

Jane Finch Community Services and Facilities Strategy

Draft for Consultation

Strategic Initiatives, Policy and Analysis (SIPA)
City Planning Division
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Executive Summary

The Jane Finch Community Services and Facilities (CS&F) Strategy provides guidance on securing space for community service facilities as the implementation of the Jane Finch Secondary Plan proceeds. **Community service facilities** include community recreation centres, libraries, child care, public schools and community agency space for the provision of a range of social services such as public health services, human services, cultural services and employment services. Community services and facilities are essential to building community capacity and fostering **complete communities**.

The **study area** is roughly bounded by Highway 400 to the west, Steeles Avenue West to the north, Black Creek to the east and Sheppard Avenue West and a portion of Black Creek to the south.

In 2021, the population of the study area was just over 52,000 people. **Population projections** undertaken as part of the City's Land Needs Assessment estimate that the area will grow by approximately 30,000 new residents over the next 30 years, or about 17,000 more households by 2051.

As a component of the Jane Finch Initiative and its community engagement process, the City undertook a **CS&F Study** that included preparation of an inventory of facilities, an examination of existing conditions, and an exploration of needs, priorities and opportunities for community service facilities to support both the existing population and projected future populations. This work was informed by: 1) community engagement, 2) consultation with City divisions, boards and agencies, and 3) surveys of the existing human service agencies to inquire on space requirements to address existing pressures and population growth. Some **key findings** include:

- Existing community facilities are valued and enjoyed by the community and provide critical opportunities for gathering, learning and playing.
- There is a high proportion of children and youth in the area and a demand for programs, services and welcoming spaces that meet their needs and support their aspirations and ambitions.
- There is a limited supply of flexible multi-purpose spaces that are affordable, accessible and available for use by local organizations and the community.
- There is a need for more gathering spaces and programming for seniors, especially providing supports for seniors from low-income backgrounds.
- Jane Finch is a creative community and there is a need for affordable creative spaces for artists and musicians.
- The community is experiencing a shortage of accessible and affordable licensed child care spaces to serve the existing population.
- Investment in health and mental health supports is a need and should be a priority.
- Overall, there is a need to maintain and enhance the existing community spaces and create new, accessible and engaging community spaces.

- New community service facilities should be supported by a well-designed public realm and located in visible and accessible locations with strong pedestrian, cycling and transit connections.
- Community members should be prioritized and engaged in the design and development of any new CS&F, especially the development of the Jane Finch Community Hub and Centre for the Arts which is a top priority expressed by the community.

The CS&F Strategy identifies the need for the following community service facilities to meet existing populations and future growth over the next 30 years:

Public Schools – The **Toronto District School Board** anticipates being able to use some of the existing school sites to increase student capacity through replacement schools and/or additions to existing schools. One new elementary school site may be required should existing school sites not be able to accommodate the increase in student capacity. The **Toronto Catholic District School Board** anticipates the growth in students can be accommodated in existing facilities through expansion, reconstruction or the placement of portables.

Child Care – A need for an additional 1,285 spaces, or between 13 and 21 child care centres, to meet the current deficit and future demand. At least 50% of spaces should be eligible for a Fee Subsidy Agreement

Public Libraries – No further branch renovations, relocations or expansions are planned to meet future needs over the timeframe of the Secondary Plan. The York Woods district branch recently reopened following a major renovation. The Jane-Sheppard neighbourhood branch is a relatively new neighbourhood branch in good condition.

Community Recreation Centres – Driftwood Community Recreation Centre (CRC) should be explored as a candidate for redevelopment given the location and size of the site, current facility condition, and anticipated residential growth. There is a service gap for an indoor pool in the northern portions of the study area. Oakdale Community Centre is undersized and may be a strong candidate for expansion. Utilization data suggest that there is strong demand for youth drop-in activities, especially sport programs and for swimming programs for all ages. The following facilities should be investigated as strong candidates for upgrades: 1) sports fields (including cricket) at Remberto Navia within the Finch West Hydro Corridor 2) splashpad at Fennimore Park, 3) basketball courts at Firgrove Park, 4) playgrounds at Topcliff Park and Yorkwoods Park.

Community Agency Space – 69% of agencies that responded to a survey indicated their agency does not have sufficient space to accommodate the anticipated increase in demand for programs and service as the area grows. There is a strong need for non-profit community-based agency space as either community partner tenant space, community hub tenant or incubator tenant space.

1.0 Introduction

1.1 What the strategy is

The Jane Finch Community Services and Facilities (CS&F) Strategy provides an **implementation framework** to achieve the goals of the Jane Finch Secondary Plan (“Secondary Plan” or “land use planning framework”) and the Jane Finch Community Development Plan (“CDP”). It provides direction to secure space that reflects the needs, priorities and opportunities of each of the five community service sectors – schools, child care, public libraries, recreation and human services – for the next 30 years.

Community service facilities are vital social infrastructure that support the achievement of complete communities that are equitable, accessible, healthy, safe and liveable. They are publicly accessible, non-profit places where City Divisions, agencies and boards, and school boards deliver programs and services that contribute to quality of life and build community by creating neighbourhood focal points where people gather, learn, socialize and access services. These facilities and the services they provide are fundamental components of a neighbourhood's liveability and must be planned for and provided in a timely manner to support future growth.

The Secondary Plan and the Community Development Plan recognize the importance of CS&F to the vitality of Jane Finch. The plans acknowledge that meeting existing and future community needs will require creative solutions that **maximize the use of existing public assets, advance partnerships, emphasize integration and co-location, and respond to identified priorities.**

The CS&F Strategy is the result of a **comprehensive review and engagement process** undertaken in collaboration with service providers and representatives of the following City divisions, boards and agencies:

- City Planning
- Shelter Support & Housing Administration (SSHA)
- Corporate Real Estate Management (CREM)
- Parks, Forestry & Recreation (PFR)
- Toronto Employment and Social Services (TESS)
- Social Development, Finance & Administration (SDFA)
- Toronto Children's Services (TCS)
- Toronto Public Library (TPL)
- Toronto District School Board (TDSB)
- Toronto Catholic District School Board (TCDSB)
- Toronto Public Health (TPH)
- Toronto Neighbourhood Centres (TNCs)

The CS&F Strategy should be reviewed and updated on a periodic basis in collaboration with each of the sectors to ensure its continued relevance as a guidance document supporting implementation of the Jane Finch Secondary Plan.

1.2 How to use the Strategy

The Jane Finch Community Services and Facilities Strategy (“the Strategy”) identifies **community space and facility needs** and sets out priorities to support future growth by sector and will be used to guide development review and inform the City’s future service and facility planning and capital budgeting.

The Strategy should be referenced early in the **development review process** to inform facility priorities and development design considerations. The Strategy should also be used by **development applicants** to understand local growth-related CS&F needs and support them in contributing to the creation of complete communities.

TDSB, TCDSB, Toronto Public Library, and Parks, Forestry & Recreation Division are all circulated on development applications for comment. Where opportunities arise that support the implementation of identified future facilities/needs to support growth outside of circulated divisions and agencies, City Planning will serve as a liaison to connect relevant stakeholders, such as the Social Development Finance & Administration, Toronto Children’s Services, Toronto Employment and Social Services, or CREM.

This Strategy reflects the current (2023) capital and service plans for service-providing divisions, boards and agencies. The CS&F Strategy includes:

- An estimate of population and employment growth over the 30-year horizon of the plan;
- An overview of the implementation framework to address growth-related needs;
- For each CS&F sector, a high-level overview of:
 - key documents to determine service levels and capital allocations;
 - service targets and triggers (where available);
 - facility and space needs, priorities and opportunities;
 - funding status, costing and timing estimates; and
 - recommended key directions and actions.

2.0 Background

2.1 Policy Rationale

The Provincial policy framework recognizes the importance of CS&F. The framework directs municipalities to plan CS&F to keep pace with changing needs, to promote complete communities and support strategic growth areas as appropriate. The **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 for the Greater Golden Horseshoe (2020)** 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.

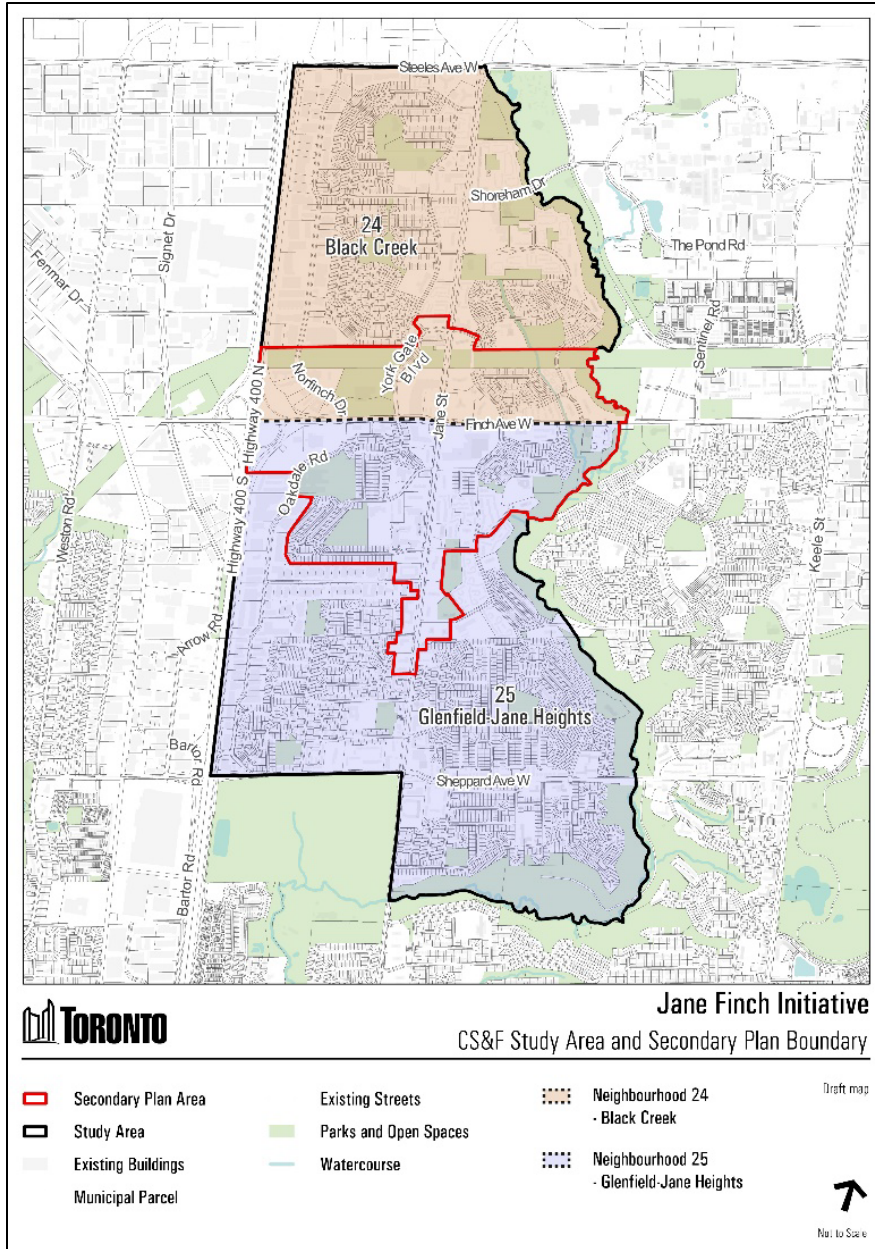
Toronto's Official Plan identifies CS&F as an essential part of the City's social infrastructure, which is as vital to people's wellbeing as hard services like sewers, water, roads and transit. Ensuring that provision of CS&F meets both current and future community needs is fundamental in planning for new growth and development in communities. 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.

2.2 Jane Finch Initiative CS&F Study

As part of the initial work of the Jane Finch Initiative, the City prepared a [Phase 1 Community Services and Facilities \(CS&F\) Study](#) to identify existing conditions in the area including an inventory and examination of existing services and facilities.

This work was undertaken through a review of existing service and capital plans and consultation with City divisions, boards and agencies, in addition to the overall public engagement process that sought community input on needs and priorities. City staff also conducted a survey of and focus groups with local human service agencies to better understand the nature and capacity of the human services sector in the Study Area, with survey responses yielding information on **current gaps, needs and priorities**. These priorities and needs informed this strategy and have been considered in the drafting of the Secondary Plan and Community Development Plan.



Map 1: Secondary Plan and CS&F Study Area

The **CS&F study area boundary** (shown in black on Map 1) aligns with the areas covered by SDFSA-defined neighbourhoods: Neighbourhood 24 -- Black Creek and Neighbourhood 25 -- Glenfield-Jane Heights Neighbourhood. This Study Area is bounded by Highway 400 to the west, Steeles Avenue West to the north, Black Creek to the east, and roughly Sheppard Avenue West and a portion of Black Creek to the south. The red line on the map shows the boundaries of the Secondary Plan area.

Some **key findings** from the Jane Finch Initiative Phase 1 CS&F Study include:

- Existing community facilities are valued and enjoyed by the community and provide critical opportunities for **gathering, learning and playing**.
- There is a high proportion of **children and youth** in the area and a demand for programs, services and welcoming spaces that meet their needs and support their aspirations and ambitions.
- There is a limited supply of **flexible multi-purpose spaces** that are affordable, accessible and available for use by local organizations and the community.
- There is a need for more gathering spaces and programming for **seniors**, especially providing supports for seniors from low-income backgrounds.
- Jane Finch is a creative community and there is a need for affordable creative **spaces for artists and musicians**.
- The community is experiencing a shortage of accessible and affordable licensed **child care spaces** to serve the existing population.
- Investment in **health and mental health supports** is a need and should be a priority.
- Overall, there is a need to **maintain and enhance the existing** community spaces and create **new community spaces** that are accessible and engaging.
- New community service facilities should be supported by a well-designed **public realm** and located in visible and accessible locations with strong pedestrian, cycling and transit connections.
- **Community members** should be prioritized and engaged in the design and development of any new CS&F, especially the development of the **Jane Finch Community Hub and Centre for the Arts** which is a top priority expressed by the community.

The appendix to the Jane Finch Initiative Phase 1 CSF Study contains a full summary of community feedback received on community services and facilities during Phase 1 of the project.

2.3 Strategic Directions

The Phase 1 Jane Finch CS&F Study undertook a comprehensive inventory of existing assets, capacity and emerging gaps in community services and facilities. Based on these findings and extensive consultations with local stakeholders and sector representatives, the **strategic directions** below were identified to guide the development of this CS&F Strategy to support future growth in Jane Finch. These directions inform the actions and priorities described in each of the individual sector strategies that follow.

1. Maintain and enhance existing community service facilities to meet evolving needs.
2. Create new community service facilities to meet existing needs and accommodate growth.
3. Seek opportunities to introduce new active recreation facilities that are needed in this area in either new or existing parks within or close to the Study Area.

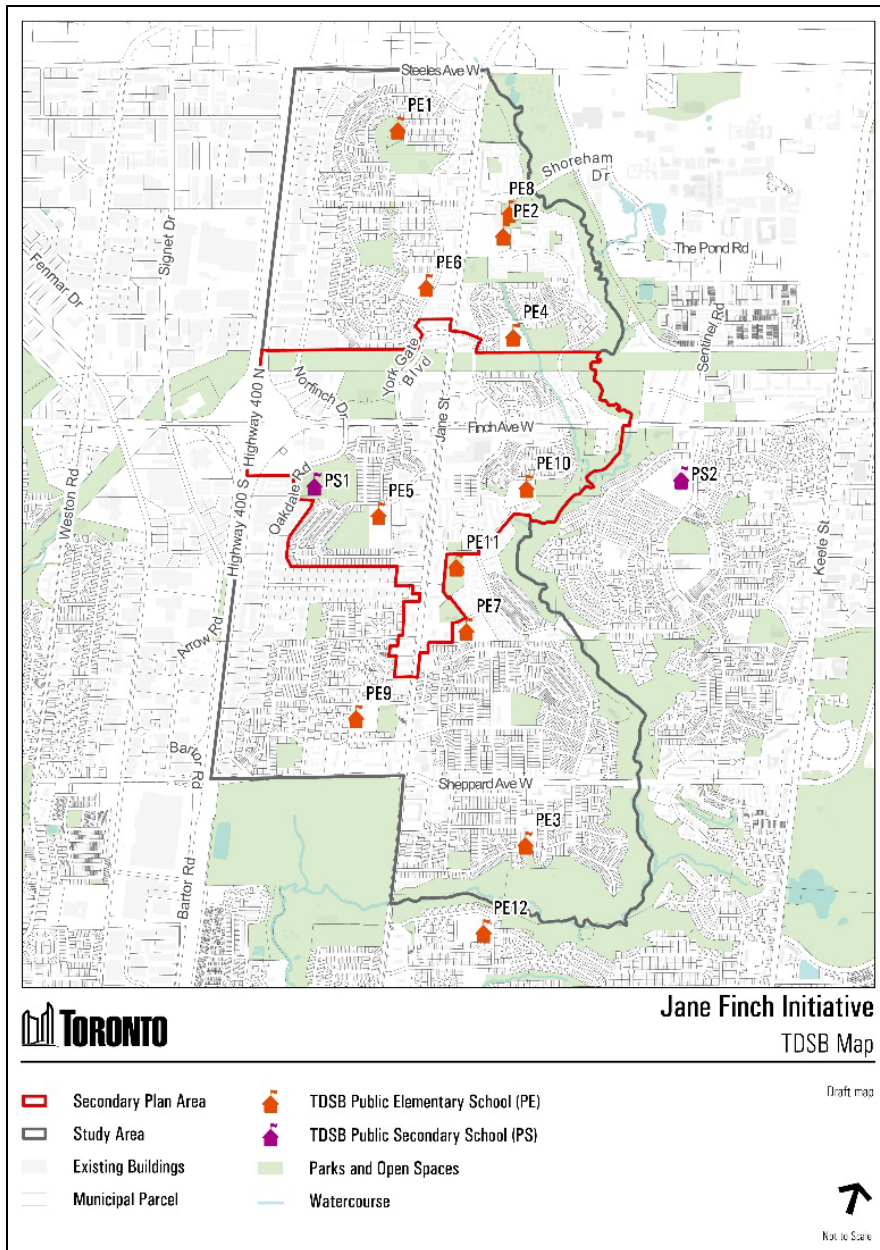
4. Leverage development to achieve community benefits.
5. Encourage partnerships and co-location opportunities between the public, private and non-profit sectors.

2.4 Population Growth Estimates

The current population of the Jane Finch Initiative study area, according to the 2021 Census, is just over 52,000 residents. As part of the 2023 update to the **Land Needs Assessment** undertaken through the Municipal Comprehensive Review of Toronto's Official Plan, the population in the area is projected to grow to up to 79,000 people or about 17,000 more households by 2051. The population growth estimate is, therefore, approximately **30,000 new residents in Jane Finch over the next 30 years.**

3.0 Schools

3.1 Schools Overview



Map 2: Existing TDSB Schools

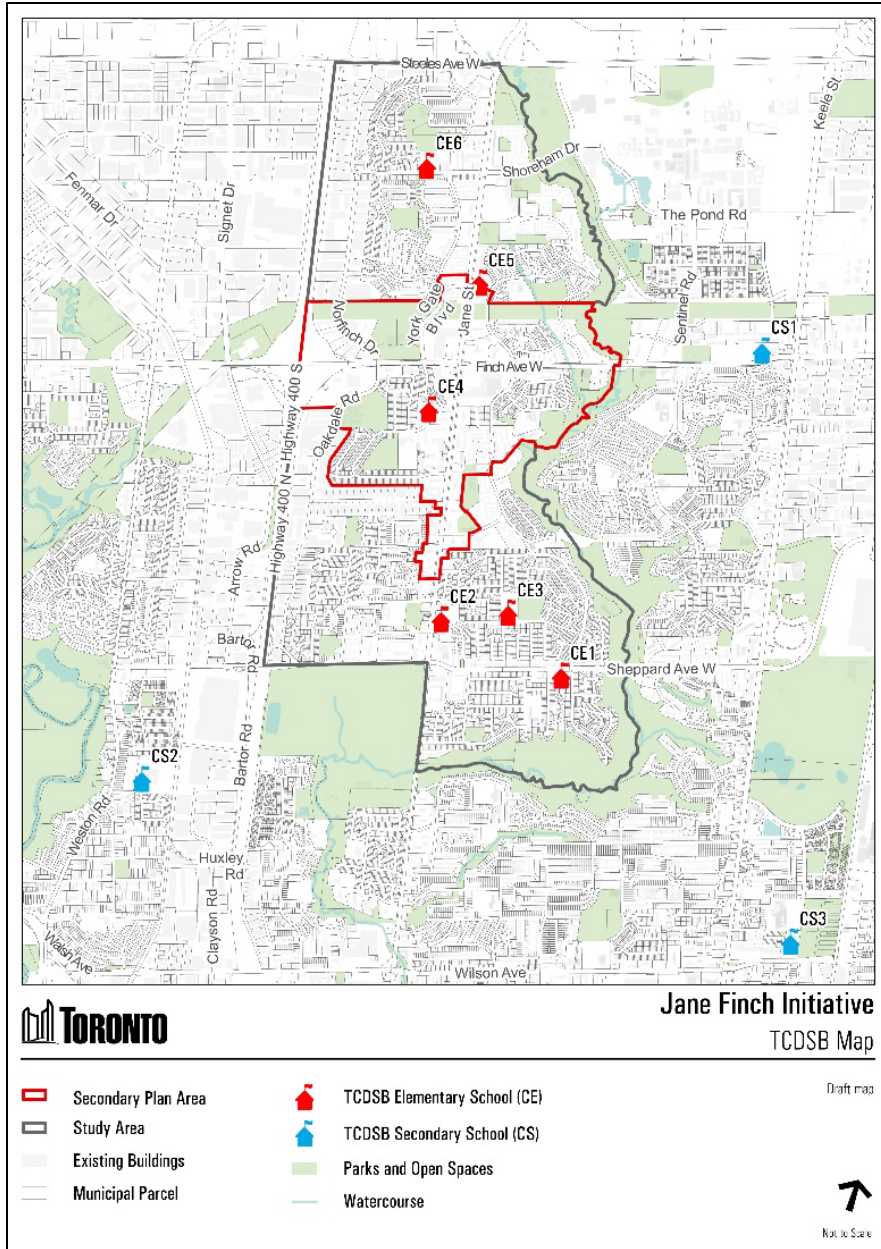
The **Toronto District School Board (TDSB)** operates eleven elementary schools and one secondary school in the Study Area. Two additional schools are located outside the Study Area but serve parts of the Study Area. At the time this Strategy was prepared, the TDSB indicated that currently all of the TDSB schools in the Study Area are

operating under capacity, and that there is capacity to accommodate additional students. A list of the school facilities shown on Map 2 is contained in the Appendix.

The TDSB's Learning Opportunities Index (LOI) ranks each school based on measures of external challenges affecting student success. The school with the greatest level of external challenges is ranked number one and is described as highest on the index. It is important to acknowledge that students in all schools have some external challenges, even those schools that are ranked very low on the LOI.

According to the 2023 LOI, some schools in the Study Area are ranked near the top of the list of the total 470 elementary schools and 106 secondary schools from across Toronto, indicating a greater presence of external challenges affecting student success. Shoreham Public Sports and Wellness Academy (1), Yorkwoods Public School (2), Oakdale Park Middle School (3) and Firgrove Public School (9) are among the 10 highest ranked elementary schools. Westview Centennial Secondary School (4) is the fourth highest ranked secondary school in the city.

All the elementary schools in Jane Finch are part of the TDSB Model Schools for Inner Cities initiative which seeks to collaborate with students, teachers, families and communities in spurring positive change, student achievement and well-being in the community.



Map 3: Existing TCDSB Schools

At the time this Strategy was prepared, all the **Toronto Catholic School Board (TCDSB)** schools, both elementary and secondary, are operating within acceptable capacity. Currently, there are no capital projects planned in the study area. It is anticipated that enrolment pressures can be addressed through the TCDSB Long Term Accommodation Plan process, which could identify operational changes such as adding portables or undertaking boundary change studies. A list of the TCDSB schools shown on Map 3 is contained in the Appendix.

3.2 Planning for Schools

Each School Board undertakes on-going evaluation and monitoring to inform program and accommodation planning. School boards may respond to growing or declining enrollment by adjusting school catchment area boundaries, changing grade and program availability, and in some cases, by expanding school space through additions or new schools.

The City circulates all development applications to the TDSB and the TCDSB for review and comment. Development data and other inputs are used to prepare and update the Boards' long-term accommodation plans and guide school delivery.

TDSB

The **TDSB Long-Term Program and Accommodation Strategy (LTPAS)** is a ten-year rolling plan that outlines program and accommodation planning priorities. It is reviewed annually to produce an Annual Planning Document that is presented to the Board for approval, and includes a number of studies, including capital projects, to be undertaken to address issues and gaps across the system.

TDSB's approach to growth is guided by provincial requirements. These regulations require that the Board review and explore grade, program and/or boundary changes to shift students to underutilized schools, and temporary accommodations (i.e., portables) prior to any significant capital expenditure requests, such as additions to existing schools or new builds.

TCDSB

The **TCDSB Long Term Accommodation and Program Plan (LTAPP)** outlines the Board's facility direction (school openings/closures) for the next 15 years. The LTAPP is generally reviewed and updated annually. **Pupil Accommodation Reviews (PARS)** are undertaken by the Board to determine the future of a school or group of schools, and often lead to school consolidations and closures. The LTAPP proposes 2-3 PARS per year. PARS use current and projected enrolment rates. TCDSB Planning Services staff monitor development growth and use the City's development pipeline data to inform enrolment projections.

3.3 Service Targets

For a typical newly built school, a range of 400-600 pupil places is recognized by both boards as an ideal size for the elementary level. The TDSB plans for 1000-1500 pupil places at the secondary level while the TCDSB plans for 1000-1200 pupil places.

3.4 School Design and Location

Elementary schools should be located within residential neighbourhood areas or mixed-use areas and may be part of community hubs (with other compatible public uses

i.e., library, community recreation, child care etc.). Innovative approaches for providing the required community infrastructure will be explored, including shared use of schools (more than one school board sharing certain facilities, vertical integration of school infrastructure in mixed-use buildings, and/or the co-location of multiple services and facilities to create community hubs. Community spaces should be designed as flexible multi-functional space that can be adapted to different uses, as needed. Schools should also be located adjacent to green space. A shared use agreement with the City of Toronto for the school use of green space during school hours and community use during off hours can be explored.

Traditional stand-alone suburban elementary schools can be located on a residential street, in the centre of a neighbourhood, and bounded by arterial roads (so that elementary students do not have to cross arterial roads, railway tracks, or other significant manmade or natural obstacles). Conversely, **secondary schools** are typically located on collector or arterial roads with access to public transit. Urban school models that are embedded within mixed-use developments are one alternative model used in higher density areas.

3.5 Future Needs to Support Growth

TDSB

The TDSB will require up to a total of five elementary schools (grades JK-8) and one secondary school in the study area to accommodate both existing households and the anticipated 17,000 new residential units. Given the site sizes of existing schools in the Jane Finch area, the TDSB anticipates being able to use existing properties to increase student capacity through replacement schools and/or additions to existing schools. However, a new school site may be required should existing school sites not be able to increase student capacity. Further study by the TDSB will determine the ability of existing school sites to expand capacity to accommodate students from future dwellings in the Jane Finch area.

The TDSB will continue to monitor development activity on an on-going basis. The City should review and update the Jane-Finch Community Services and Facilities Strategy with TDSB input on a periodic basis, taking into consideration new development activity as it occurs and school service levels.

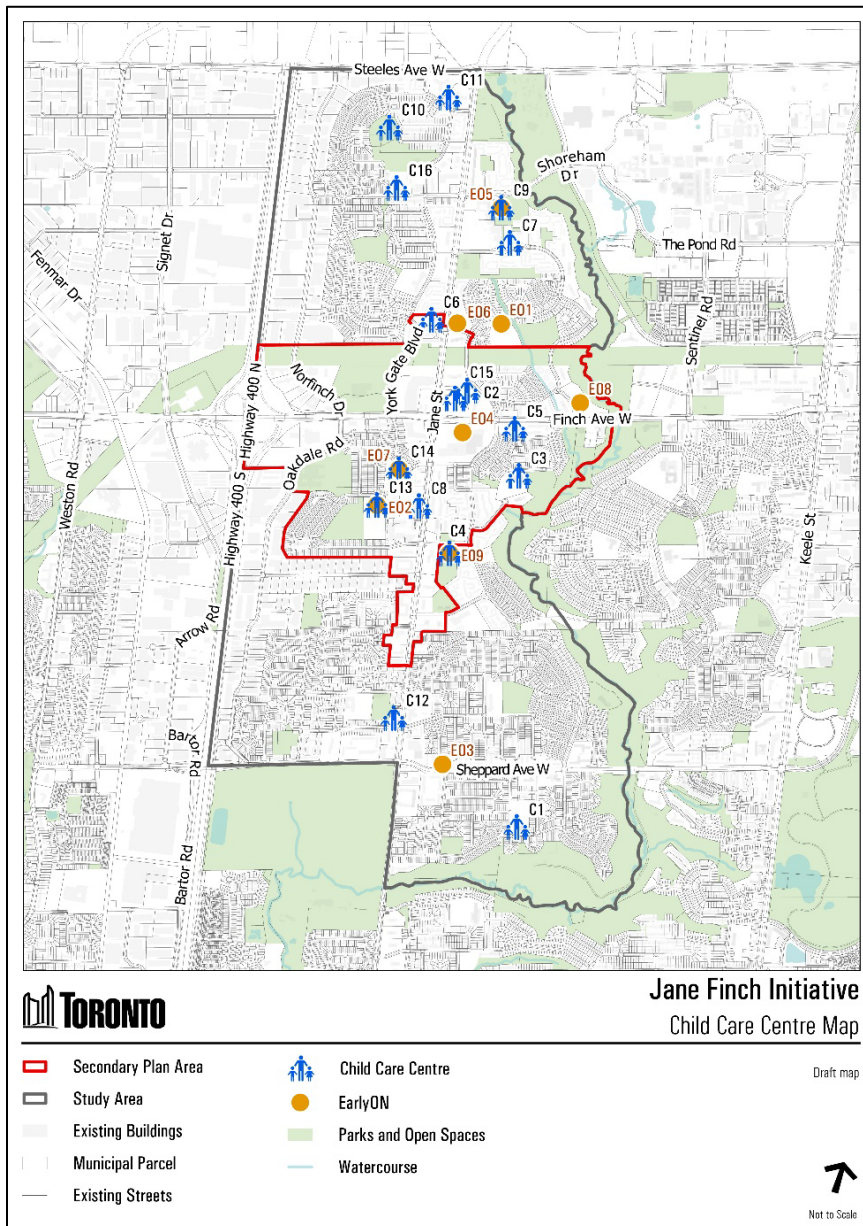
TCDSB

The TCDSB anticipate approximately 619 students over the next 30 years from the expected 17,000 housing units. These students can be accommodated in existing facilities through expansion, reconstruction, or the placement of portables.

4.0 Child Care

4.1 Overview

According to the May 2023 capital plan for Toronto Children's Services, based on neighbourhood priority for early year child care spaces, Black Creek (Neighbourhood #24) is listed as a high priority because just 20 to 29% of children are being served whereas the target in the Toronto Licensed Child Care Growth Strategy is to provide licensed spaces to serve 50% of children aged 0-4. Glenfield Jane Heights (Neighbourhood #25) is listed as a medium priority with 30 to 39% being served.



Map 4: Existing Licensed Non-Profit Child Care Centres

There are sixteen existing licensed non-profit child care centres located in the Study Area, providing a total of 1,430 spaces. The largest proportion of these spaces are for school age (31%) and preschool (27%) children, followed by kindergarten (23%), toddlers (12%) and infants (7%).

4.2 Planned Facilities to Support Growth

There are two new recently opened child care facilities in Jane Finch:

- Forty-nine (49) new child care spaces opened at **St. Augustine Catholic School** in 2020, providing spaces for 10 infants, 15 toddlers and 24 preschoolers.
- The new child care centre at **Stanley Public School** (75 Stanley Road) opened in Spring 2023 with a total of sixty-two spaces, providing spaces for 10 infants, 20 toddlers and 32 preschool.

There is one planned capital projects in the study area:

- The **Firgrove Early Learning & Child Care Centre** will be replaced as part of the Firgrove Grassways community revitalization project by Toronto Community Housing (TCHC). The facility will be expanded with sixteen new pre-school spaces to a total of 62 spaces. The expected completion date is anticipated as 2025.

4.3 Future Needs to Support Growth

Toronto's Licensed Child Care Growth Strategy (2017-2026) aims to provide enough licensed spaces to serve 50% of children aged 0-4 by 2026. To achieve this target, the Study Area will require additional child care spaces. The Study Area includes two Neighbourhood Improvement Areas (NIA) with high rates of family poverty and low income which underscore the need for affordable child care services. The Black Creek and Glenfield-Jane Heights neighbourhoods are both identified by Toronto Children's Services as a high priority for child care expansion. Additional resources will be required to meet the **target** of serving 50% of children 0 to 4 as outlined in the Licensed Care Growth Strategy.

The **current deficit** for child care space in the study area is 530 spaces which will require 5-9 additional child care centres to meet the Toronto Licensed Child Care Growth Strategy of 50%. In addition to this to meet the growth projections of 30,000 in the next 30 years is an additional 755 **new spaces** are required or 8-12 centres.

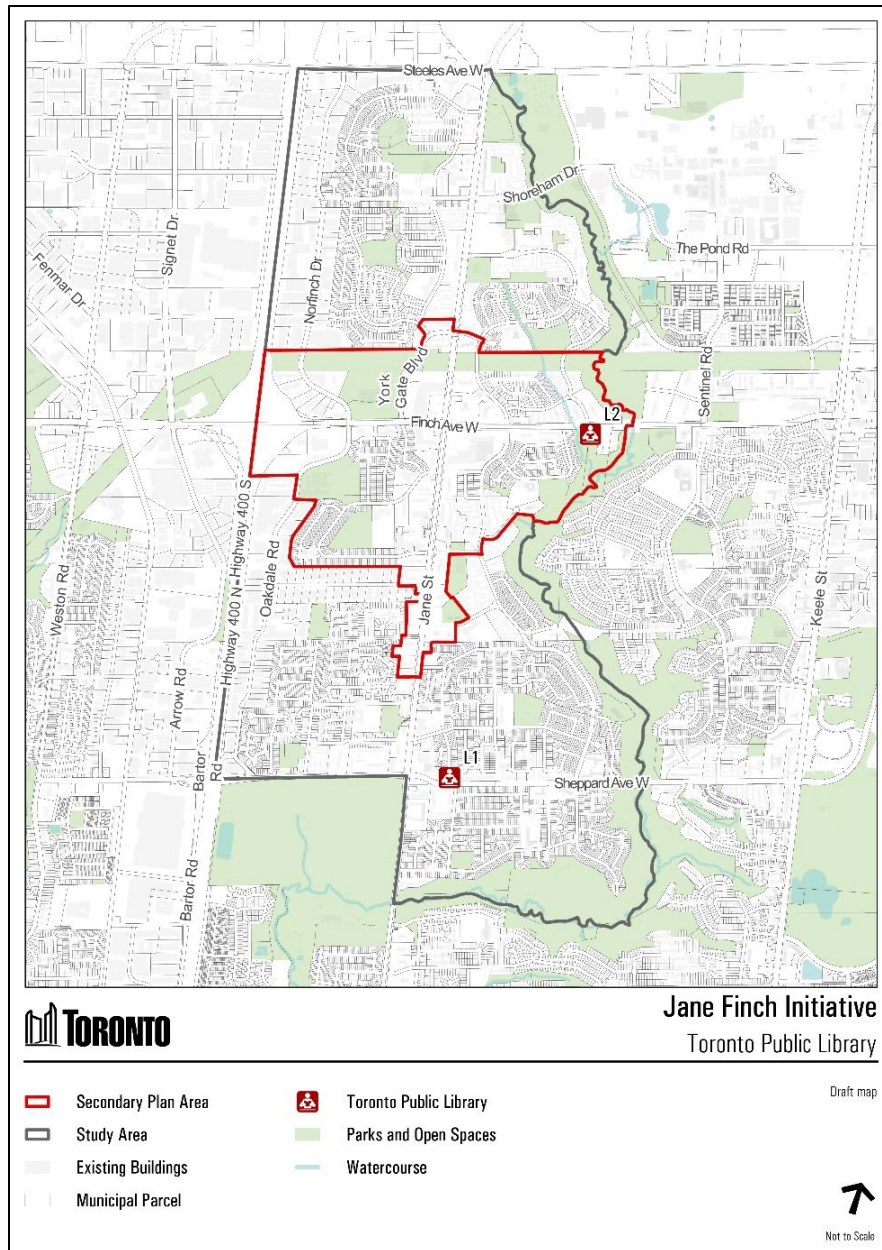
	Number of Spaces (#)	Number of Child Care Centres (#)
Current Deficit	530	5-9
Growth Projections	755	8-12
Total	1,285	13-21

Table 1: Estimated Future Child Care Needs by Number of Spaces and Child Care Centres

Toronto Children's Services also targets that 50% of the child care spaces should be eligible for a **Fee Subsidy Agreement**.

5.0 Libraries

5.1 Overview



Map 5: Existing Toronto Public Libraries

There are two public libraries located in the Jane Finch study area. These are the **York Woods District Library** and **Jane/Sheppard Neighbourhood Library**. The Toronto Public Library (TPL) provides vital space, resources, and services across Toronto's communities that enrich learning and skills development. The [Toronto Public Library Service Delivery Model](#) states that libraries' service standards are aimed at building

vibrant community hubs that provide neutral, convenient space to residents of all ages and backgrounds.

5.2 Planned Facilities to Support Growth

The **York Woods district branch** was closed for **major renovation** in September 2019 and re-opened in July 2023. The \$11.75 million renovation included an interior redesign and renovation of the ground and second floors, as well as upgrades to the theatre. The emphasis of the work was on the revitalization of the interior space and reprogramming to support and enhance service delivery needs. The redesign maximized opportunities for flexible or adaptable spaces, and includes:

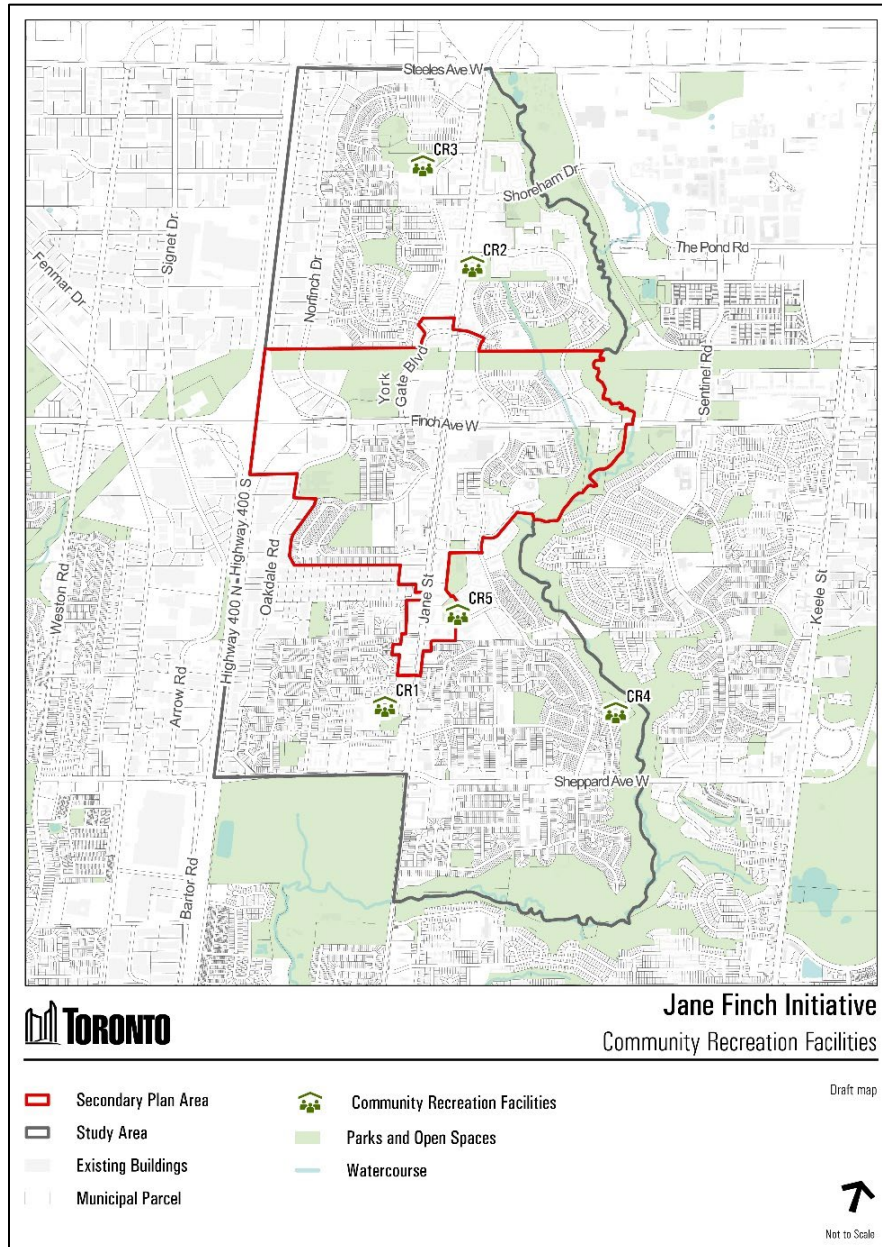
1. **Youth Hub** -- offering teenagers school support, engaging programs, access to technology and free snacks
2. **Digital Innovation Hub** – offering a variety of new and emerging technologies, including a podcast recording studio and 3D printers
3. **KidsStop Early Literary Centre** – providing immersive and interactive space to stimulate children’s creativity and imagination
4. **Musical Instrument Lending Library** – residents can borrow from a large collection of musical instruments
5. **New community spaces** – quiet study areas, collaboration spaces, a new lounge and reading areas
6. **New multi-purpose program space** – for newcomer services, co-sponsored programs and partnerships
7. **Upgraded performing arts centre** – new seating, lighting and sound systems

5.3 Future Needs to Support Growth

At the time of this Study, there are **no further branch renovations, relocations or expansions planned** to meet future needs over the timeframe of the Secondary Plan. The York Woods district branch recently underwent major renovation. The Jane-Sheppard neighbourhood branch is identified in the TPL Facilities Master Plan as a relatively new neighbourhood branch in good condition. There are currently no plans for the renovation, relocation, or expansion of this branch. The branch will be held in a good state of repair.

6.0 Community Recreation Centres

There are **four community recreation centres (CRCs)**: Domenico Diluca (CR1), Driftwood (CR2), Northwood (CR 4), and Oakdale community centre (CR 5) and one arena; John Booth Memorial Arena (CR 3) in the Study Area. All the CRCs contain gymnasiums and outdoor swimming facilities, and three of the CRCs contain multipurpose room space. The centres also offer a variety of registered and drop-in programs for the community. All the centres in the Study Area are mid-size Community Recreation Centres with a service radius of approximately two kilometres.



Map 6: Existing Community Recreation Centres

Additional outdoor recreation facilities are located within the Study Area, including basketball courts, multisport fields, baseball diamonds, tennis courts, and a cricket pitch field. A list of the CRCs in the study area is contained in the Appendix.

6.1 Future Needs to Support Growth

PF&R's Facilities Master Plan (2019-2038) (FMP) provides updated recreation facility priorities and identifies emerging needs and opportunities based on existing conditions and future growth.

The study area is well served from a geographic perspective by four community recreation centres (CRCs), but it should be noted that all are small or mid-sized. Further consideration should be given to **expansion or redevelopment opportunities** within existing CRCs as part of the Facilities Master Plan 5-year review process and should consider planned facilities including the Jane Finch Community Hub and Centre for the Arts and the TCHC Firgrove community centre.

Driftwood Community Recreation Centre and Oakdale Community Centre should be explored as candidates for expansion or revitalization through the City's upcoming Facilities Master Plan 5-year review process. Focus should be placed on youth drop-in activities, sport and swimming programs.

The FMP identifies the **Western North York Community Recreation Centre** as a planned community recreation centre (CRC). It will be located at 60 Starview Lane, adjacent to St. Basil the Great College. This new CRC project is currently in the design stage and is estimated to be completed in 2027. The facility will be approximately 77,000 square feet in size and may include an aquatic centre (pool), multipurpose space, a gymnasium, and licensed child care facility. It will provide service to the southwest corner of the Study Area, around the intersection of Sheppard Ave. W. and Highway 400.

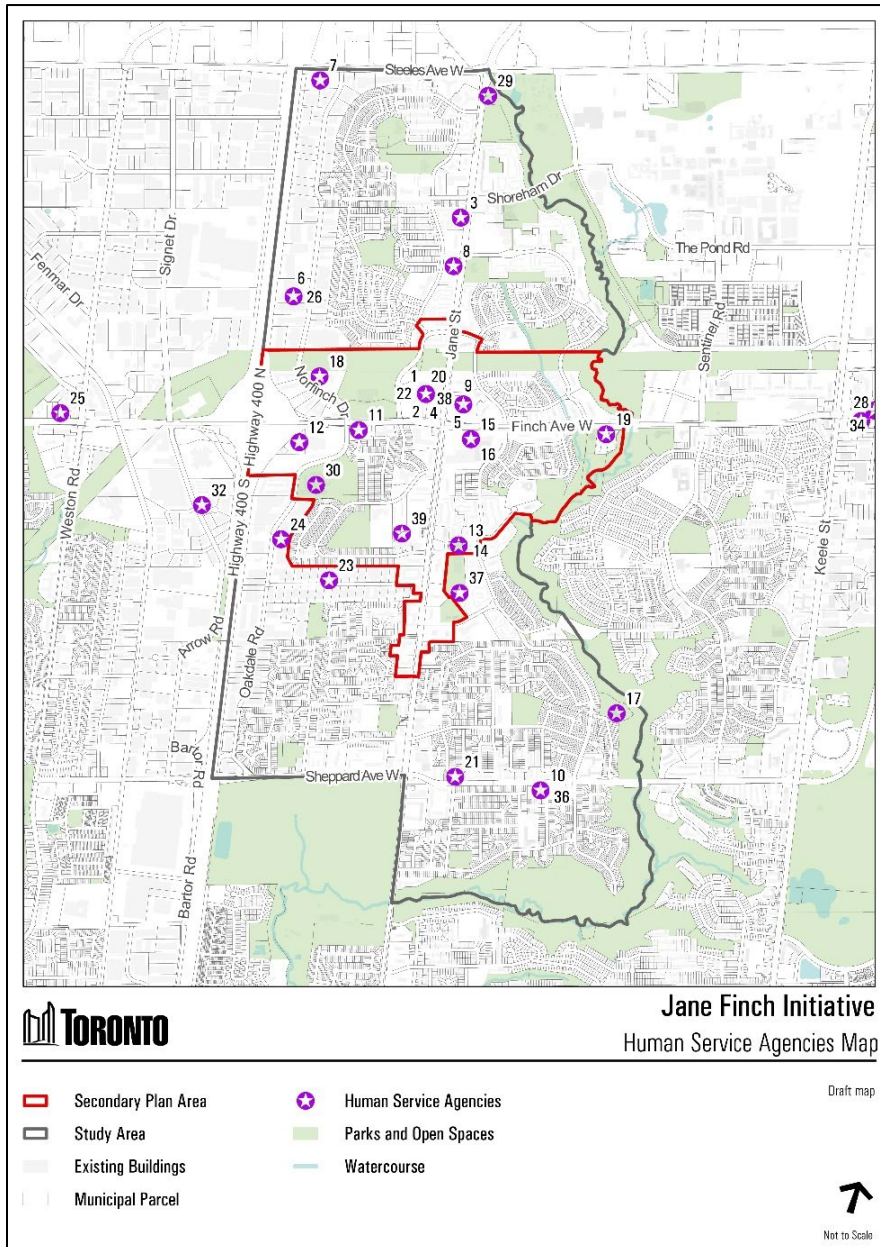
A service gap for **indoor pools** exists in the northern portion of the study area closest to Steeles Avenue. Indoor pools should be delivered as part of any redeveloped or expanded CRCs, such as the Driftwood CRC. The study area is generally well-served by existing outdoor recreation facilities considering both current and projected population estimates.

Opportunities to deliver the following **additional facilities** within the study area should be prioritized: basketball/multipurpose courts, outdoor fitness equipment, splash pads and skateboard facilities. New facilities should offer recreational opportunities that appeal to all ages, including youth and older adults. The study area has many baseball diamonds and bocce courts, and consideration should be given to conversion to other uses where use of these facilities is known to be low. Conversion of some tennis courts to pickle ball courts may also be considered. Investment and upgrades for existing facilities should also be prioritized. The need for repairs and maintenance was highlighted throughout consultation feedback. Specifically, the following facilities should be investigated as strong candidates for upgrades:

- Sports fields (including cricket) at Remberto Navia within the Finch West Hydro Corridor.
- Splashpad at Fennimore Park.
- Basketball courts at Firgrove Park.
- Playgrounds at Topcliff Park and Yorkwoods Park.

7.0 Human Service Agencies

The Human Services Sector contributes to the health, social, economic, and cultural well-being of the City. Provision of human services is a collaborative process involving several City divisions, other government agencies and a network of non-profit community-based organizations that work in partnership to deliver an **ecosystem of needed programs and services**.



Map 7: Existing Human Services Agencies

Over 40 human service agencies are located in Jane Finch. The programs and services within the Jane Finch 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. In addition to the human service agencies listed here, there are a number of health clinics, 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 at Yorkgate Mall.

The **human services sector** is complex and highly collaborative involving extensive partnerships among agencies, including in the fields of housing, homeless services; health promotion; food banks, multi-service organizations, employment services and skills training; youth services; settlement services; community development; and information and referral. Human Services are often delivered by non-profit community-based organizations and form an important part of the network of community services and facilities that serve the Study Area. These agencies work in partnership with local residents' groups, various City divisions and government agencies including Toronto Public Health, Toronto Employment and Social Services, Toronto Public Library, public school boards, as well the Social Development, Finance and Administration Division of the City.

Locally based agencies play an important role in identifying community services and facility needs, sharing information and delivering needed assistance to individuals, families, and vulnerable populations within the local community. They form an important part of the network of community services and facilities that serve the Study Area.

7.1 Service Targets

Given the wide range of programs and services provided by the sector and the nature and availability of program funding from various levels of government there is no methodology to quantify the demand for growth-related human services space and/or facilities. Based on the work completed in Phase One, key findings are that **access to affordable space** is a key challenge facing the sector and most organizations have experienced increased demand for services.

7.2 Human Services Agencies – Space Survey

A human services agency survey was circulated in July 2023 and again in September 2023 to assess specific space needs of human service agencies serving Jane Finch within the context of existing demand for services and population growth projections for the study area.

Total responses were 13/40 which is a 33% response rate with 2 surveys incomplete. The **key findings** based on the responses are as follows:

- Given the population growth projections of roughly 30,000 new residents in Jane Finch over the next 30 years 69% of respondents stated that their agency does

not have sufficient space to accommodate the anticipated increase in demand for programs and services while 7% said they do and 23% indicated other reasons. Respondents included agencies which serve the community but do not have a physical presence in Jane Finch, as well as agencies which either own their space or agencies co-located in other community facilities in the area.

- For the 69% of agencies which stated that they do not have sufficient space to accommodate the anticipated increase in demand for programs; 44% indicated that they would be able to expand on site; 44% stated that they will need to re-locate; and 11% indicated other because they are co-located in another community facility.

To accommodate the anticipated increase in demand for programs and services, agencies were asked to indicate the size of community space their organization is interested in. The following **space requirements** were identified:

- 0-2,000 square feet (36%)
- 2,000 to 5,000 square feet (9%)
- 5,000 to 10,000 square feet (27%)
- 10,000 to 20,000 square feet (27%)
- Over 20,000 square feet (0%)

Each agency was asked which type of community space tenancy their organization would be interested in. The findings from those who responded was that 44% were interested in a community partner tenant space, 43% in a community hub tenant space, and 14% in an incubator tenant space.

Description of **tenancy types** are as follows:

- **Community partner tenant space** is a single non-profit organization leasing a dedicated community space. Tenants would be responsible for all operating costs. Standard lease is for a 5-year term. Each lease could be leased for up to two sub-lease agencies within a given space.
- **Community hub tenant** is three or more non-profit organizations each leasing their own dedicated space within a city facility. Each tenant would be responsible for their proportionate share of operating cost. All tenants would agree to a co-location agreement and a standard lease would be for a 5-year term.
- **Incubator tenant** is a short-term lease (1 to 2 years) for smaller and up-and-coming organizations to meet an emerging need and to develop organizational capacity. An incubator tenant would be co-located with a community partner tenant or in a community hub.

Each agency was asked to identify their **preferred location or neighbourhood** for community space. The responses were that 63% of agencies wished to be located in Black Creek (Neighbourhood 24); 18% in Glenfield-Jane Heights (Neighbourhood 25) and 18% in Humbermeade (Neighbourhood 22).

Agencies were clear in the survey that market rent is not feasible for community agencies and expressed an interest in the City offering grants or below-market-rent subsidies to existing organizations.

7.3 Future Needs to Support Growth

Providing **accessible community space** is a key component to building strong neighbourhoods. Community agency space will be planned and supported over the next 30 years by providing where possible **below-market rent to non-profit organizations** that deliver community and cultural services to residents and further the City's strategic objectives. The intent of the City's **Community Space Tenancy (CST) Policy** is to lease space to non-profit organizations identified and determined through an assessment of the community services, demographics and facilities in the area, and upon the service needs expressed by the community. When space does become available, an open call via a Request for Expressions of Interest (REOI) process is launched to alert non-profit organizations to apply.

8.0 Jane Finch Community Hub and Centre for the Arts

Access to community space is a key priority identified by residents of the Jane Finch area. The Jane Finch Community Hub and Centre for the Arts is a proposed community facility and space that would support community leadership, civic participation, recreation, arts and culture for the residents of the Jane Finch community. The idea was initiated by a **collaboration of grassroots resident leaders, community organizations and community advocates** to address historical and structural service and investment gaps that have detrimentally impacted the Jane Finch area.

In 2019, a **Feasibility Study** was undertaken by the Jane Finch Community and Family Centre (Jane/Finch Centre) and the Community Action Planning Group, in consultation with the community and the City of Toronto, to establish a vision, programming and concept design with respect to a future community hub at this location. That Feasibility Study identifies a vision for a community-driven, community-operated multipurpose facility that supports creative, social, recreational, and entrepreneurial programs for residents of the Jane-Finch neighbourhood and beyond. The feasibility study can be found on the website of the Jane/Finch Centre at www.janefinchcentre.org.

In April 2021, City Council authorized the City to proceed with **acquiring a portion of the lands for the Finch West LRT Maintenance and Storage Facility** (2050 Finch Avenue West) from Metrolinx to allow for the use of a community hub. The City is working closely with the community, through its Hub Organizing Committee, to further develop the concept for a future community hub and centre for the arts at this site, building on the 2019 feasibility study, and to develop an implementation strategy with strong community engagement.

This **first phase of work** that is underway involves developing a community participatory engagement strategy; research on options and recommendations on the organization model for the development of the community hub and centre for the arts; updates as necessary to the Hub feasibility study; development of a funding opportunities and fundraising strategy; and the creation of a joint work program for the subsequent phase(s) of the pre-development work

9.0 Shelter, Support & Housing Administration (SSHA)

Shelter, Support and Housing Administration (SSHA) is the service manager for the **homelessness service system** in Toronto. The Division directly operates and also funds community agencies that deliver:

- Emergency shelter and support programs;
- Street outreach; and
- 24-hour respite and drop-in programs.

The Division's top priority is to ensure that those experiencing homelessness have access to temporary accommodation when they need it, as well as wrap-around and housing-focused supports to help ensure homelessness is rare, brief and non-recurring. To do that, the Division works with community partners and stakeholders to deliver person-centered, outcome-focused services to help improve the overall well-being of individuals experiencing homelessness and help them find and keep stable housing.

9.1 Street Needs Assessment

The Streets Needs Assessment (SNA) is a City-wide **point-in-time count and survey of people experiencing homelessness** in Toronto led by Shelter, Support and Housing Administration, in collaboration with community partners in the homelessness and allied sectors.

The fifth Streets Needs Assessment was conducted in April 2021. SSHA heard from more than 2,500 people experiencing homelessness about the services and supports that would help them get the housing and supports they need to end their homelessness. The 2021 SNA reveals that people experiencing homelessness are in all areas of Toronto. At the time of the SNA, 15% of people experiencing homelessness were staying in shelters or outdoors in the Etobicoke York Community Council Area: 14% staying in shelters and 24% staying outdoors.¹ There is currently one shelter program (operated by the Salvation Army) located in the Jane Finch Study Area. There are also shelter programs located nearby (but outside the Study area) including Downsview Dells, Toronto Plaza and the Four Points COVID-19 Recovery and Isolation program. The next Street Needs Assessment is scheduled to occur in 2024 and will guide planning for future program and services.

9.2 Homelessness Solutions Services Plan

The Homelessness Solutions Service Plan was adopted by City Council in 2021 and identifies SSHA's priorities for the next three years. The plan supports ongoing efforts to build and strengthen a responsive homelessness service delivery system and sets out a

¹ Homelessness Solutions Service Plan (September 2021), p. 21, <https://www.toronto.ca/legdocs/mmis/2021/ec/bgrd/backgroundfile-171730.pdf>

series of actions to guide SSHA and our partners in the delivery of SSHA's full range of homelessness services.

Toronto is facing **significant and increased demand for homeless services** due to various factors, including insufficient affordable housing supply, increased living costs, inadequate wage and income supports, and an increasing number of refugee claimants arriving in the city. The COVID-19 pandemic, combined with the opioid overdose crisis, has further magnified the issue of homelessness and the urgent need to work together for permanent housing solutions to protect the health and well-being of this vulnerable population. The Service Plan uses an integrated and person-centred approach to address homelessness and works to advance the shared goal of ending chronic homelessness in Toronto.

9.3 Homelessness Services Capital Infrastructure Strategy

In response to the growing and evolving needs of individuals experiencing homelessness and the homelessness services sector, SSHA has developed the Council approved, Homelessness Services Capital Infrastructure Strategy (HSCIS). The strategy helps transition Toronto's shelter infrastructure strategy from a reactive COVID-19 focused response to a **long-term proactive approach** that supports the recovery and stability of Toronto's homelessness sector. The HSCIS seeks to increase the total number of new long-term and permanent spaces in the base shelter system by 1,600 spaces between 2024 and 2033. New shelter sites will be located throughout the city of Toronto and will be purpose built to meet the needs of the people experiencing homelessness while being well integrated into the surrounding community. The HSCIS also highlights **the need to address the unique experiences of equity deserving groups during infrastructure planning and development**. The HSCIS is intended to be a living document, and the implementation workplan will be co-created with service providers and other affected parties.

Appendix

Toronto District School Board (TDSB) Public Elementary and Secondary School Locations in and Around the Study Area

Map 2 Identification number	School Name	School Location
PE1	Blacksmith Public School	45 Blacksmith Crescent
PE2	Brookview Middle School	4505 Jane Street
PE3	Calico Public School	35 Calico Drive
PE4	Driftwood Public School	265 Driftwood Avenue
PE5	Firgrove Public School	270 Firgrove Crescent
PE6	Gosford Public School	30 Gosford Boulevard
PE7	Oakdale Park Middle School	315 Grandravine Drive
PE8	Shoreham Public Sport and Wellness Academy	31 Shoreham Road
PE9	Stanley Public School	75 Stanley Road
PE10	Topcliff Public School	65 Topcliff Avenue
PE11	York Woods Public School	25 Yorkwood Gate
PS1	Westview Centennial Secondary School	755 Oakdale Road

Toronto Catholic District School Board (TCDSB) Elementary and Secondary School Locations in and Around the Study Area

Map 3 Identification Number	School Name	School Location
CE1	St. Marka	1865 Sheppard Avenue West
CE2	St Jane Frances	2745 Jane Street
CE3	Blessed Margherita	108 Spenvally Drive
CE4	St. Francis de Sales	333 Firgrove Crescent
CE5	St. Charles Garnier	20 Strong Court
CE6	St. Augustine	98 Shoreham Road

Community Recreation Centre Locations in the Study Area

Map 6 Identification Number	Name	Location
CR1	Domenico Di Luca CRC	25 Stanley Road
CR2	Driftwood CRC	4401 Jane Street
CR3	John Booth Memorial Arena	230 Gosford Boulevard
CR4	Northwood CC	15 Clubhouse Court
CR5	Oakdale CC	350 Grandravine Drive