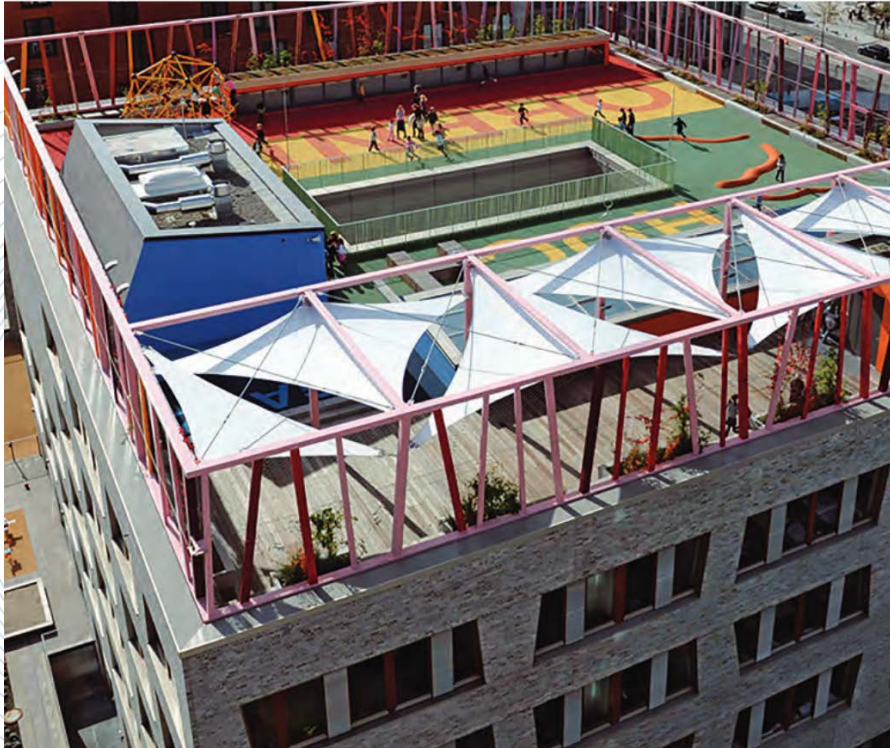


Needs and Demands in Midtown

- Local elementary schools are **at or over capacity** through 2026
- **Constrained sites** limit opportunities for expansion
- Growth pressures will require:
 - **Renovations and/or expansion** of existing schools (where possible)
 - **New urban models** such as school within mixed use developments



Planning for Growth



School Board Accommodation Planning

- Provincial planning and programming requirements, development application review, existing enrollment statistics/trends, and other demographic indicators
- 10-year horizon updated annually

Midtown in Focus

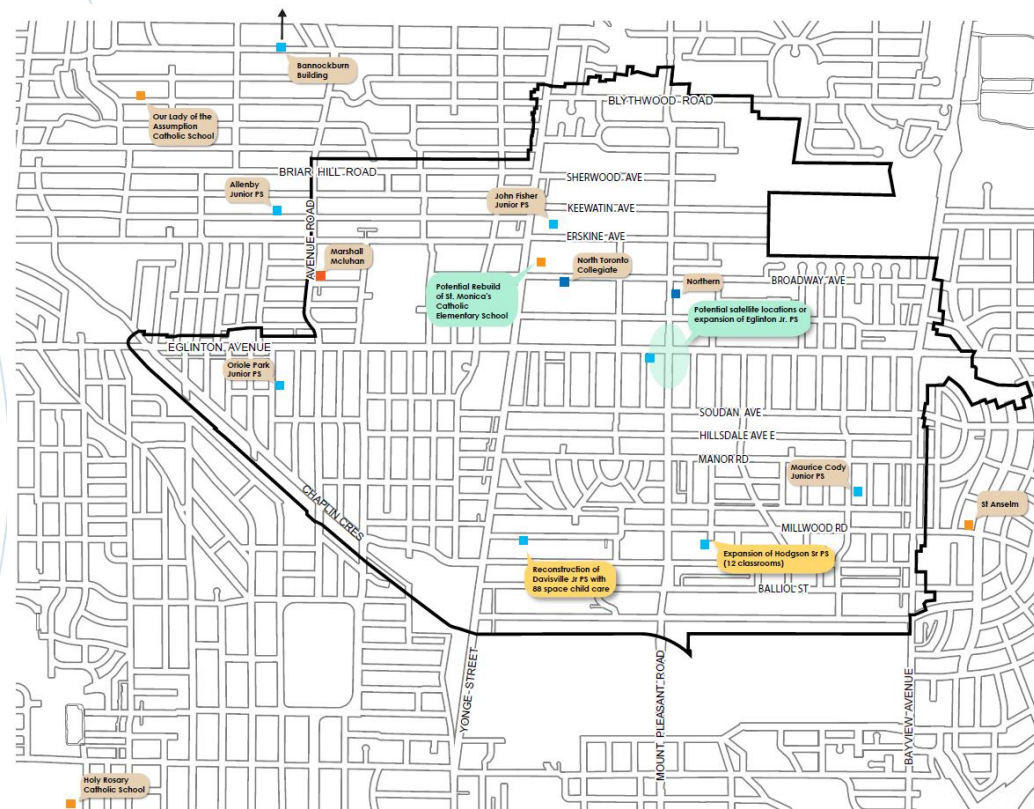
- Estimates growth over 30+ years
- Supports need for longer-range planning for schools and alternative delivery models

Actions and Opportunities in Midtown

- Davisville Jr. PS Rebuild
- Expansion of Hodgson Sr. PS
- Phase 2 of Yonge-Eglinton PAR and additional growth analysis
- Identification of potential expansion, replacement and/or satellite locations

Proposed Policy 3.5.8:

Development may be required to:
(c) Accommodate school facilities on site, including satellite school facilities



Needs and Demands in Midtown

- 6 library branches serve Midtown
 - Northern District Library
 - Mt Pleasant Neighbourhood Library
- **Increasing demand** for services and program spaces
- **Improvements required** to support growth



Planning for Growth



Toronto Public Library Facilities Master Plan

To prioritize near and long term investment in existing 100 branch system

Service Standards

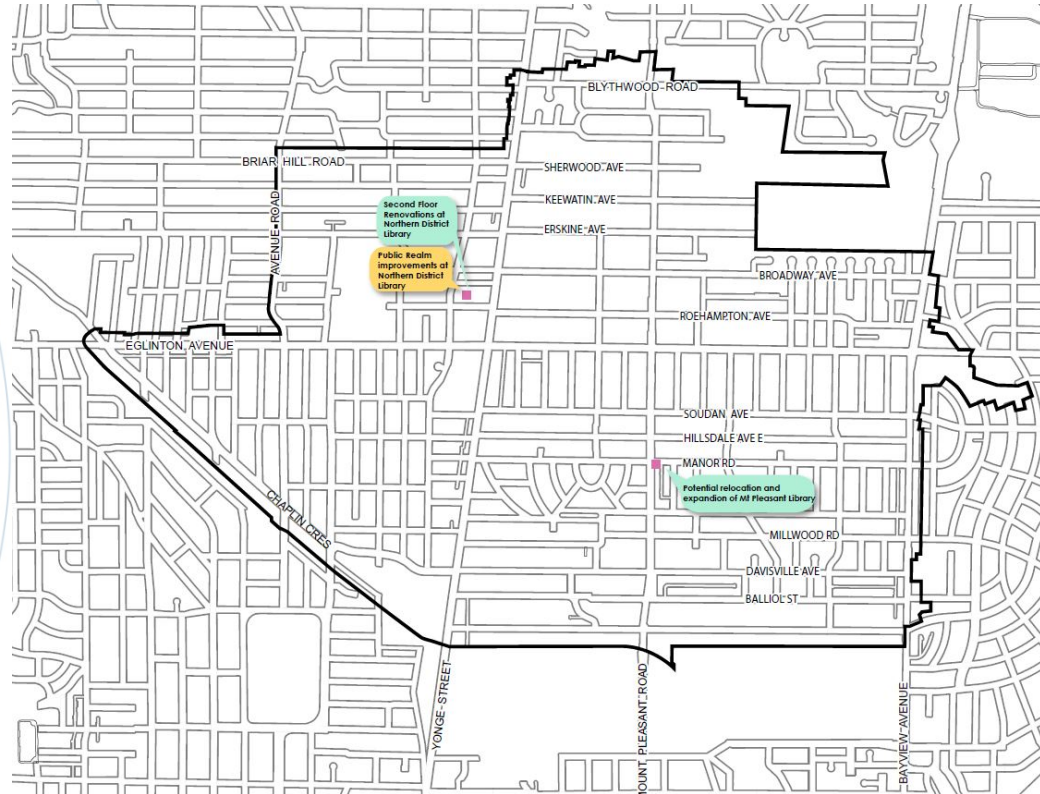
- Neighbourhood branches (930-1,395 square metres) to serve 25,000 people
- District branches (2,335 square metres) to serve 100,000 people

Actions and Opportunities in Midtown

- Ongoing public realm improvements at Northern District
- Potential renovation and expansion within Northern District
- Potential relocation and expansion of Mt. Pleasant

Proposed Policy 3.5.1:

New and expanded community services and facilities will be provided in a timely manner to support and be concurrent with growth...



Needs + Demands in Midtown

- **1 stand-alone recreation centre**, 1 co-located facilities and 3 satellite facilities
- **Recreation programs are at capacity** or have waiting lists
- **Lack of available land** to accommodate new stand-alone facilities



Planning for Growth



Parks and Recreation Facilities Master Plan 2019-2038

Aims to ensure provision is maintained and consistent across the City for the next 20 years

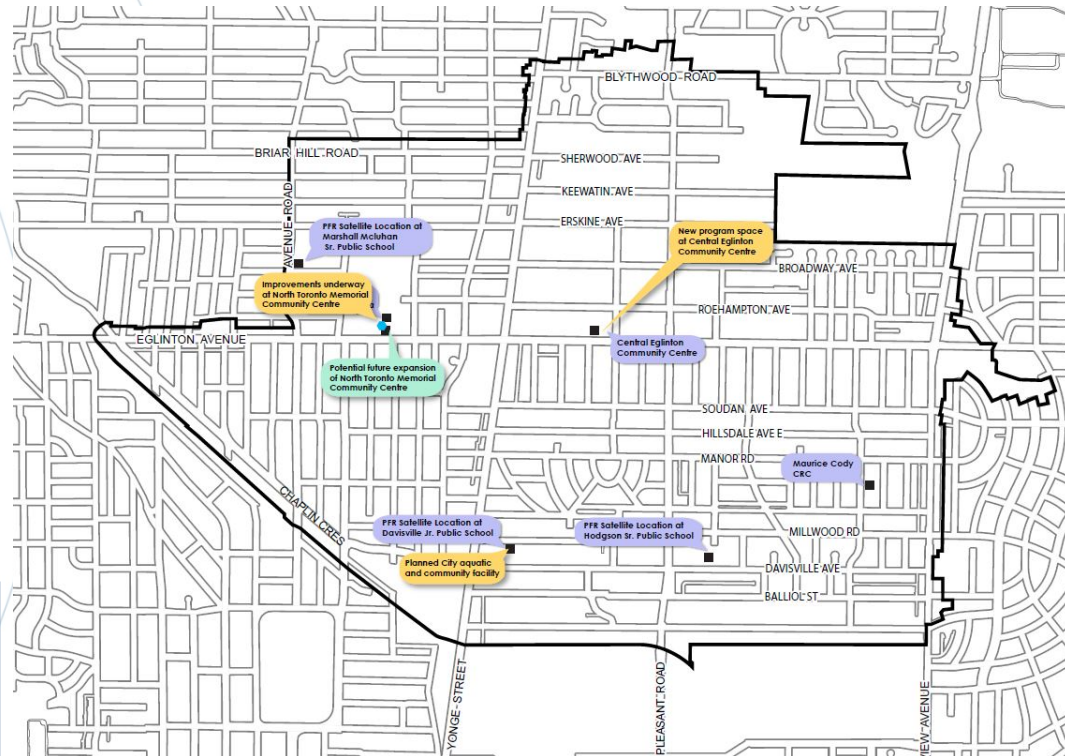
- Community centre provision level 1:34,000 ppl
- Minimum size 25,000 ft²
- 2-2.5 service radius from existing facilities

Growth related projects include Davisville Aquatic Centre

Actions and Opportunities in Midtown

- Davisville Aquatic and Fitness Centre
- Expansion of programming space for Central Eglinton Community Centre
- Potential future expansion of North Toronto Memorial Community Centre
- Explore potential new space in mixed-use buildings

New and expanded community services and facilities will be provided in a timely manner to support and be concurrent with growth...



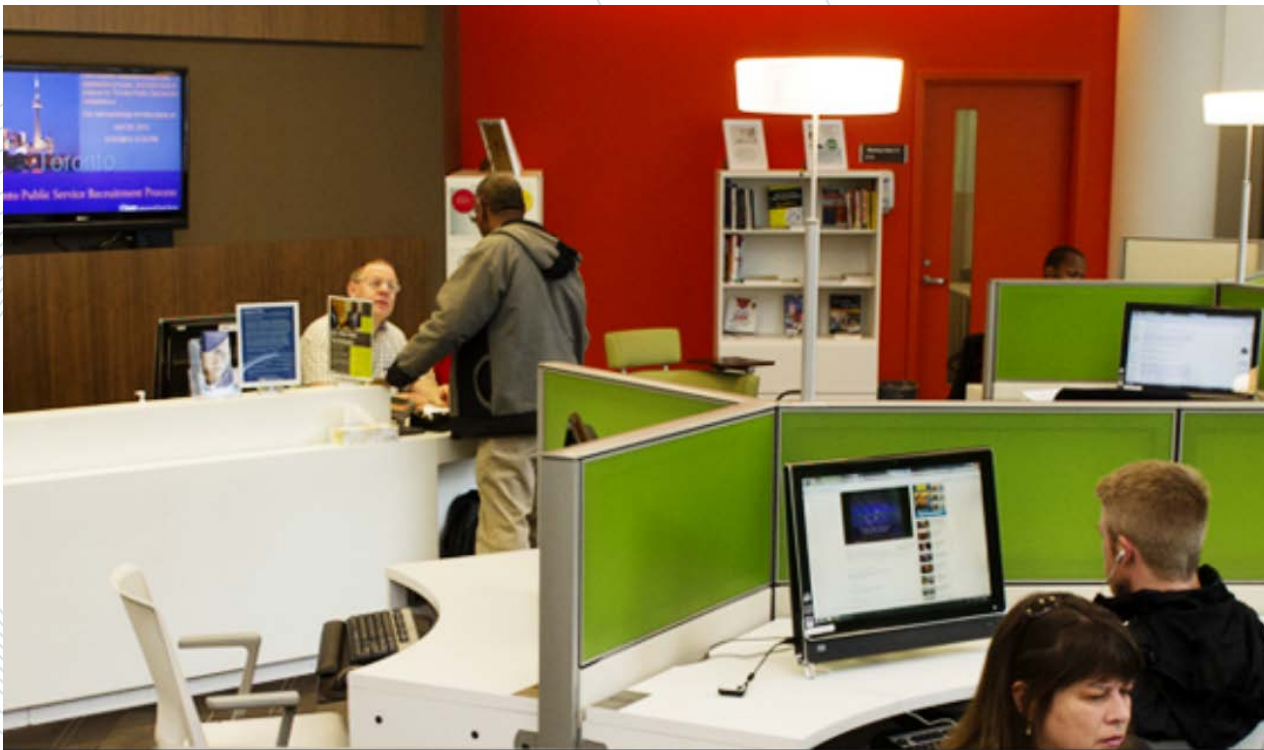
Needs + Demands in Midtown

- A **significant cluster** of human service agencies
- Agencies benefit from **supply of office space** and **transportation connections**
- Increasing demand and **full utilization of existing spaces**
- **Lack of affordable and visible spaces** exacerbated by redevelopment



Human Services

Planning for Growth



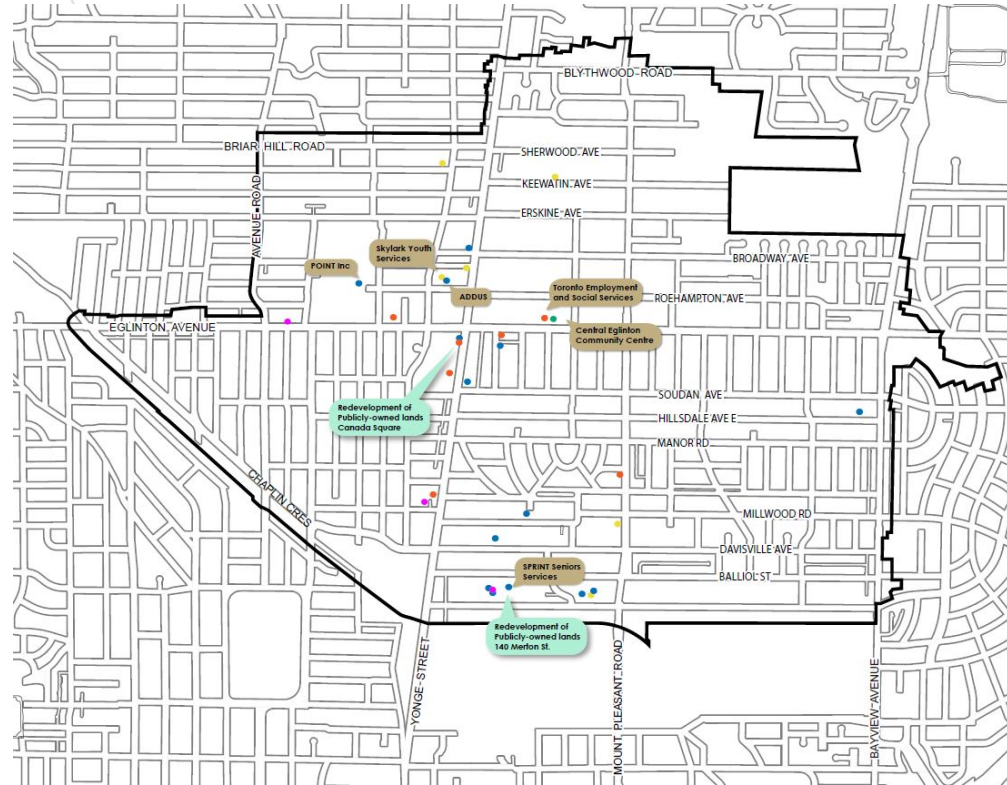
- City recognizes important role non-profit sector in City-building
- Information sharing
- Service integration
- Co-location and partnerships

Actions + Opportunities in Midtown

- Replacement of existing NFP community service facilities in redevelopment
- Securing additional space in publicly-owned lands
 - 140 Merton Street
 - Canada Square
- Leveraging City's Community Space Tenancy policy

Proposed Policy 3.5.5:

Development will replace the total gross floor area of any existing non-profit community services and facilities on site to ensure no-net-loss of community space



Advancing the CS&F Strategy for Midtown

- Pursue site-specific opportunities through development review - **Ongoing**
- Final CS&F Strategy to proceed with Secondary Plan – **Feb-May 2018**
- Monitor and update with CS&F partners – **June 2018+**

Thank You

Questions or Comments?

Yonge-Eglinton CS&F Study

Kirsten Stein, SIPA, City Planning kirsten.stein@toronto.ca

Midtown in Focus Area Planning Study

Paul Farish, SIPA, City Planning paul.farish@toronto.ca

Discussion Questions

How do you see community facilities in Midtown changing to meet the needs of growth over the long term (10-15+ years)?

- Where do you see opportunities to expand capacity?
- Where should new facilities be located? Why?