

# CHAPTER 09: COMMUNITY SERVICES AND FACILITIES STRATEGY

Community services and facilities (CS&F) are an important part of our daily lives. The City’s Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports the creation of complete communities that are healthy, liveable, safe and accessible.

## 9.1. INTRODUCTION

This Community Services and Facilities Strategy for Bloor West Village responds to the needs of a growing and diverse population for libraries, recreation facilities, schools, child care and human services. The strategy is based on the Phase 1: Inventory and Gap Analysis, 2017 which provided an inventory of the existing CS&F, assessed current gaps in programs and/or facilities and identified emerging priorities for additional community services and on estimated population growth in the study area, which includes the Bloor West Village Study Area as well as the larger CS&F Study Area.

Recommended priorities for each of the sectors are grounded in the principles that:

- Existing CS&F should be maintained, improved or expanded to continue to serve the neighbourhood population, prior to considering new facilities; and,
- Opportunities to co-locate and partner services and facilities should be pursued.

These principles support the policy direction of both the Provincial Government through the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe, as well as the City’s Official Plan.

The estimated population growth is based on proposed development currently located in the CS&F Study Area and the preferred development scenario for the Bloor West Village Avenue Study. The approximate residential population growth projected for the CS&F Study Area is as follows:

**Table 9.1 Residential Population Growth**

Portion of CSF Study Area	Estimated Increase in Residential Units	Estimated Increase in Population
Bloor West Village	400-840	750-1600
Remainder of CSF Study Area	3,500	6200-7200
TOTAL	3900-4340	6950-8800

The Strategy was developed in collaboration with the following City Divisions and Boards to understand the needs that might result from this estimated growth:

- Toronto District School Board
- Toronto Catholic District School Board
- Children’s Services
- Toronto Public Library Board
- Parks, Forestry and Recreation
- Social Development and Financial Administration (SDFA)

A summary of key priorities for each sector considering the cumulative growth anticipated on the Avenue and through emerging development applications is provided below.

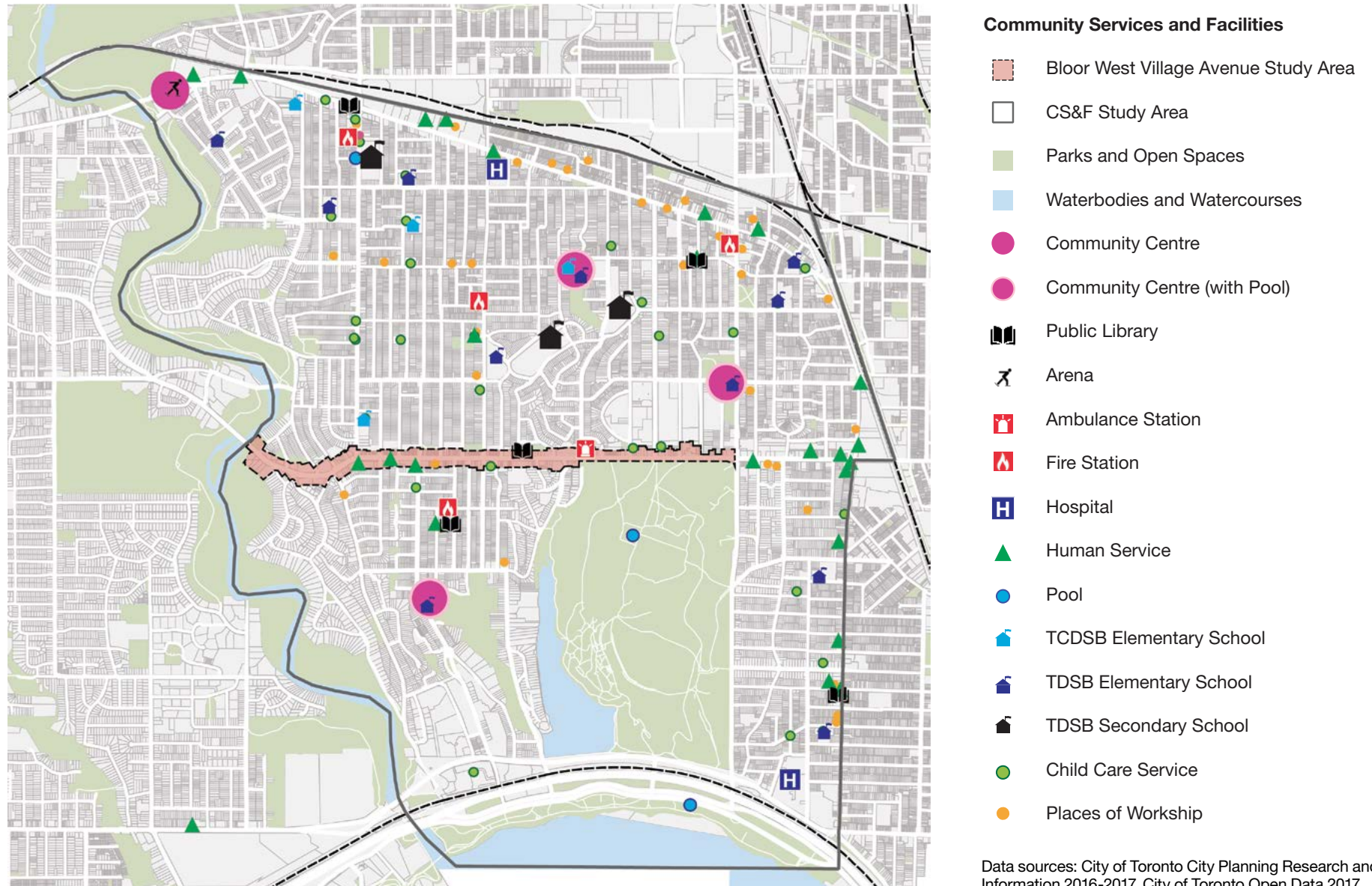


Figure 9.1 Community Services and Facilities Study Area and Inventory of Existing Conditions

## 9.2. SCHOOLS

### Toronto District School Board

The Toronto District School Board (TDSB) has 13 elementary schools and 4 secondary schools in the CS&F Study Area. All three secondary schools are at capacity as are eleven elementary schools. In the Phase 1 Inventory and Gap Analysis the TDSB cited increased enrollments at area schools, with constrained school sites limiting future expansion. The TDSB’s approach to growth is guided by Provincial requirements that include maximizing opportunities on and in existing sites and buildings and program changes and location shifts prior to considering the acquisition of new school sites.

The projected TDSB student enrolment for the Study Area is summarized in the table below and is based on a pupil yield of .06 for elementary students and .025 for secondary students. At this time, the TDSB has no plans or proposals to acquire new sites or undertake significant expansions of school sites within the CSF Study Area. TDSB’s Long-Term Program & Accommodation Strategy (LTPAS) is a ten-year rolling plan that provides program and accommodation planning. It is reviewed annually with an Annual Planning Document presented to the Board for approval of studies including capital projects. Through the review of development applications and annual reviews under LTPAS the TDSB will monitor and plan for schools in the area.

Further, TDSB has been exploring opportunities to provide satellite facilities within the proposed developments within the *Apartment Neighbourhood*.

**Table 9.2 TDSB Projected Pupil Yield**

	Elementary	Secondary
Bloor West Village portion of Study Area	50	21
Remainder of Study Area	210	88
Total	260	109

### Recommendations

- R111** Schools should be planned to keep pace with changing needs by maximizing existing infrastructure and co-locating services, in community hubs where possible; and
- R112** Depending on the amount and pace of growth, there may be the need to evaluate options to meet the needs of elementary students. This evaluation could include consideration of alternative delivery models such as satellite schools.

**Toronto Catholic District School Board**

The TCDSB has 4 elementary schools and 3 secondary schools serving the CSF Study Area. The Phase 1 Inventory and gap analysis revealed that St. Pius X and St. Cecelia are over capacity, while St. James and James Culnan elementary schools still have capacity. For secondary schools, only Bishop Allen is over capacity.

The projected TCDSB student enrolment for the Study Area is summarized in the table below and is based on a pupil yield of .07 for elementary students and .004 for secondary students. No new elementary or secondary schools are currently proposed or planned. TCDSB staff note that the main secondary school serving the area, Bishop Allen, is significantly over capacity. At this point in time, new secondary school students would be redirected to Blessed Archbishop Romero, which currently still has capacity. The TCDSB monitors and evaluates growth through their Long Term Accommodation and Program Plan (LTAPP), which is reviewed annually, and Pupil Accommodation Reviews (PARS), which are undertaken for a school or group of schools on an ongoing basis.

**Table 9.3 TCDSB Projected Pupil Yield**

	Elementary	Secondary
Bloor West Village portion of Study Area	59	4
Remainder of Study Area	247	17
Total	306	21

*Recommendations*

- R113** TCDSB will monitor growth and evaluate their ability to accommodate future enrolment growth based on enrolment projections and utilization rates; and
- R114** The TCDSB is open to investigating potential partnership opportunities as they arise should there be a need to address future accommodation concerns.

### 9.3. CHILD CARE

There are 2,969 licensed child care spaces in the CSF Study Area. The Toronto Licensed Child Care Growth Strategy 2017-2026 is the key strategic framework for planning for licensed child care in the City and is supported by the Children's Services Plan and Capital Strategy. The Growth Strategy is a Council approved document that seeks to increase access to licensed child care through an increase in the number of spaces and improving affordability.

Child care facilities range in size, but a size of 62 spaces is considered to be a general reference in considering the need for new facilities. The Children's Services Division estimates that the level of growth within the Bloor West Village portion of the CSF Study Area could generate a requirement for between approximately 20 and 45 spaces. If the entire CSF Study Area is considered, there could be a requirement for approximately 200 spaces. At this time there are no planned new facilities for the area. Opportunities to secure additional child care spaces within existing facilities (such as through renovation or expansion) or a new facility located within a new development should be pursued as part of the planning application process.

City of Toronto's Children's Services identified a number of priorities and approaches to increasing the number of child care programs in the area.

#### *Recommendations*

- R115** Work with School Boards to identify opportunities to include child care facilities in schools;
- R116** Pursue opportunities to co-locate child care with other community facilities (such as recreation centres and libraries); and
- R117** Pursue opportunities to secure new child care facilities integrated into new development as part of the planning approval process.

#### **9.4. LIBRARIES**

There are six public libraries in the community CSF Study Area. TPL staff have also noted that the CSF Study Area falls within the catchment of two district Branches (Brentwood and Bloor/Gladstone) and six neighbourhood branches (Runnymede, Swansea Memorial, Annette Street, Perth/DuPont, High Park and Jane Dundas).

TPL staff have observed that many branches experienced increased visits and circulation in 2016 and some, such as Runnymede, report that they are often very congested and at capacity. Runnymede branch reopened following renovations in June 2017. As part of the TPL's current 10-year capital plan, High Park branch is being renovated (the branch is now over 100 years old and last had a major renovation in 1978, with a smaller retrofit in 1990). Perth/Dupont will also be relocated and expanded. Extended open hours will be piloted at Swansea Memorial branch in 2018.

Currently, Runnymede and Jane Dundas are the only two locations servicing the area which are appropriately sized between 10,000 square feet and 20,000 square feet for a Neighbourhood Branch as specified in the Library's Service Delivery Model. Annette Street, Swansea Memorial, Perth-Dupont, and High Park branches all fall below 10,000 square feet. Bloor/Gladstone and Brentwood branches both fall below the minimum size of 25,000 square feet for district branches.

TPL staff have advised that the existing branches would be able to accommodate the population growth anticipated through development in the community services catchment area.

#### *Recommendations*

- R118** The Annette Branch would benefit from a full service elevator, exterior repairs, energy efficient heritage window replacement, upgrades to main floor reading lounge and study areas as well as HVAC and electrical upgrades. The branch does not yet have a planned capital project.
- R119** General library service priorities include: equipment and technologies to support digital literacy programs, access to new and emerging technology, improved bandwidth and Wi-Fi access in branch and community locations, community librarians, and expansions to programming and access to materials on indigenous cultures.

## 9.5. HUMAN SERVICES

Human Services are non-profit community-based organizations that provide services such as employment and skills training, food banks, immigration and settlement services, youth and seniors services among others. In the Phase 1 Inventory and Gap Analysis 30 such human services organizations were identified within the CSF Study Area. These organizations were asked to participate in telephone interviews to better understand programs and services offered, future plans and priorities. Fifteen organizations participated in these interviews. A wide variety of human services organizations operate in the CSF Study Area ranging from immigration services, employment services, family and children support and legal services. Across the spectrum of organizations, it was found that there is a high demand for services in the area with many programs having waiting lists. Overall, these organizations consistently emphasized challenges with accessing affordable space, the need for increased space for programming, as well as challenges with funding.

As growth occurs in the area, it is important to ensure as a first principle that there is no loss of space for these community based organizations given the important role they play in supporting and providing for complete communities. This can be achieved by preserving existing spaces or providing for expansion and/or new spaces as

redevelopment occurs. Given the wide variety of population served by these organizations, locating community space near transit and in highly visible and accessible locations should be pursued.

The City's Community Space Tenancy (CST) Policy provides opportunities to secure below market rent space for community-based service sector and cultural organizations. This program was updated in 2017 and provides for three types of tenancy options to foster partnerships that support organizations to meet resident needs. This program is operated jointly by the Social Development Finance and Administration (SDFA) and Real Estate (RE) Divisions. Term Sheets set out program eligibility, and location/design requirements of spaces such as ground floor spaces furnished with kitchen, office and administrative space and multi purpose program and meeting rooms.

### *Recommendations*

- R120** As growth occurs, space for community based organizations should be maintained (preserved or replaced) to ensure that communities continue to have access to programs and services; and
- R121** Development is encouraged to provide community space that is eligible for the City's Community Space Tenancy Policy.

## 9.6. PARKS, FORESTRY, AND RECREATION

Parks and recreation facilities are in high demand, putting pressure on existing facilities. In October 2017, City Council approved the Parks and Recreation Facilities Master Plan (FMP), a 20-year plan to address population pressures on parks and recreation facilities and maintain consistent provision across the City. The Plan ensures a commitment to building new facilities and renewing existing assets to meet current and future demand, as well as “finding new and creative ways to provide services including partnerships with other divisions, institutions, and developers”. The Plan is applicable citywide and focuses on addressing gaps and identifying key priorities for parkland and recreation facility provision. A detailed implementation strategy will be presented to Council for approval in the second quarter of 2018 for consideration in the 2019-2028 capital budget process. The implementation strategy will be informed by Council’s adoption of the Facilities Master Plan and will include the financial requirements to realize the plan as well as timelines and specifics for all recommendations.

The Parks and Recreation Facilities Master Plan (FMP) has no new community recreation centre planned or approved in the Study Area. Outdoor basketball courts and multi-sport courts are needed in the Study Area. PFR’s approved 10-year (2017-2028) capital plan provides funding for service improvement projects for park development

and playground enhancements. Recent capital investments planned or underway in this area include park improvements and new splash pad in Ravina Gardens, High Park playground (near Bloor) improvements and new playground in Kennedy-Margdon Park. An increasing demand for dogs-off leash facilities should include a strategy for providing additional dog friendly facilities on both private and public lands, where appropriate.

### *Recommendations*

- R122** Monitor community services and facility needs of residents as the area develops to determine the timing and delivery of new and enhanced community infrastructure.
- R123** Use Sections 37 and 45 of the Planning Act to provide and secure community services and facilities in the BWV Community Services Area. New parks facilities should include outdoor basketball and multi-sport courts.