

Picture Mount Dennis

Community Services and Facilities Study

Canadian Urban Institute

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Picture Mount Dennis Overview

The City of Toronto is undertaking a comprehensive Planning Framework Study to create a renewed vision for the Mount Dennis neighbourhood and leverage the investment in light rail transit (LRT). The Planning Framework Study called *Picture Mount Dennis* will support healthy and inclusive communities and local business activity and growth, while also preserving the historic fabric and defining attributes of Mount Dennis. Picture Mount Dennis is structured around four themes that organize the analysis and recommendations: Land Use & Urban Design; Public Realm & Mobility; Cultural Heritage; and Environment & Infrastructure. Each of the themes will be analyzed through three lenses: Sustainability and Resilience; Equity and Social Development; and Public Health. The framework of lenses and themes ensures that cross-disciplinary input is integrated throughout the Study process.

A Community Services and Facilities (CS&F) Study has been developed as part of the overall renewed vision for Mount Dennis. In collaboration with other City divisions and partner agencies, City Planning has examined the current needs of the local community to determine what services and facilities are required to support a growing population in the Mount Dennis area. This report provides a profile of the existing conditions of community services and facilities in the area based on information provided by City Divisions and partner agencies, and consultations with City staff, local service providers and the public. The report includes an inventory of current and planned community services and facilities, and identifies existing CS&F needs and service gaps. Opportunities to support the delivery of needed CS&F in the area have been identified through an analysis of existing conditions, anticipated growth and engagement with various City Divisions and partner agencies.

Planning Context

Mount Dennis is located in proximity to the notable geographic and topographic feature of the Humber River Valley and is bisected by a rail corridor. These features present both challenges and opportunities for the area. The neighbourhood's growth has been shaped by transportation and industry including: Weston Road, a portion of which was constructed on the historic Indigenous Toronto Carrying Place Trail; the Grand Trunk Railway; and the Kodak Factory, which became the largest employer in the area following its construction in 1916.

Deindustrialization beginning in the 1970s and 1980s significantly altered the balance of employment in the area. Today, major investment in public transit, converging at the new Mount Dennis mobility hub will connect Mount Dennis in new ways and create new opportunities for growth and investment in the area.

The Official Plan identifies two *Avenues* in Mount Dennis: Weston Road from Eglinton Avenue West to Jane Street and Eglinton Avenue West throughout the Study Area excluding lands designated as *Employment Areas*. The Official Plan land use designations in the Mount Dennis Study Area include: *Neighbourhoods*, *Apartment Neighbourhoods*, *Mixed Use Areas*, *Employment Areas*, *Institutional Areas*, *Natural Areas and Parks* and *Open Space Areas*. There are also a number of Site and Area Specific Policies in place. In addition to the existing policy framework, the Mount Dennis Planning Framework Study is informed by a series of ongoing and recent initiatives, including but not limited to, the Mount Dennis Economic Development Study (2020), the Mount Dennis BIA Streetscape Master Plan (ongoing), and the Eglinton West Planning and Streetscape Study (2020).

What are Community Services & Facilities?

Community services and facilities (CS&F) contribute to the social, economic and cultural development of the city and are vital in supporting liveable communities. CS&F are publicly accessible, non-profit facilities and places where City Divisions, agencies and boards, and school boards deliver programs and services. This includes child care centres, libraries, recreation facilities, schools and community space for human services. CS&F support a strong network of programs and services that are essential to building community capacity as well as fostering complete communities.

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

CS&F Policy and Planning Process

The provincial policy framework recognizes the importance of CS&F. The Provincial Policy Statement 2020 (PPS) uses the term public service facilities and identifies that such facilities will be coordinated and integrated with land use planning so that they are financially viable and available to meet current and projected needs. The PPS supports the optimization and adaptive re-use of existing facilities.

The Growth Plan (2019) reinforces the PPS and further identifies that public service facilities form part of the achievement of complete communities and improve social equity and overall quality of life. The Growth Plan calls for facilities to be co-located where possible with preference given to locations in or near strategic growth areas easily accessible by active transportation and transit.

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

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

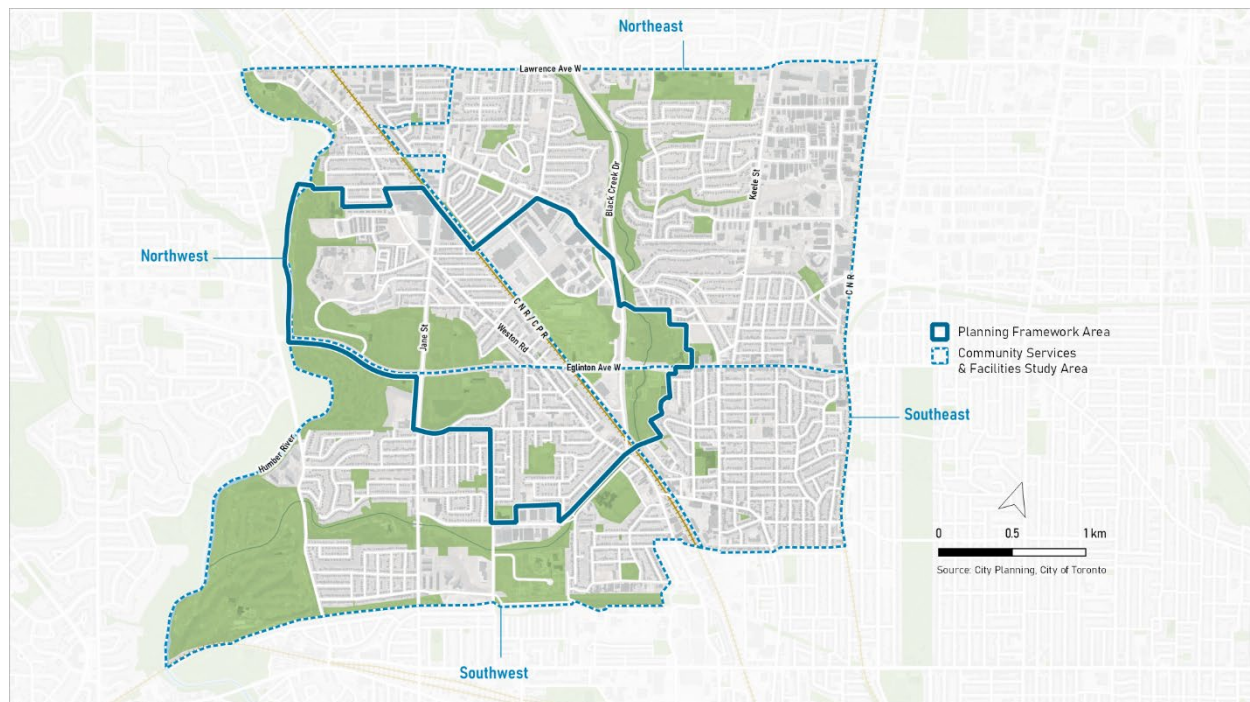
Study Area

The Mount Dennis Community Services and Facilities Study Area comprises lands bounded by Lawrence Avenue West to the north, the Humber River to the west, the rail corridor to the east, and Lavender Creek Trail and Lavender Road to the south (see Map 1). The CS&F Study Area includes the entirety of the Mount Dennis Planning Framework Study Area and uses a broader area to capture a full range of CS&F that serve the Planning Framework Study Area.

The Study Area includes parts of six neighbourhoods as identified by the City of Toronto. Five of these neighbourhoods have been identified as Neighbourhood Improvement Areas (NIAs) by the Social

Development, Finance and Administration Division at the City of Toronto. They are Keelesdale-Eglinton West, Rockliffe-Smythe, Beechborough-Greenbrook, Weston and Mount Dennis. These neighbourhoods are below the benchmark, or of particular concern, for indicators including mental health, high school graduation rates, hospitalizations, post-secondary education, diabetes, unemployment, and voting rates, among others.

Map 1: Community Services and Facilities Study Area



Demographic analysis was done for the CS&F Study Area using Census data from 2001, 2006, 2011, and 2016. The 2011 National Household Survey data was used where 2016 data was not available. This data was used to understand the current state of the community and identify trends over time, although methodological changes in data collection between the 2011 National Household Survey and previous years precluded direct comparisons between some data sets.

When compared to the City of Toronto as a whole, the Mount Dennis CS&F Study Area is:

- Home to a higher proportion of households with children;
- Home to a higher proportion of visible minorities and immigrants;
- Growing slower;
- Lower income; and
- More impacted due to lay-offs resulting from COVID-19.

Analysis of four sub-areas shows a diversity of demographic and socioeconomic characteristics within the area's residential community:

- The Northwest part of the area is the densest, fastest growing, has the highest total number of visible minorities and refugees, and the lowest income;
- The Northeast part of the area is the youngest and has the highest proportion of one-census-family households;

- The Southwest part of the area has the highest total number and proportion of low-income seniors; and
- The Southeast part of the area has the highest income and where residents are most likely to own their home.

Detailed demographic analysis is available in the [Mount Dennis Framework Plan: Preliminary Analysis Report](#).

Methodology

The CS&F Study was developed in two phases. The first phase of work involved demographic analysis for the CS&F Study Area as well as the development of a comprehensive inventory of existing assets, capacity and emerging needs in the community services and facilities serving the area. This work was undertaken through a review of existing service and capital plans and consultation with City divisions, boards and agencies as well as through the overall public engagement process. A survey and focus group of existing human service agencies was also conducted to better understand the nature and capacity of the human services sector in the Study Area.

The second phase of analysis consisted of engagement with representatives from various City divisions, agencies and boards to understand the impact of anticipated growth on their current community service facilities and capital plans. The outcomes of this work are reflected in the opportunities identified in this Study and have informed the Mount Dennis Planning Framework.

Sector Inventory & Analysis

Child Care

There are 22 licensed child care facilities currently operating within the Study Area. All but one have a contract with the City to accept families with a fee subsidy. They offer a total capacity of 1,489 spaces.

Table 1: Child Care Spaces by Category, November 2021

Category of Spaces	Number of Spaces
Infant	140
Toddler	290
Pre-school	460
Kindergarten	260
School-age	339
Total	1,489

There are 10 EarlyON centres in the Study Area. EarlyON Child and Family Centres are planned and overseen by the City of Toronto and offer free programs to parents/caregivers and their children from birth to six years of age. These provincially-funded centres welcome all families to participate in quality programs that help strengthen adult-child relationships, support parent education, and foster healthy child development. Qualified professionals can help families and caregivers find support, get advice, make personal connections and access a network of resources.

Map 2: Child Care Centres in the Study Area, November 2021

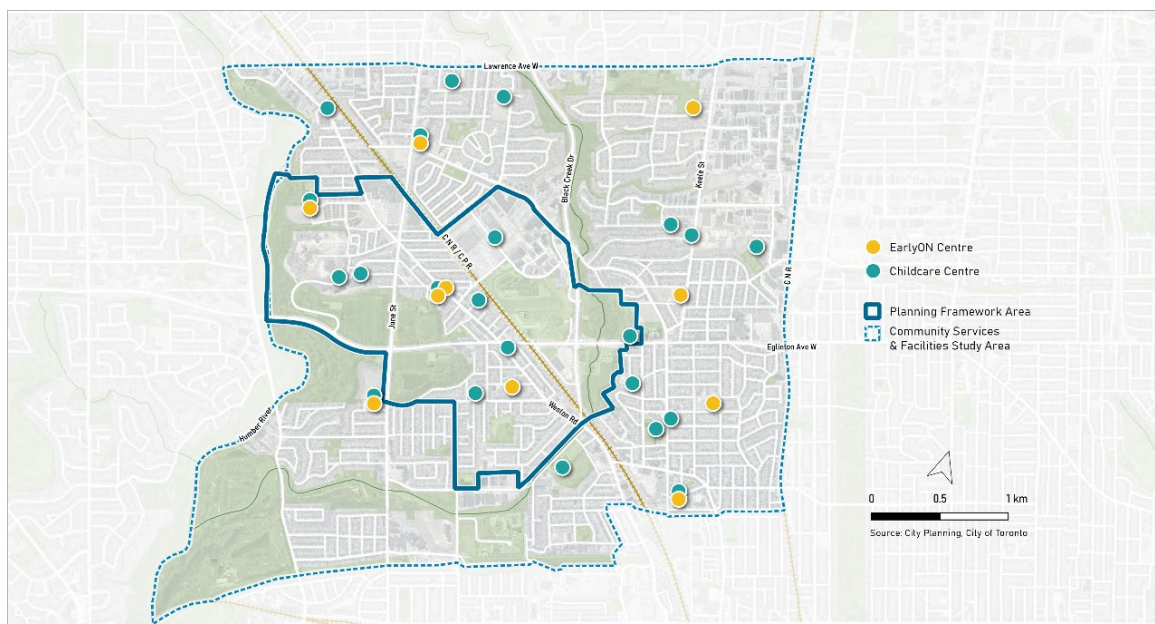


Table 2: Child Care Facilities in the Study Area, September 2021

	Name	Location	INFANT SPACE	TODDLER SPACE	PRESCHOOL SPACE	KINDER-GARTEN SPACE	SCHOOL AGE SPACE	TOTAL SPACE	Auspice Category
1	Trimbee Early Learning & Child Care Centre	30 Denarda St	10	10	0	0	0	20	Public (City Operated)
2	Silverthorn Day Care	2700 Eglinton Ave W	10	10	16	0	0	36	Non Profit Agency
3	Donald C. Macdonald Child Care Centre	116 Industry St	20	30	16	0	0	66	Non Profit Agency
4	Mount Dennis Early Learning & Child Care Centre	1296 Weston Rd	10	10	16	0	0	36	Public (City Operated)
5	Super Kids Day Care Centre	1149 Weston Rd	0	15	32	0	0	47	Commercial Agency
6	York Humber Child Care	100 Emmett Ave	10	15	16	0	0	41	Non Profit Agency
7	Our Lady Of Victory School Age YMCA	70 Guestville Ave	0	0	0	26	60	86	Non Profit Agency
8	Jubilee Child Care Centre	55 Emmett Ave	10	20	32	0	0	62	Non Profit Agency
9	Learning Jungle Buttonwood	100 Sidney Besley Crescent	10	30	48	0	0	88	Commercial Agency

10	Macaulay Child Development-Regent Street	48 Regent Street	10	10	24	0	0	44	Non Profit Agency
11	Ernie Boccia Creative Child Day Care (Rasheda Alli)	1 Northwestern Ave	10	20	16	0	0	46	Commercial Agency
12	George Harvey Child Care Centre	1700 Keele St	10	15	16	0	0	41	Non Profit Agency
13	Royal Day Care Centre Weston Inc	1737 Weston Rd	0	10	56	0	39	105	Commercial Agency
14	Roseland Day Care Centre	990 Jane St	0	10	16	26	45	97	Non Profit Agency
15	Romero Bears Child Care Centre	99 Humber Blvd	10	10	16	0	0	36	Non Profit Agency
16	Network Child Care Services - Just Kids Child Care Centre	1695 Keele St	10	20	32	0	0	62	Non Profit Agency
17	Brookhaven Child Care	70 Brookhaven Dr	0	15	24	52	60	151	Non Profit Agency
18	Macaulay Child Development Centre - Keelesdale	200 Bicknell Ave	0	0	24	52	45	121	Non Profit Agency
19	Prodigy Learning Centre	1545 Jane St	0	10	24	0	0	34	Commercial Agency

20	Casa Vera Montessori School	2000 Keele St	0	15	20	0	0	35	Commercial Agency
21	Immaculate Conception Child Care Centre	23 Comay Rd	10	15	16	52	45	138	Non Profit Agency
22	Brookhaven Child Care- St. Bernard Site	12 Duckworth St	0	0	0	52	45	97	Non Profit Agency

Table 3: EarlyON locations in the Study Area, November 2021

	Name	Location	Agency
1	Jane Street Hub EarlyON Child and Family Centre	1541 Jane St	Macaulay Child Development Centre
2	Portage Trail EarlyON Child and Family Centre	100 Sidney Belsey Cres	Toronto District School Board
3	George Anderson EarlyON Child and Family Centre	30 George Anderson Dr	Toronto District School Board
4	Charles E. Webster EarlyON Child and Family Centre	1900 Keele St	Toronto District School Board
5	Macaulay-Rockcliffe Public School	400 Rockcliffe Blvd	Macaulay Child Development Centre
6	48 Regent EarlyON Child and Family Centre	48 Regent St	Macaulay Child Development Centre
7	Roseland EarlyON Child and Family Centre	990 Jane St	Toronto District School Board
8	Silverthorn Community EarlyON Child and Family Centre	300 Kane Ave	Toronto District School Board
9	Mt Dennis Aboriginal Child and Family Centre	1290 Weston Rd	Native Child and Family Services of Toronto

10	Ojibiikaan Land-Based Program at Mount Dennis EarlyON	1290 Weston Rd	Ojibiikaan Indigenous Cultural Network
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Capital Plans and Future Growth

Toronto's Licensed Child Care Growth Strategy (2017–2026) sets an ambitious target of serving 50% of children aged 0-4 by 2026. Since its adoption by City Council in 2017, there has been significant progress towards achieving this goal. There are, however, still many areas of the city which continue to be a priority for child care expansion, and the Mount Dennis CS&F Study Area is one of these communities. There are currently 22 child care centres located in the broader Study Area providing 1,489 spaces for children aged 0-12. Sixty percent (890) of these spaces are for infant (140), toddler (290) and preschool-aged children (460). The remaining are for kindergarten/school aged children.

There are three planned capital projects in the Mount Dennis Planning Framework Area. One of these (Mount Dennis Early Learning and Child Care Centre) is currently underway. Upon completion of these projects, the Planning Framework Area is expected to have sufficient child care to serve 52% of children 0-4 years based on the 2016 Census population data. New residential developments in the area will impact this percentage.

The wider CS&F Study Area will remain a priority for additional child care facilities as it is estimated that child care spaces will be sufficient to serve only 28% of children 0-4 years, despite the addition of 5 capital projects. Potential locations for expansion include the areas north and south of the Planning Framework Area, as well as the quadrant east of the CPR/CNR and south of Eglinton Avenue West where future development is anticipated.

Table 4: Planned Capital Expansion Projects, September 2021

	Name	Location	Total New Spaces
1	Mount Dennis ELCCC	Temporary location at 1296 Weston Rd. The permanent location will be at 1234 Weston Road.	26
2	Bala Avenue PS	6 Bala Ave	49
3	Dennis Avenue Community School	17 Dennis Ave	88
4	Santa Maria Catholic School	25 Avon Ave	39
5	St. Bernard Catholic School	12 Duckworth St	49

Toronto Children's Services (TCS) relies on Section 37 funding to increase capacity of licensed child care spaces in those areas of the city that experience significant development. TCS recognizes that there is an overall system shortage of spaces throughout the city and that the opportunities provided by Section 37 funding allow other capital resources to be strategically placed in areas identified as in need. Given current child care needs in the CS&F Study Area, Children's Services would be interested in exploring any opportunities for new child care that may become available through the development process.

There are currently 10 EarlyON Child and Family Centres located within the CS&F Study Area. The majority of neighbourhoods within the Study Area show very high levels of child and family inequity, which is one measure used to prioritize areas for EarlyON locations. While there are currently no operating or capital funds available for new EarlyON centres, there is interest in reviewing opportunities for spaces that may be suitable for program relocations.

Key Findings

The Community Services and Facilities Study Area is a priority for additional child care facilities as it is estimated that child care spaces will not be sufficient to serve 50% of children 0-4 years. Potential locations for expansion include the areas north and south of the Planning Framework Area, as well as the quadrant east of the CPR/CNR and south of Eglinton Ave West where future development is anticipated. Child care facilities and programs benefit from proximity to or co-location in schools, to support a continuum of care for families.

Children's Services has expressed interest in reviewing space opportunities that may be suitable for EarlyON program relocations.

Libraries

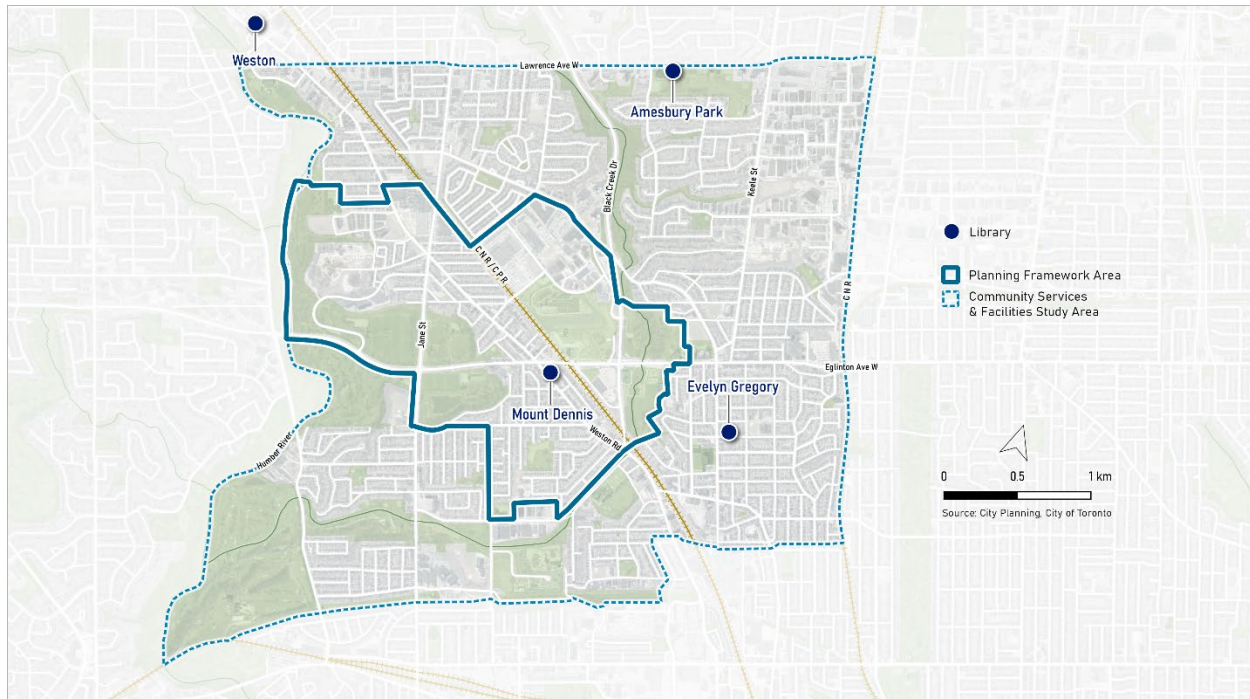
There are three public libraries located in the Study Area. These are Amesbury Park, Evelyn Gregory and Mount Dennis neighbourhood library branches. The Weston branch is just north of the Study Area and has a catchment area that serves the northwest portion of the Study Area.

Service Delivery Model

The Toronto Public Library's (TPL) service delivery model defines three tiers of branch service; neighbourhood branches, district branches and research and reference libraries. The first tier is neighbourhood branches, which provide general informational and recreational collections and services for adults and children in areas with populations ranging from 25,000 to 50,000. The primary service area of neighbourhood branches is within a 1.6-kilometre radius. Neighbourhood branches are designed to be 10,000 to 20,000 square feet as appropriate to the collection size and ancillary services. All branches in the Mount Dennis Study Area are neighbourhood branches. There are no district or research and reference branches in the Mount Dennis Study Area.

The Amesbury Park and Evelyn Gregory library branches are currently below the ideal size for a neighbourhood branch at 6,320 square feet and 6,200 square feet, respectively. The Mount Dennis branch meets the TPL standard for branch size. Additional details about branch amenities and programming are noted in the section below and detailed in Table 5.

Map 3: Toronto Public Libraries in Study Area, September 2021



Branch Descriptions

The **Mount Dennis** branch is located at the southeast corner of Eglinton Avenue West and Weston Road. Renovated in 2013, the 11,350 sq. ft. (1,056 sq. m.) Mount Dennis branch is an award-winning library,

with awards from both the Ontario Library association and the Ontario Architects Association. The branch is a well used facility and an important community asset in the neighbourhood. The branch is well outfitted for a neighbourhood branch and offers a number of key programs and services including both an interactive early literacy centre for children aged birth to 5 years old and a Youth Hub which runs programs for youth Monday to Friday from 3:30 to 7:00 pm. The branch includes seating for 76, a quiet study room, a reading garden, an art exhibit space, a Kids Stop Early Literacy Centre, a teen zone, equipment for persons with disabilities, a large print collection, adult literacy materials, audiobooks on CD, and 20 computer workstations. It offers a small French children's collection and a medium-sized Spanish collection. The branch also has two meeting rooms; one seats 16 and the other seats 50.

The **Amesbury Park** branch is located at the north boundary of the Study Area on Lawrence Avenue West. This 6,320 square foot branch recently had an interior renovation (2017) that added a universal washroom and an updated program room, as well as updates to finishes, furniture and shelving. This branch has seating for 47 and features equipment for persons with disabilities and 6 computer workstations. The library holds a large print collection, adult literacy materials, audiobooks on CD, and small Hindi, Italian and Vietnamese collections.

The **Evelyn Gregory** branch is located southeast of Keele Street and Eglinton Avenue West. This branch features seating for 60, equipment for persons with disabilities, 11 computer workstations, a large print collection, adult literacy materials, and audiobooks on CD. The branch features an 874 square foot auditorium on the ground floor.

Evelyn Gregory library. Photo source: Toronto Public Library



The **Weston** branch is located at the northeast corner of King Street and Weston Road. The branch features an Art Exhibit Space, express check-out, free parking, seating for 104, a Youth Hub, and an 851 square foot meeting room.

Table 5: Neighbourhood Branches Performance Measures, 2019 data

Branch	Mount Dennis	Evelyn Gregory
Location	1123 Weston Road, Toronto, M6N 3S3	120 Trowell Avenue, Toronto, M6M 1L7
Population Served*	28,068 (up 3% from 2011 census)	17,903 (down 1.2% from 2011 census)
Branch Size	11,350 sq. ft. (1,056 sq. m.)	6,200 sq. ft. (577 sq. m.)
Open Hours	50.5 hours + 3½ hours (Sunday) Monday 10:00 a.m. – 8:30 p.m. Tuesday 12:30 p.m. – 8:30 p.m. Wednesday 10:00 a.m. – 6:00 p.m. Thursday 12:30 p.m. – 8:30 p.m. Friday 10:00 a.m. – 6:00 p.m. Saturday 9:00 a.m. – 5:00 p.m. Sunday 1:30 p.m. – 5:00 p.m. (Open Sundays Sept. 9, 2018 to June 23, 2019 except Sundays on holiday weekends.)	50.5 hours Monday 10:00 a.m. – 8:30 p.m. Tuesday 12:30 p.m. – 8:30 p.m. Wednesday 10:00 a.m. – 6:00 p.m. Thursday 12:30 p.m. – 8:30 p.m. Friday 10:00 a.m. – 6:00 p.m. Saturday 9:00 a.m. – 5:00 p.m.
Collection Size	<ul style="list-style-type: none"> 39,486 items 	<ul style="list-style-type: none"> 36,118 items
Community Facilities	<ul style="list-style-type: none"> KidsStop Early Literacy Centre Art Exhibit Space Book Drop - 24 Hours Borrow a Laptop Express Checkout Free Parking Quiet Study Room Reading Garden Seating for 76 Teen Zone Youth Hub Internet/MS Office workstations (20) Wireless (Wi-Fi) Wheelchair Accessible Meeting Room 1 (775 sq. ft. / 50 occupants) Meeting Room 2 (340 sq. ft. / 16 occupants) 	<ul style="list-style-type: none"> Book Drop - After Hours Express Checkout Free Parking Seating for 60 Internet/MS Office workstations (11) Wireless (Wi-Fi) Wheelchair Accessible Auditorium (874 sq. ft. / 85 occupants)
Programs	<ul style="list-style-type: none"> Computer Training English as a Second Language Reading Support Programs: <ul style="list-style-type: none"> Leading to Reading Summer Leading to Reading Ready for Reading Preschool Programs Youth Advisory Group (YAG) 	<ul style="list-style-type: none"> After School Club – Middle Years After School Club - Teen Computer training Reading Support Programs: <ul style="list-style-type: none"> Leading to Reading Summer Leading to Reading Ready for Reading Preschool Programs
Visits	77,877 (down 3.6% from 2018)	43,655 (down 6.5% from 2018)

Circulation	89,270 (down 14.8% from 2018)	64,150 (up 2.7% from 2018)
Program Attendance	4,820 (down 1.5% from 2018)	5,020 (up 19.8% from 2018)
Wi-Fi Sessions	22,341 (up 17.3% from 2018)	15,819 (up 4.7% from 2018)
Branch	Amesbury Park	Weston Branch
Location	1565 Lawrence Avenue West, Toronto, M6L 1A8	2 King Street Toronto, ON, M9N 1K9
Population Served*	23,156 (up 0.2% from 2011 census)	17,992
Branch Size	6,320 sq. ft. (588 sq. m.)	11,944 sq.ft. (1,111 sq.m.)
Open Hours	40 hours Monday Closed Tuesday 12:30 p.m. – 8:30 p.m. Wednesday 10:00 a.m. – 6:00 p.m. Thursday 12:30 p.m. – 8:30 p.m. Friday 10:00 a.m. – 6:00 p.m. Saturday 9:00 a.m. – 5:00 p.m.	50.5 hours Monday 10:00 a.m. – 8:30 - pm Tuesday 12:30 p.m. – 8:30 p.m. Wednesday 10:00 a.m. – 6:00 p.m. Thursday 12:30 p.m. – 8:30 p.m. Friday 10:00 a.m. – 6:00 p.m. Saturday 9:00 a.m. – 5:00 p.m. Sunday 1:30 p.m. – 5:00 p.m. (open Sept – June except holiday weekends)
Collection Size	<ul style="list-style-type: none"> 30,537 items 	<ul style="list-style-type: none"> 42,655 items
Community Facilities	<ul style="list-style-type: none"> Book Drop – 24 Hours Express Checkout (RFID) Seating for 47 Free Parking Internet/MS Office workstations (6) Wireless (Wi-Fi) Wheelchair Accessible 	<ul style="list-style-type: none"> Book Drop – 24 Hours Express Checkout (RFID) Seating for 104 Free Parking Internet/MS office workstations (10) Wireless (Wi-Fi) Wheelchair accessible Assistive devices
Programs	<ul style="list-style-type: none"> Computer Training (one-on-one) After School Club – Middle Years English Conversation Circle Ready for Reading Preschool Programs Youth Advisory Group (YAG) 	<ul style="list-style-type: none"> Book Club YAG (Youth Advisory Group) Youth Hub (Mon-Fri 3:30 – 7:00 pm) Ready for Reading Preschool programs Settlement Education Partnerships
Visits	56,893 (up 11% from 2018)	93,178 (up 2.1% from 2018)
Circulation	86,154 (up 1.2% from 2018)	108,961 (down 6,2% from 2018)
Program Attendance	2,426 (up 5.5% from 2018)	5,193 (down 1.9% from 2018)
Wi-Fi Sessions	17,015 (up 21.3% from 2018)	29,396 (up 11.5% from 2018)

Capital Plans and Future Growth

TPL undertook a Facilities Master Plan (FMP) to assist with effective management and planning of capital projects. Approved by City Council and released in 2019, the FMP identifies and prioritizes investments in

library facilities over the short, medium and long-term, providing the organization with a planning framework that may be employed on an on-going basis to determine investment priorities over time. The investment decisions made by TPL are shaped by the results of the planning exercise undertaken in developing the FMP for both owned and managed facilities.

The Plan establishes a Prioritization Framework for investment to support evidence-based decision-making that considers operational factors and investment requirements to achieve a balance between maintenance and growth-related capital projects. Flexibility was also considered in developing the Plan to ensure that decisions can be made to adapt to unique opportunities that present themselves across the City in this high-growth environment. The Plan is being updated in 2021.

The FMP identifies two branches in the area for future capital work. The Evelyn Gregory neighbourhood branch is identified for expansion as a Horizon C Priority, meaning the capital work is not planned within the next twenty years. It is an unfunded capital project at this time. The branch has not had any major upgrades and would benefit from funding to be used to advance the capital project to support an expansion of Evelyn Gregory to increase its current size. The FMP also identifies the Weston branch for a major renovation which will start in 2022. The Library is currently undertaking a feasibility analysis to determine potential massing on the site for a possible expansion as part of this renovation project.

There are no major capital plans for the Amesbury Park branch identified in the FMP other than maintaining an ongoing state of good repair. The Mount Dennis branch currently meets minimum standards for size and would benefit from additional dedicated space for youth and other programming.

Key Findings

There is anticipation that the Mount Dennis and Evelyn Gregory branches will face higher service level pressures due to the anticipated growth in the area. The Evelyn Gregory Branch renovation is a planned Horizon C capital priority. Given anticipated growth and the small branch size, the timing for this capital project may be advanced.

Renovated in 2013, the Mount Dennis branch is not identified in the Facilities Master plan for work beyond maintenance of a state of good repair. Opportunities to expand this branch location would be considered as the programming space is over subscribed and the branch would benefit from the addition of dedicated space for youth programming. The Weston neighbourhood branch, which is located outside the CS&F Study Area but serves the northwest quadrant, is the subject of a feasibility study for an upcoming renovation which will commence design in 2022. Growth in the Mount Dennis area will be considered as part of that study.

Community Recreation

City-run recreation facilities within the Study Area include four community recreation centres (two of them contain indoor pools), two clubhouses, two arenas, one sports complex with an outdoor pool and two additional outdoor pools. These facilities are mainly clustered along Eglinton Avenue West and near Lawrence Avenue West as illustrated in Map 4. Three of these facilities lie within the Mount Dennis Planning Framework boundary. Table 6 lists and provides a description of these indoor recreation facilities.

Additional outdoor recreation facilities are located within the Study Area, including the cluster of facilities in the Eglinton Flats near Eglinton Avenue West and Jane Street and the City-run Scarlett Woods Golf Course. The Indigenous Heritage Trail, located along the Humber Valley River west of Eglinton Flats is also a significant outdoor location in the area that provides opportunities for traditional and ceremonial activities. Planning for improving and expanding outdoor recreation facilities is addressed in the parks component of the Planning Framework Study.

Map 4: Community Recreation Facilities in the Study Area, September 2021

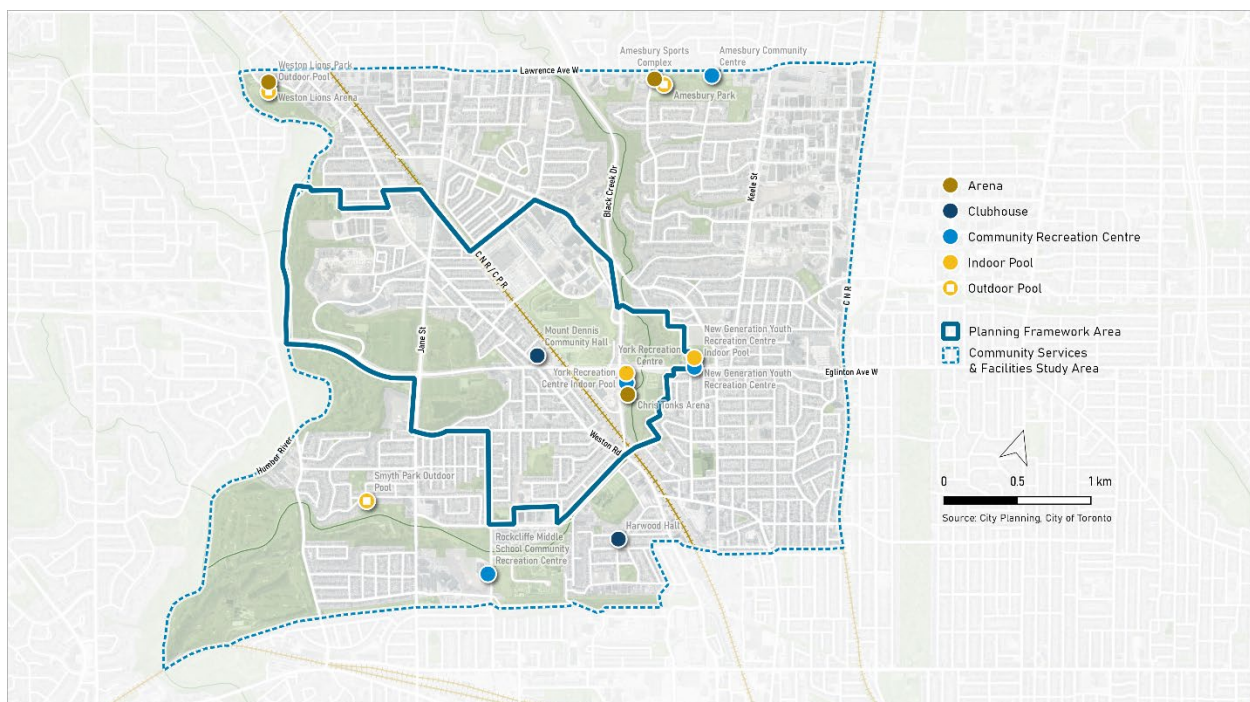


Table 6: Community Recreation Facilities in the Study Area, 2020

Facility type	Name	Location	Description
Community Recreation Centre	New Generation Youth Recreation Centre (formerly known as Centennial Recreation Centre West)	2694 Eglinton Ave W	The New Generation Youth Centre is in a shared facility with TDSB. It offers a craft room, double-sized gymnasium, indoor pool, lounge and multi-purpose room. It is currently closed due to fire damage at York Memorial Collegiate Institute. The facility is anticipated to reopen before the end of 2021.
Community Recreation Centre	Amesbury Community Centre	1507 Lawrence Ave W	Amesbury Community Centre is located within Amesbury Park between Black Creek Drive and Keele Street on Lawrence Avenue West and provides a wide range of programs for all ages. The centre offers registered programs as well as a computer/training room, gymnasium, kitchen, and multi-purpose room.
Community Recreation Centre	York Recreation Centre	115 Black Creek Dr	York Recreation Centre is a double-anchor community centre and type B fitness facility with a double-sized gymnasium, a weight room, an indoor running, fitness studio, indoor pools, and a family/universal change room. This is a free centre.
Community Recreation Centre	Rockcliffe Middle School Community Recreation Centre	400 Rockcliffe Blvd	Rockcliffe Middle School is a free centre and the City of Toronto runs programs out of the building.
Clubhouse	Mount Dennis Community Hall	4 Hollis St	Mount Dennis Community Hall is a clubhouse located near the intersection of Eglinton Avenue West and Weston Road. It offers some youth-specific programming and contains a kitchen and multi-purpose room. This location also provides office space for Parks, Forestry & Recreation staff who deliver programming in the surrounding area.
Clubhouse	Harwood Hall	85 Cayuga Ave	Harwood Hall is a clubhouse located near Weston Road and Rogers Road. It has a multi-purpose room with a kitchen in a separate room.

Indoor Pool	York Recreation Centre Indoor Pool	115 Black Creek Dr	Indoor Pool located in York Recreation Centre. There is a six-lane, 25-metre pool with a ramp and a shallow leisure tot pool equipped with water features, ramp and stair access.
Indoor Pool	New Generation Youth Recreation Centre Indoor Pool	2694 Eglinton Ave W	Located in New Generation Youth Recreation Centre (formerly known as Centennial Recreation Centre West) and currently closed due to fire damage.
Outdoor Pool	Amesbury Park Outdoor Pool	151 Culford Rd	Amesbury Park Outdoor Pool is part of Amesbury Sports Complex which is located in Amesbury Park.
Outdoor Pool	Weston Lions Park Outdoor Pool	2125 Lawrence Ave W	A stand-alone seasonal outdoor pool located in Weston Lions Park.
Outdoor Pool	Smythe Park Outdoor Pool	61 Black Creek Blvd	Outdoor pool located in Smythe Park.
Arena	Amesbury Sports Complex	155 Culford Rd	The Amesbury Sports Complex is located in Amesbury Park near Amesbury Community Centre. It offers an outdoor pool, dressing room and indoor bocce court, and indoor arena.
Arena	Chris Tonks Arena	95 Black Creek Dr	Located on the corner of Black Creek Drive and Eglinton Avenue West, this arena includes an indoor dry pad, multipurpose room, and indoor rink.
Arena	Weston Lions Arena	2125 Lawrence Ave W	Hockey rink located in Weston Lions Park. This Arena is owned and maintained by the City and managed by an external advisory board.

Service Delivery Model

The Council-approved Parks and Recreation (P&R) Facilities Master Plan (FMP) is a 20-year plan to build and renew facilities in order to meet recreation needs in a growing and changing Toronto. It contains recommendations that direct reinvestment in existing facilities, address facility gaps and respond to future facility needs for both indoor and outdoor recreation facilities. The Study Area is well served by Community Recreation Centres, pools and gymnasiums relative to the existing and projected population. Key facilities such as the recently built double-anchor York Recreation Centre and the nearby Chris Tonks Arena provide opportunities for many recreational uses that will continue to serve the community, particularly where growth is anticipated near the new transit station.

Capital Plans and Future Growth

A few of the community recreation facilities in the Study Area are scheduled for State of Good Repair enhancements in the 2021-2030 Capital Budget, including Amesbury Sports Complex outdoor pool, Smythe Park outdoor pool, Amesbury Community Centre, Weston Lions Arena, Chris Tonks Arena, and the New Generation Youth Centre.

The Falstaff Community Recreation Centre is located outside of the Study Area and is accessible to residents south of Lawrence Avenue near Jane Street and Black Creek Drive. This is a free centre. Planning is underway for the revitalization of the Centre as identified in the FMP. Design is anticipated in 2026 and completion is expected in 2030.

The FMP identified exploring Chris Tonks Arena as a potential candidate for repurposing from a single pad arena to other community uses over time. Further assessment on utilization of this arena, the impacts of repurposing and the demand of alternate uses is required.

The 5-year review of the FMP, anticipated in 2023-2024, will address community recreation priorities in the context of the latest growth projections, planning frameworks and needs assessments.

Key Findings

The Study Area is well served by Community Recreation Centres, pools and gymnasiums relative to the existing and projected population. No new facilities are anticipated to be required as future population growth in the Study Area is expected to be accommodated in existing and planned facilities.

Opportunities to modify and expand programming options and repurpose facilities as appropriate should be explored. Mount Dennis Community Hall is an important community asset west of the rail line. This facility as well as Chris Tonks Arena present opportunities to enhance community recreation programs and services as well as PF&R's presence in the community. Future programming and potential enhancement or revitalization of these facilities should consider local community needs including multi-purpose space, youth space and space for culturally-appropriate programming.

There is interest in exploring potential partnerships with the school boards to access their gyms for community and recreational uses through permitting arrangements. Historically, recreation programming partnerships have been arranged with Frank Oke Secondary School and Portage Trail Community School.

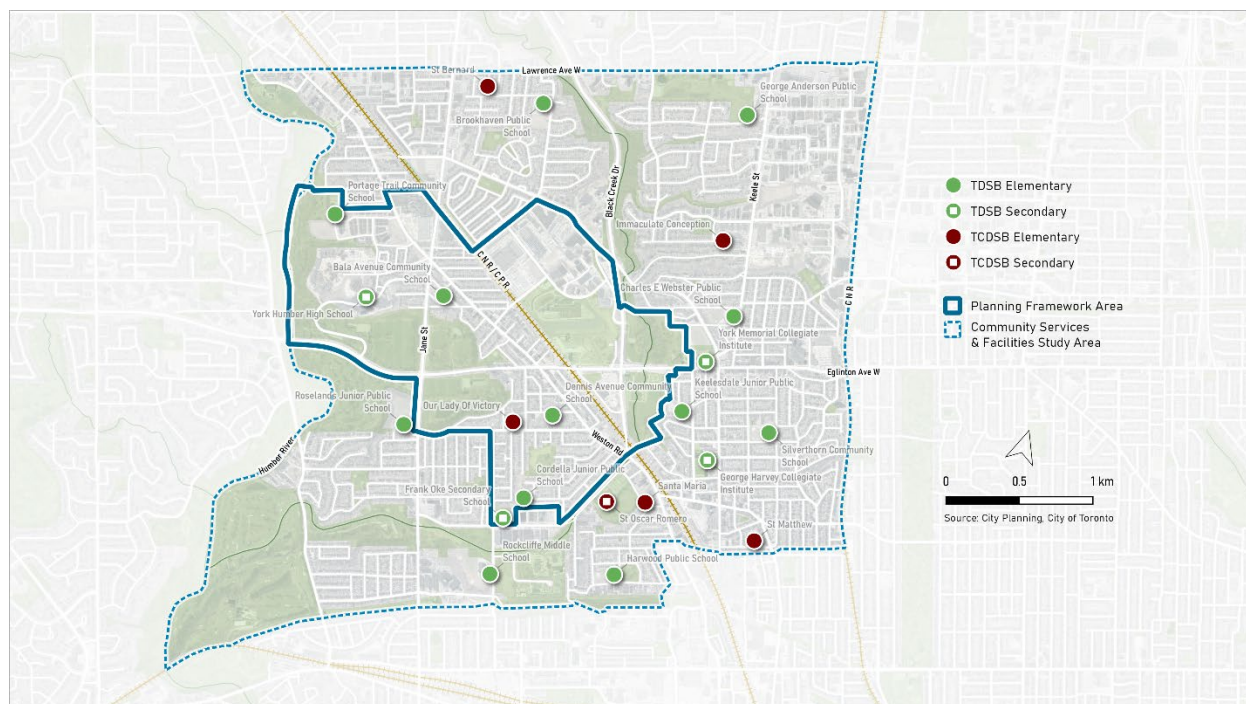
Further community recreation opportunities to serve the study area should be monitored and addressed as part of the FMP 5-year review.

Schools

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

There is a total of 22 schools in the Study Area including 16 TDSB schools and 6 TCDSB schools. Of these 22 schools, 7 are located in the Planning Framework Area. Two TDSB secondary schools are not located in the Planning Framework or Study Areas, but still serve these areas.

Map 5: Public Schools in the Study Area, February 2020



TDSB Schools

The TDSB has 16 schools in the Study Area comprised of 12 elementary schools and 4 secondary schools (two with local attendance boundaries and two with city-wide attendance boundaries). Table 7 shows a list of these schools and their capacity, enrolment and utilization figures as of October 2020.

Table 7 - TDSB School Data, October 2020

	Elementary Schools with Local Boundaries	Grade Range	Capacity ¹	As of October 2020		Notes
				Enrol-ment ²	Utilization Rate ³	
Schools located within and serve part of the Planning Framework Area.						
1.	Bala Avenue Community School	JK-5	297	219	74%	---

2.	Cordella Junior Public School	JK-6	191	107	56%	Closing in June 2023, with students to attend new Dennis Ave school.
3.	Dennis Avenue Community School	JK-5	291	102	35%	Converting into a JK-8 school by September 2022. To be rebuilt as new school facility with anticipated opening Sept 2023.
4.	Portage Trail Community School	JK-8	871	561	64%	---
Schools not located within but serve part of Planning Framework Area.						
5.	Amesbury Middle School ⁵	6-8	577	307	53%	---
6.	Brookhaven Public School	JK-5	614	329	54%	---
7.	Charles E Webster Public School	JK-8	600	389	65%	---
8.	Harwood Public School	JK-8	337	162	48%	---
9.	Keelesdale Junior Public School	JK-6	300	145	48%	---
10.	Rockcliffe Middle School	6-8	490	250	51%	Closing in June 2022. Grade ranges at other schools (Dennis Avenue, George Syme and schools) are expanding to coincide with phase out and closure at Rockcliffe.
11.	Roselands Junior Public School	JK-6	341	285	84%	Converting into a JK-8 school by September 2022.
12.	Silverthorn Community School	JK-8	519	324	62%	---
Schools located within the Study Area but do not serve the Planning Framework Area.						
13.	George Anderson Public School	JK-5	202	154	76%	---

	TOTAL		5,630	3,334	59%	
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	Secondary Schools with Local Boundaries	Grade Range	Capacity ¹	As of October 2020		Notes
				Enrol-ment ²	Utilization Rate ³	
Schools not located within but serve part of Planning Framework Area.						
14.	George Harvey Collegiate Institute	9-12	1,452	540	37%	Consolidating with York Memorial CI in September 2022. To be relocated when the York Memorial reconstruction at 2690 Eglinton Ave W is completed.
15.	Runnymede Collegiate Institute ⁵	9-12	756	464	61%	---
16.	Weston Collegiate Institute ⁵	9-12	1,287	1,067	83%	---
17.	York Memorial Collegiate Institute	9-12	828	769	93%	Consolidating with George Harvey CI in September 2022. To be relocated when the York Memorial reconstruction at 2690 Eglinton Ave W is completed.
	TOTAL		4,323	2,840	66%	

	Secondary Schools with City Wide Boundaries ⁴	Grade Range	Capacity ¹	As of October 2020		Notes
				Enrol-ment ²	Utilization Rate ³	
Schools located within and serve part of the Planning Framework Area.						

18.	York Humber High School	9-12	441	136	31%	School program is focussing on career, life and employability skills for students. This is a special education school. The utilization rate does not provide an accurate representation of how space is used since there are fewer students in these classrooms.
19.	Frank Oke Secondary School	9-12	144	79	55%	This is a special education school. The utilization rate does not provide an accurate representation of how space is used since there are fewer students in these classrooms.
TOTAL			585	215	37%	

¹ **Capacity:** Schools are designed to accommodate a certain number of students. Student enrolment may vary in a community over time so that a school may end up having more or fewer students than the building can accommodate – that is, the school may be over capacity or under capacity. The capacity of school buildings is measured using a set of rules for optimal use of rooms defined by the Ministry of Education. This capacity is referred to as the Ministry-Rated Capacity.

² **Enrolment:** October 31, 2020 enrolment has been impacted by the COVID-19 pandemic. It is anticipated that impact on enrolment is short-term and that enrolments are likely to recover in near future. Note that enrolments are subject to change from year to year and these changes may be greater in the coming years due to the impact of the pandemic.

³ **Utilization Rate:** A school's utilization rate is calculated by dividing the enrolment by the school's capacity. Note that a school's enrolment and/or capacity may change from year to year, which may affect the projected utilization rate(s). Program changes, classroom additions and/or replacement of some or all of a school building may impact the capacity of a school.

⁴ **Elementary and Secondary Schools with City Wide Boundaries:** Alternative schools that do not have local attendance areas serving residential addresses. Admission is granted through an application process and spaces are limited.

⁵ **Schools outside the Community Services and Facilities Study Area:** Please note that three schools, Amesbury Middle School, Runnymede Collegiate Institute and Weston Collegiate Institute are not reflected in the CS&F Schools map because they are located outside the Study Area.

Existing Context of Schools in the Study Area

The school data in Table 7 indicates that all of the TDSB schools in the Study Area are operating under capacity, and that there is capacity to accommodate additional students. The data is a current description of schools in the area and is expected to change over time.

The TDSB's 2029 Projections indicate that elementary school utilization in the Study Area is expected to remain around 60%. Secondary school utilization is expected to increase from 66% in 2020 (actual) to over 70% in 2029 (projection).

The 2029 projections are based on active development applications and activity in the development pipeline, known to the TDSB as of July 2021. The projections do not consider the additional growth anticipated in the Local Area Study and potential employment conversion requests, as the timing of this additional growth is unknown. TLC and TDSB staff will continue to monitor residential development in this community to understand the cumulative impact on local schools and to provide updates as necessary to City staff on any changes to local area school needs.

Note that there are schools providing specialized programs located in and outside of this Study Area that serve this community. The TDSB is also currently engaged in a comprehensive Secondary Program Review of all secondary schools which will consider opportunities to reorganize some of these specialized programs, so they are more fairly distributed and available to students across the Board.

In the southern portion of the Study Area, the Ward 6 South Pupil Accommodation Review occurred in 2017 with the goal of maximizing the utilization of schools, strengthening programs offered at the local schools, and addressing facility conditions. In June 2017, the Board of Trustees made decisions about the Pupil Accommodation Review including significant capital investment in this area: Dennis Avenue Public School will be re-built and George Syme Community School will receive an addition. The closures of Cordella Junior Public School effective June 30, 2023 and Rockcliffe Middle School effective June 30, 2022 are part of the plan. The plan also includes the conversion of several schools in the review to Junior Kindergarten to Grade 8 schools.

A fire at York Memorial Collegiate Institute rendered that school uninhabitable. On February 5, 2020, the TDSB's Board of Trustees approved a pupil accommodation plan of George Harvey Collegiate Institute and York Memorial Collegiate Institute that addresses under-utilization of George Harvey Collegiate Institute, identifies the best location for the schools and determines the long-term future of the York Memorial Collegiate Institute site. The Board approved the consolidation of George Harvey Collegiate Institute with York Memorial Collegiate Institute beginning in September 2022. The new school will be named York Memorial Collegiate Institute and will be located at the existing York Memorial Collegiate Institute site at 2690 Eglinton Avenue West once reconstruction is completed.

TDSB System-Wide Reviews

The TDSB has a number of tools it uses to address pupil accommodation pressures and balance enrolment. These include operational changes such as closing optional attendance and placing portables on site. The TDSB also has an annual Long-Term Program and Accommodation Strategy (LTPAS), which identifies studies that could lead to new programs, program relocations, school closures, boundary changes, and grade reorganizations.

The Long-Term Program and Accommodation Strategy 2019-2028 identifies several studies planned for the Study Area including pupil accommodation review, boundary change studies and a development redirection study. Table 8 outlines the planned studies.

Please note that the Board's Long-Term Program and Accommodation Strategy is refreshed and updated each year. In light of this, planned studies are subject to change. Some studies may be undertaken sooner, some deferred to a later date or removed from the document entirely. New studies are also added each year to reflect changing conditions and emerging issues throughout the City of Toronto.

Secondary Program Review

The TDSB is currently undertaking a comprehensive review that, for the first time ever, looks at all its secondary schools at once with a vision to ensure all students have equitable access to programs and opportunities. Clustered into ten groupings of schools, reviews of the Board's 111 secondary schools are

expected to take place over the next eight to ten years, with a common aim to reduce excess capacity and ‘right-size’ TDSB’s network of secondary schools. The current review is expected to provide the framework for the subsequent group reviews. These subsequent group reviews may result in the closure of some TDSB secondary schools or changes to some of the current secondary school boundaries. In addition, changes to the provision of some secondary programs, such as French as a Second Language-related programs, may be impacted as a result of the group reviews. The Secondary Program Review Final Report was approved by the TDSB Board of Trustees in November 2020. Completion of Phase 1 of the Review is anticipated for June 2024.

Additional information regarding the Secondary Program Review can be found at: <https://www.tdsb.on.ca/High-Schools/Secondary-Program-Review/Interim-Report-2020>.

French-as-a-Second Language Review

In June 2019, the TDSB’s Board of Trustees approved the changes to the Board’s Intensive French-as-a-Second Language (FSL) programs. This system-wide change restructures the Board’s intensive FSL programs into a single program model (French Immersion) with two entry points, Junior Kindergarten and Grade 4. The changes eliminate all other entry points and phases out the Board’s Extended French program. Initially, all schools with Junior Extended French programs will transition to providing new Grade 4 entries into French Immersion. As the transition progresses, however, changes to Junior Kindergarten and Grade 4 French Immersion entry sites and pathways may change, in accordance with Board procedures. Consideration for program locations or potential redistribution, pathways and secondary school sites are all under review within the FSL Implementation phase of the Secondary Program Review.

Additional information regarding the FSL can be found at: <https://www.tdsb.on.ca/Elementary-School/School-Choices/French-Programs/FSL-Review-Recommendations-and-Implementation-Plans>.

Table 8- TDSB Planned Studies for Study Area

Year	Study Type	Study Description
2023-24	Boundary Change Study	Explore a boundary change between HJ Alexander Community School and Portage Trail Public School to mitigate accommodation pressures at HJ Alexander Community School.
2024-25	Boundary Change Study	As part of the Secondary Program Review, explore a review of the current secondary school boundaries of York Memorial Collegiate Institute, Humberside Collegiate Institute and Runnymede Collegiate Institute to eliminate shared and split catchment areas.
TBD - subject to moratorium	Pupil Accommodation Review	Explore a review of Fairbank Memorial Community School, General Mercer Junior Public School, FH Miller Junior Public School and Fairbank Public School to address existing and projected underutilization in the area.
TBD - subject to moratorium	Pupil Accommodation Review	Explore a review of Keelestone Junior Public School and Silverthorn Public School to address existing and projected underutilization at these schools.

TBD - subject to moratorium	Pupil Accommodation Review	Explore a review with Gracefield Public School and Amesbury Middle School to determine the most efficient distribution of students and grades across the two schools which share a single site. The review will be extended to include Brookhaven Public School, George Anderson Public School, Pelmo Park Public School and CR Marchant Middle School.
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Key Findings

The TDSB has identified the Mount Dennis area as generally having a surplus capacity in local schools currently. Future growth is expected to be accommodated in existing facilities and it is anticipated that enrolment pressures can be addressed through the Board's annual Long-Term Program and Accommodation Strategy.

TCDSB Schools

The Toronto Catholic District School Board (TCDSB) has five elementary schools and one secondary school in the Study Area. Table 9 shows a list of these schools and their capacity, enrolment and utilization figures for 2020 as well as projected utilization rates for 2030.

Table 9: TCDSB Enrolment and Utilization Rates, 2020

	Elementary	Capacity	Portables	2020 FTE Enrollment	2020 Utilization Rate¹	Projected Utilization Rate, 2030
1.	St Matthew	504	2	497	99%	93%
2.	Santa Maria	280	0	215	77%	63%
3.	Our Lady of Victory	670	0	687	103%	91%
4.	Immaculate Conception	510	0	511	100%	100%
5.	St Bernard	681	0	688	101%	89%
	TOTAL	2,645		2,598		
	Secondary					
6.	St Oscar Romero	945	0	692	73%	59%

Existing Context of Schools in the Study Area

The TCDSB indicates that all schools within the Mount Dennis Study Area are operating within the current acceptable operating capacity. Three of the five elementary schools are currently slightly above 100% utilization. Santa Maria has a 2020 utilization rate of 77%. Projected utilization rates for 2030 indicate

¹ Utilization %: A school's utilization rate is calculated by dividing the student enrolment of the respective year by the schools capacity. Building additions or replacement of the school building as well as classroom additions may affect the capacity of a school. Portables or any exterior non-permanent structure outside of the main school building are not taken into account with this calculation.

slight declining enrolment with all schools at or below 100% capacity. Portables or any exterior non-permanent structures outside of the main school buildings are not taken into account with the utilization calculation. The only TCDSB secondary school in the area, St. Oscar Romero, is currently operating with a 73% utilization rate, and is projected to be at 89% in the 2030 school year, indicating that there is capacity within this school to serve additional students.

Long Term Accommodation Plan

The TCDSB utilizes several methods to manage enrolment throughout the system. These include boundary alignment, portable classrooms, interior retrofits, additions, school consolidations and new schools. In addition, the TCDSB conducts a board wide review of all school facilities every five years resulting in a Long-Term Accommodation Plan (LTAP) with a report being published at the final stages of the review. During the LTAP review, the TCDSB's Planning and Real Estate departments identify areas throughout the city where enrolment pressures or decline exist that require one of the solutions mentioned above. School consolidations or closures may be required in certain areas where student enrolment is declining, or the facility condition is poor to optimize use of available space in TCDSB facilities.

The current LTAP does not identify any immediate plans for the Mount Dennis area. The figures in Table 9 reflect the current and Board approved enrolment projections for the schools within the Study Area. The TCDSB continues to review needs for student accommodation in line with future development and demographic changes.

Planned capital projects in the area include the addition of three child care rooms at St Bernard Elementary School and an additional two child care rooms at Santa Maria Elementary School. Both child care room additions have an anticipated School start date within 2022.

Key Findings

The TCDSB has identified this area as being able to accommodate anticipated growth in existing facilities. Local population growth may benefit existing schools, some of which have experienced declining enrolment numbers. It is anticipated that enrolment pressures can be addressed through the Long-Term Accommodation Plan process, which could identify operational changes such as adding portables or undertaking boundary change studies.

Human Service Agencies

The Human Services sector contributes to the health, social, and economic wellbeing of Toronto's communities. Human Services are broadly categorized into the following sub-sectors: housing and homelessness services, food banks, child and family services, youth services, older adult services, newcomer services, employment and training services, and health services. A category of other used in the context of Mount Dennis includes services and programs related to arts, assault and abuse supports, legal services and Indigenous-focussed services.

Provision of human services is a collaborative process involving a number of City divisions, other government agencies and a network of community-based non-profit organizations that work in partnership to deliver needed programs and services. Locally-based agencies play an important role in identifying community services and facility needs, information sharing and delivering needed assistance to individuals, families and vulnerable populations in the local community. They form an important part of the network of community services and facilities that serve the Study Area.

There are over 40 human service agencies and/or programs located in the Study Area serving residents both locally and city-wide (see Map 6). Some agencies offer multiple programs; and in some cases multiple agencies or programs are delivered in one location (see Table 10). The programs and services within the Mount Dennis area include newcomer settlement and language services, supports for persons with disabilities, senior services, family and counselling services, food banks, youth services, and many others. The agencies and programs offered in the area are listed in Table 10. In addition to the human service agencies listed here, there are a number of health clinics including West Park Healthcare Centre, long-term care facilities and supportive housing services located in the area. The York/Humber Toronto Employment and Social Services (TESS) office is also located in the Study Area at 605 Rogers Road.

Map 6: Human Services in the Study Area, November 2021

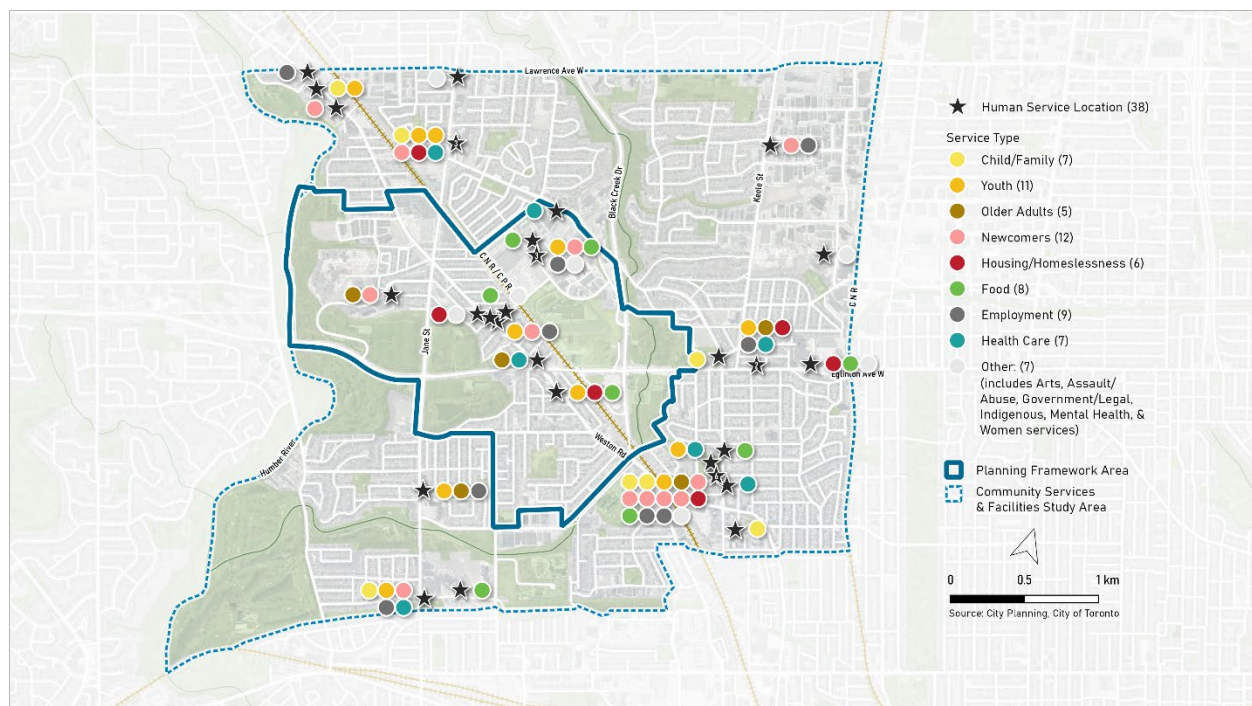


Table 10: Human Service Agencies/Programs in the Mount Dennis Study Area, November 2021

Agency/Program	Address	Description
Access Alliance Multicultural Health and Community Services, AccessPoint on Jane (APOJ), Community and Health Promotion Services	761 Jane St, 2nd Fl, Suite 200B	<ul style="list-style-type: none"> • Focus on newcomers, women, families with children birth-6 years • Peer Outreach and Support • Parenting and Parent-Child Groups • Food Skills Groups • Health Education • Prenatal Nutrition and Support. • Lesbian, Gay, Bisexual, Trans and Queer (LGBTQ) Programs and Services • Counselling Programs
Access Alliance Multicultural Health and Community Services, AccessPoint on Jane (APOJ), Youth Services	761 Jane St, 2nd Fl, Suite 200B	<ul style="list-style-type: none"> • Drop-in programs • Newcomer Settlement Programs. • Out of School Programs. • Activities for Vulnerable, Immigrant and Refugee Youth • Establishing Healthy Social Networks • Development of Civic Engagement • Skills and Career Development
Access Alliance Multicultural Health and Community Services, AccessPoint on Jane (APOJ), Settlement Services	761 Jane St, 2nd Fl, Suite 200B	<ul style="list-style-type: none"> • Newcomer Orientation • Needs and Eligibility Assessments • Information and Referral • Language and Skills Training • Job Search and Employment Counselling • Professional Networking • Youth Settlement Services • LGBTQ Newcomer Settlement Services
Access Alliance Multicultural Health and Community Services, AccessPoint on Jane (APOJ), Language Support and Interpretation Services	761 Jane St, 2nd Fl, Suite 200B	<ul style="list-style-type: none"> • Professionally trained interpreters with expertise in health, community, and social service. • Services can be accessed in person, on-site and over the phone
Access Alliance Multicultural Health and Community Services, AccessPoint on Jane (APOJ), Community Health Centre	761 Jane St, 2nd Fl, Suite 200B	<ul style="list-style-type: none"> • Provides accessible, community-governed, inter-professional, primary care services, as well as a range of health promotion, community services, and community capacity building programs Community and Health Promotion
Access Alliance Multicultural Health and Community Services, AccessPoint on Jane (APOJ), Primary Care Services	761 Jane St, 2nd Fl, Suite 200B	<ul style="list-style-type: none"> • Medical and nursing assessment, prevention and treatment • Pre and Post-Natal Care • Immunization Support Services • Chronic Disease Management • Diabetes Education • Sexual Health and Education • Nutrition and Dietetics

		<ul style="list-style-type: none"> • Counselling and Therapy for Individuals and Families
Anduhyaun, Head Office, Nekenan Second Stage Housing	1296 Weston Rd	<ul style="list-style-type: none"> • Second-stage housing and support in context of Indigenous culture • Capacity 38 in 24 units • Maximum stay 1 year
Casa Doña Juana	York Hispanic Centre 1652 Keele St, Suite 107	<ul style="list-style-type: none"> • Programs for seniors • Community kitchen • Community garden • Interpretation to access health services • Internet classes and other recreational, exercise or educational classes • Health workshops on topics such as heart health, nutrition, and diabetes
Corbrook, West Campus	581 Trethewey Dr	<ul style="list-style-type: none"> • Day supports: arts, recreation and skills development, respite for teens • Employment Programs: pre-employment training, employment counselling and placement, employment supports for clients of the Ontario Disability Support Program
COSTI, Employment Services, Weston, Ontario Employment Services	1885 Weston Rd	<ul style="list-style-type: none"> • Comprehensive employment and job search services • Assessment of skills, interests and experience • Job search strategies, including resume preparation • Information about careers and occupations, local labour market, employment and training opportunities.
COSTI, Employment Services, Toronto, Ontario Employment Services	2301 Keele St	<ul style="list-style-type: none"> • Comprehensive employment and job search services • Assessment of skills, interests and experience • Job search strategies, including resume preparation • Information about careers and occupations, local labour market, employment and training opportunities.
FoodShare Toronto	120C Industry St	<ul style="list-style-type: none"> • FoodLink Hotline 416-392-6655 Monday-Friday 10am-4pm, referral services for those seeking information on food programs • Baby and Toddler Nutrition-- training and information on making healthy homemade baby food • Community Kitchen • Multi-Purpose Room • Meeting Space • Office Space

For Youth Initiative, Youth Capacity Building	1652 Keele St, Suite 108	<ul style="list-style-type: none"> • After-school youth-led programs promote access to social services, education, recreation, economic and cultural opportunities for youth • Particular focus on ethnocultural youth Mentorship • Skills Development • Network Development • Financial Literacy • Computer Station • Meeting Space • Counselling Space • Office Space • Community Kitchen
For Youth Initiative, Youth Settlement Services	1652 Keele St, Main Fl	<ul style="list-style-type: none"> • Settlement, case management and wraparound services • Settlement Program—orientation • Needs and eligibility assessments • Pre- and post-arrival information and referral on education, settlement, employment, social assistance, and housing
Jane Alliance Neighbourhood Services	909 Jane St, Suite 205	<ul style="list-style-type: none"> • Newcomer assistance -- settlement support and counselling • Housing referral and support • Educational workshops • Information on Canadian school system. • Commissioner for taking oaths or affidavits, notary public available by appointment only
Learning Enrichment Foundation	116 Industry St	<ul style="list-style-type: none"> • Community economic development through employment and training services, youth programs and settlement services • Training programs include Early Childhood Education, Industrial Skills training, Forklift Operator re-certification, Hospitality
Learning Enrichment Foundation, Emmett Avenue Site	55 Emmett Ave	<ul style="list-style-type: none"> • Youth Services - leadership, settlement and employment programs • Settlement services - orientation programs, language and skills training to help facilitate employment, programs to welcome newcomers to the community.
Learning Enrichment Foundation, Language Instruction for Newcomers to Canada	116 Industry St	<ul style="list-style-type: none"> • LINC (Language Instruction for Newcomers to Canada) program offered, upon assessment by YMCA of Greater Toronto • Transportation and childminding available for eligible clients, computer

		lab, adult literacy, and numeracy programs
Learning Enrichment Foundation, Employment Ontario Employment Services	116 Industry St	<ul style="list-style-type: none"> • Comprehensive employment and job search services • Assessment of skills, interests and experience • Job search strategies, including resume preparation • Information about careers and occupations, local labour market, employment and training opportunities
Learning Enrichment Foundation, Weston Road Site	1267 Weston Rd	<ul style="list-style-type: none"> • Youth Services-- leadership, settlement and employment programs, employment club, art club • Settlement Program-- orientation programs, language and skills training to help facilitate employment, and programs to welcome newcomers
Lumenus Community Services, Youth and Families, Visions Day Treatment Program, George Harvey Collegiate	1700 Keele St, 3rd Fl	<ul style="list-style-type: none"> • Educational and therapeutic learning experience • Academic program in conjunction with Toronto District School Board (see separate entry) • Individual Counselling • Social and Recreation Activities • Family Support • Follow Up Appointments • Summer Programs
Macaulay Child Development Institute	48 Regent St	<ul style="list-style-type: none"> • EarlyON Centres • Child Minding Services • After-School Programs • Parent Advocacy • Multi-Purpose Room • Indoor Play Space
Midaynta Community Services, Jane Street Hub	1541 Jane St	<ul style="list-style-type: none"> • Housing assistance • Housing Connections (see separate entry) Community Partner -- assistance with housing search and application process • Project Turn-Around culturally appropriate intervention program for at-risk youth and family, with counselling
Midaynta Community Services, Keele Street Office	1652 Keele St, Suite 104	<ul style="list-style-type: none"> • Youth mentorship program -- one to one mentoring with an adult, with culturally appropriate workshops • Settlement and orientation • Referrals • General counselling • Translation and interpretation

		<ul style="list-style-type: none"> • By appointment assists in completion of sponsorship
Mount Dennis Neighbourhood Centre	1269 Weston Rd	<ul style="list-style-type: none"> • A satellite location of Weston King Neighbourhood Centre, this location provides free food programs for community members. • Kids Cooking Classes • Community Kitchen • Gardening Classes • Aboriginal Programming • Food Share Good Food Market
North York Women's Centre	116 Industry St	<ul style="list-style-type: none"> • Support, information and referrals to community-based services • Community collaborations and hosted programs • Some programs seasonal or held in community locations -- call or check website for details • Child care may be available for some programs
North York Harvest Food Bank, Warehouse and Administrative Centre	116 Industry St	<ul style="list-style-type: none"> • A hub for food distribution to community agencies. Collects, sort and distributes food to a network of neighbourhood food programs including food banks, shelters, prenatal programs, meal programs and community kitchens in northern Toronto including: • Food Bank and Meal Program Referrals. • Community Garden Project.
Reconnect Community Health Services, Community Services	2562 Eglinton Ave W, 2nd Fl, Suite 202	<ul style="list-style-type: none"> • Adult Day Services-- adult and Alzheimer day programs • Monday-Sunday • Centre-based recreational, motivational and therapeutic activities for adults with physical or cognitive impairments • Meals and some transportation provided
Salvation Army, Central Ontario Recycling Centre, Toronto - Jane, Family Thrift Store	1675 Jane St.	<ul style="list-style-type: none"> • Thrift shop • Drop-off site for clothing, textiles, household items, electronics, furniture and more
Salvation Army, Community and Family Services, York Community Church	1100 Weston Rd	<ul style="list-style-type: none"> • Emergency material assistance including food, clothing as available • Counselling • Bread program • Community lunch • Support groups • Men's groups

		<ul style="list-style-type: none"> • Women's and mother and child programs • Youth Arts program • Christmas assistance program
Somali Immigrant Aid Organization Toronto	1778 Weston Rd, Suite 105	<ul style="list-style-type: none"> • Settlement services • Immigration and Sponsorship Issues • Translation and Interpretation • LINC (Language Instruction for Newcomers to Canada). LINC is accessible upon assessment by YMCA of Greater Toronto, • Childminding
Syme Woolner Neighbourhood and Family Centre, Eglinton West Office, Community Services	2468 Eglinton Ave W, Unit 3	<ul style="list-style-type: none"> • Information and referral • Form Filling • Tenant Issues • Legal Information • Income Tax Clinic • Resume Assistance • Computer skills development • HIV/AIDS harm reduction program • Outreach to injection drug users within a harm reduction model
Syme Woolner Neighbourhood and Family Centre, Woolner Office, Food Bank	190 Woolner Ave, Basement	<ul style="list-style-type: none"> • Food bank, member of Daily Bread Food Bank and North York Harvest Food Bank
Syme Woolner Neighbourhood and Family Centre, Eglinton West Office, Jane's Place Drop-In	2468 Eglinton Ave W	<ul style="list-style-type: none"> • Community drop-in program • Advice on eviction • Immigration • Social assistance appeals • Income tax clinic • Free breakfast weekdays and lunch Monday to Sunday and holidays • Wednesday movie and dinner • Monday women's group, Tuesday men's group
Syme Woolner Neighbourhood and Family Centre, Eglinton West Office, York Neighbourhood Food Bank	2468 Eglinton Ave W	<ul style="list-style-type: none"> • Food bank • Member of North York Harvest Food Bank • Formula and diapers available
Toronto Foundation for Student Success	2 Trethewey Dr, 4th Fl	<ul style="list-style-type: none"> • Student Nutrition Programs • Free breakfast, snack and lunch programs beyond 3:30 • Free after school program • Meal preparation • Community dining • Sport and physical fitness • Homework support • Safe walk home in groups

UrbanArts	5 Bartonville Ave. E.	<ul style="list-style-type: none"> • An arts organization focused on providing a broad range of arts programming for youth. • Digital Arts • Music Programs • Cooking Programs • After School Programs
Unison Health and Community Services, Jane-Trethewey	1541 Jane St	<ul style="list-style-type: none"> • Community health centre • Health services, health promotion, community services and community development • No Ontario Health Insurance required for general services • Health Services-- family practice • Counselling and case management
Unison Health and Community Services, Keele-Rogers	1651 Keele St	<ul style="list-style-type: none"> • Community health centre, health services, health promotion, community services and community development • No Ontario Health Insurance required for general services • Health Services-- family practice including crisis pregnancy
Weston Frontlines Centre	1844 Weston Rd	<ul style="list-style-type: none"> • Community drop-in for children and youth • Programs include a Homework Club, Guitar Hero, and So You Think You Can Cook • Summer and March Break Camp • Leaders in Training Program • Catering Careers Program
WomanACT	1652 Keele St, 2nd Floor	<ul style="list-style-type: none"> • Community support including sector and inter-sectoral issues • Child Protection • Support programs for victims of violence • Programs focused on justice, health, education, policy analysis, and community participation. • Facilities include: computer station, community kitchen, multi-purpose room, meeting space, and office space
Yorktown Family Services, West Toronto Youth Hub, Walk-in Counselling Services	1541 Jane St	<ul style="list-style-type: none"> • Single session counselling offered by family therapists and social workers. • Sessions can address concerns related to parent-child conflict, difficulties at school, behaviour management, peer problems, issues related to separation and divorce, and psycho-social adjustment.

Yorktown Family Services, West Toronto Youth Hub	1541 Jane St	<ul style="list-style-type: none"> • Supporting Young Families: <ul style="list-style-type: none"> ○ Prenatal drop-in ○ Parent and child drop-in and support groups ○ Mothers' Group ○ Fathers' Group ○ Prenatal and Nutrition Education ○ Healthy eating and cooking programs, light meals
York Hispanic Centre	1652 Keele St, Suite 107	<ul style="list-style-type: none"> • Settlement services • information and referral • Translation of documents • Invitation letters • Travel permits • Affidavits • Assistance finding housing • Legal advice or advice regarding government pensions • Educational workshops • Student and volunteer
York Memorial Presbyterian Church, Food Bank	York Memorial Presbyterian Church 1695 Keele St	<ul style="list-style-type: none"> • Food bank • Member of North York Harvest Food Bank
Youth Employment Services YES, Youth Job Centre, Job Central	2562 Eglinton Ave W, Suite 101	<p>Job Central:</p> <ul style="list-style-type: none"> • Paid, 3-week, group-based employability and life skills workshops followed by a 10-week work placement • Individual counselling • Follow-up support <p>Streets to Jobs:</p> <ul style="list-style-type: none"> • Offers individual support from employment counselling

Local Context

As noted in the description of the Study Area, five of the six neighbourhoods included in the Study Area are identified as Neighbourhood Improvement Areas (NIAs). They are Keele-Edsall West, Rockcliffe-Smythe, Beechborough-Greenbrook, Weston and Mount Dennis. These neighbourhoods are below the benchmark, or of particular concern, for indicators including mental health, high school graduation rates, hospitalizations, post-secondary education, diabetes, unemployment, and voting rates, among others.

There is a strong network of agencies serving these neighbourhoods, many of which are co-located in important hubs providing complementary programs and services. Map 6 shows several clusters of human services: Access Alliance Multicultural Health and Community Services at 761 Jane Street; Sympson Woolner Neighbourhood and Family Centre at 2468 Eglinton Avenue West; Yorktown Family Services at 1541 Jane Street; the Keele Community Hub at 1652 Keele Street and the Learning Enrichment Foundation facility located at 116 Industry Street.

The City plays an important role in supporting the human services sector through community grants, contracting agencies through fee for service and providing Community Space Tenancy (CST) space opportunities. City Council adopted a Community Space Tenancy (CST) policy in 2017 that provides a framework for leasing City space to the non-profit community-based sector led by the Social Development, Finance and Administration (SDFA) and Corporate Real Estate Management (CREM) divisions at the City.

Learning Enrichment Foundation. Source: Fred Lum (2017)



Engaging the Human Services Sector

Outreach to the existing human service agencies in the area was conducted as part of the study process to better understand the nature, capacity and needs of the human services sector in the Study Area. A survey was sent to all identified agencies addressing four areas: the space in which agencies operate; who agencies currently provide programs and services to; how much capacity they have; and any opportunities the agencies see for the future of the human services sector in the area. The survey was completed by respondents from 10 organizations that offered community health, immigration and settlement, youth capacity building, children's services, and food-engaged programs for the Mount Dennis Study Area.

In addition, the CS&F Study team engaged local human service agencies through a focus group with six agencies who participated in a conversation about the current conditions and challenges of their spaces, and provided insights on their current space use needs and how these spaces could be improved to better serve their clients.

Key Findings

The following findings are a summary of what emerged from the survey and focus group discussion.

- **Current State of Space:**
 - Non-profit agencies deliver a range of programs and services including client consultations and therapy, training and events, meetings, community gatherings and administration, among many others. As such, their spaces include meeting spaces, multi-purpose rooms, health and administrative office spaces, community kitchens, and computer stations.
 - Many of these spaces are described as aging, too small and/or in need of repairs and enhancements, particularly with respect to accessibility.
 - Eighty percent (80%) of survey respondents currently rent their space.
 - In general, organizations expressed that their spaces could be improved if they were more affordable, of an adequate size for programming needs and better maintained.
 - Challenges mentioned include the location of some spaces being inaccessible by foot, and in locations with low light in the evenings, which participants said can make their staff and clients feel unsafe.
 - Changes in work and service activity patterns during the COVID-19 pandemic have accelerated an evaluation of space-use needs for many agencies. COVID-19 has exacerbated the challenges and digital divide experienced by racialized communities and their ability to access supports, as services have shifted from physical locations to digital platforms, which not all have access to.
- **Flexible Multi-Purpose Space:**
 - Agencies expressed the need for flexible multi-purpose space that can be used in a variety of ways, such as for town halls, recreational activities, and educational programming.
 - As development occurs and the neighbourhood changes, agencies indicated that it will be important to maintain existing spaces and create new flexible community spaces in the neighbourhood.
 - Many felt that spaces for youth are currently lacking in the area. A desire for spaces to be designed specifically for youth, and for these spaces to be reflective and responsive to youth needs, with appropriate operating hours, was a common theme raised.
- **Co-Location:**
 - Fifty percent (50%) of survey respondents are currently sharing their space with another organization.
 - There is interest in co-location, as 50% of respondents indicated they would be open to sharing space with another organization, and 60% indicated they have space in their current location that could be shared.
 - Some participants expressed a desire for shared spaces to be community-led and community-owned, as opposed to a colocation model that is under the operational and administrative control of the City. Some described an “ease of sharing” when the process of sharing space is led by the non-profit sector compared to the challenges experienced in accessing space in City-owned and operated facilities.

- More Affordable Space:
 - There was a clear need expressed for additional spaces for agencies in the area.
 - These spaces would be used for a variety of purposes including client meetings, events and community programming so should be designed to be flexible and multi-purpose.
 - Many expressed interest in having more space available to the non-profit sector that they could rent at below-market rates.

Opportunities

The findings of the Mount Dennis CS&F Study support the need to maintain, improve and enhance existing community services and facilities in the Study Area as well as to add additional facilities to meet existing needs and keep pace with growth. The following opportunities have been identified through an analysis of existing conditions and anticipated growth, and engagement with the community, various City divisions and partner agencies.

1. Create new community service facilities to meet existing needs and accommodate growth

New community service facilities should be located in highly visible locations with strong pedestrian, cycling and transit connections. They should also provide for flexible, accessible, multi-purpose spaces that can be programmed in different ways and adapted over time to meet changing needs.

2. Leverage development to achieve community benefits

New development can play a role in contributing to the existing CS&F network through both on-site and off-site contributions. The accommodation of priority on-site contributions including new licensed non-profit child care facilities and community space for non-profit community-based agencies should be encouraged in the base buildings of new development.

3. Expand the network of child care facilities

The Study Area is a priority area for capital investment in non-profit child care and new subsidized spaces. Children's Services has also expressed interest in reviewing space opportunities that may be suitable for EarlyON program relocations. The location of new child care facilities should consider access to transit and proximity to schools to maintain a continuum of care, and could be accommodated in the base buildings of new development.

4. Provide more affordable community space

The City of Toronto's Community Space Tenancy (CST) policy provides a framework for leasing City space to the non-profit community-based sector. Community agencies operating in Mount Dennis indicated that there is a need for more space for them to lease at affordable rates to accommodate their growing programs and services. The development approval process should be used to identify and secure space under the Community Space Tenancy Policy.

5. Enhance local library facilities to address anticipated service level pressures

Additional service level pressures are expected to occur at local libraries. Enhancements, through renovations or potential expansions, should be made to accommodate the growing population.

6. Explore opportunities to reimagine or repurpose some local recreation facilities

Some existing community recreation facilities in the Mount Dennis area including Chris Tonks Arena and Mount Dennis Community Hall present potential opportunities to tailor and enhance local community recreation programming. Local needs for more multi-purpose space, youth space and/or space for culturally-appropriate programming, including to serve Indigenous populations, should inform the planning of any repurposed or reimagined local recreation facilities.

7. Provide more multi-purpose space

Human service agencies identified a need for more unprogrammed, flexible multi-purpose space that would allow for community events, youth programming and for local agencies to deliver a

variety of programs and services. Some large multi-purpose spaces were lost in recent years, including several churches that offered flexible space for community use. School gymnasiums have also been used less in recent years due to the rise in permit costs.

8. Create accessible and welcoming spaces for youth

There is a need for spaces in the community designed specifically for youth. These spaces should be welcoming to all youth and be accessible on evenings and weekends.

9. Encourage opportunities for co-location

There are a number of successful examples of co-location in the Mount Dennis community. Co-location provides many benefits including collaboration, effective use of space and resources and integrated service delivery. Where possible, co-located community service facilities should be explored. Examples include child care in schools, recreation programming in school gymnasias, and human service agencies co-locating to provide wrap-around supports for clients.

10. Ensure that existing community service facilities are replaced

As development occurs, the existing square footage that accommodates community service facilities should be replaced. Newly developed spaces should be reflective of community needs and consider capacity to accommodate a growing population.

11. Enhance digital accessibility in community agency spaces

Local human service agencies expressed interest in enhancing the technology in their spaces, especially within the context of COVID-19 and increased virtual service delivery. Agencies also noted opportunities to upgrade their spaces to include Wi-Fi and broadband connectivity to support their programming.