

DOWNSVIEW COMMUNITY SERVICES AND FACILITIES STRATEGY: BACKGROUND REPORT

Strategic Initiatives, Policy and Analysis (SIPA)

City Planning Division

City of Toronto

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Executive Summary

The Update Downsview Study (“the Study”) was an inter-divisional and inter-agency project led by City Planning to provide a comprehensive planning framework for the Downsview area, including a new Secondary Plan and Community Development Plan. The Study was initiated by the City in September 2021 following City Council’s approval of Site and Area Specific Policy (“SASP”) 596 in February 2021. This Community Services and Facilities (“CSF”) Strategy Background Report identifies the community service facility and recreational needs to support the Update Downsview Study and inform future District Plans and development applications.

The CSF Study Area is generally bounded by Finch Avenue West to the north, Bathurst Street to the east, Highway 401 to the south and Black Creek ravine system to the west. The boundaries for the CSF Study Area are larger than the Downsview Secondary Plan area to capture existing services and facilities that, while not located in the Secondary Plan area, currently serve the area. The CSF Study Area is comprised of four neighbourhoods: York University Heights, Bathurst Manor, Clanton Park and Downsview-Roding CFB. The boundaries also aligned with Statistics Canada Census Tracts and the City of Toronto’s social planning neighbourhoods. The Secondary Plan area is generally bounded by Sheppard Avenue West to the North, Keele Street to the west, Highway 401 to the south and Wilson Heights Boulevard to the east.

The demographic profile analysis was prepared based on Census data from 2011, 2016, and 2021 for the Study Area and the City of Toronto as a whole. The profile used different scales of analysis to provide insight and comparison at the neighbourhood level, specifically looking at York University Heights, Bathurst Manor, Clanton Park and Downsview-Roding, and to the City of Toronto as a whole.

The following summarizes the demographic profile comparison:

- The Study Area from 2016 to 2021 had a larger population increase of 7.8% in 2021 compared to growth of 2.3% in Toronto. This trend will likely continue given the anticipated growth.
- The Study Area largely aligns with the City of Toronto age groups; however, the Study Area has a higher percentage of children ages 0-14 (14.7%) compared to (13.8%) for the City and a higher percentage of seniors (17.1%) compared to the City (16.1%).
- The Study Area has a lower percentage of 1 person households (26.7%) compared to the City (33.2%). The Study Area also had a higher percentage of 5+ person households (10.9%) compared to the City (8.3%).
- The Study Area has a higher immigration population (51.5%) compared to the City (46.6%).

- Total immigration population by period of immigration reveals that the Study Area had a higher percentage of immigrants who arrived after 2000 (51.4%) compared to the City at (49.2%).
- The Study Area has a lower percentage of residents between 25-64 years with a Bachelor's degree (28%) compared to (30.7%) for the City.
- The Study Area has a lower average household income of \$109,469 compared to \$121,200 for the City. Average income (individual) is also lower for the Study Area at \$51,530 compared to \$62,050 for the City of Toronto.
- The Study Area has a lower percentage of renters spending more than 30% of their income on rent (35.9%) compared to the City (40%).
- The Study Area has 25% of owners spending more than 30% of income on ownership which is similar to the City (25.6%).
- The percentage of single-detached dwellings is higher in the Study Area (31.4%) compared to the City of Toronto (23.3%). Apartment buildings, five or more storeys is lower in the Study Area (33.8%) compared to the City of Toronto (46.7%).
- The Study Area has a higher percentage of owners vs. renters compared to the City of Toronto.

Key Findings

The objective of the CSF Study is to identify existing services and facilities, and the enhancements and improvements that will be needed, to meet existing populations and future growth over the next 30 years. Note that this analysis does not include the Park Commons District, which will not include residential uses, or the Murray District, where further analysis is needed. Specified needs, as outlined in this document, will be identified through district planning and future development applications. In addition, the Downsview Community Development Plan will inform the needs outlined in the CSF strategy. The estimated growth projections for the Downsview Secondary Plan are grouped in 3 phases as follows:

Phase	Time Frame	Estimated Population Growth
Phase 1	2024-2031	37,300 - 37,700
Phase 2	2032-2041	52,655 - 54,470
Phase 3	2042-2051	24,800
Total		114,755 - 116,970

The planned growth requires significant investment in new facilities and services. These facilities will need to be provided over time to keep pace with new development.

Identified Community Services and Facility Needs by Sector

	Phase 1	Phase 2	Phase 3	Total
Library		1		1 net new district library branch, as well as potential renovations to the existing Downsview library branch (phase TBD)
Community Recreation Centres	1 Located at the intersection of Keele Street and Sheppard Avenue West	1 Located near Wilson or Sheppard West Subway Station		2+
Child Care Centres*	8 to 12** Depending on size of facility	11 to 18 Depending on size of facility	5 to 8 Depending on size of facility	24 to 38 centres
TDSB Elementary	3	4	2	9
TDSB Secondary				1+
TCDSB Elementary	1 To be located in William Baker District	2		3
MonAvenir Catholic School Board - Elementary	1			1

Conseil Scolaire Viamonde - Elementary			1	1
Community Space (CST)	4,185 sq. m.	4,650 sq. m.	2,790 sq. m.	11,625 sq. m.

*Number of centres is based on a 62 to 88 child care space model.

**An Indigenous-run child care centre will be prioritized in Phase 1.

Additional Community Recreation Facility Needs

The Parks and Recreation Facilities Master Plan ("FMP") establishes Council-approved target service provision levels relative to population. The FMP is updated on a five-year basis, with the next review anticipated at the end of 2024. The table below sets out the estimated need for various park-based recreational facilities that support the full build out of the Secondary Plan based on the estimated new population, target provision levels, and strategic priorities established in the 2019 FMP. As the Downsview Secondary Plan directs growth over a long-term planning horizon, future district-level CSF studies should refer to the FMP targets that are applicable at the time.

Facilities	Number
Community Recreation Centres	2+
Artificial Ice Rink	1
Splash Pads	5
Soccer/ Multi-Use Sports Fields	11+
Cricket Pitches	1
Tennis Courts/ Pickleball Courts	1+
Basketball Courts	8
Skateboard Parks	1+
Local Skate Spots	4+
Playgrounds	8+
Bike Parks	1+
Dog Off Leash Areas	1+

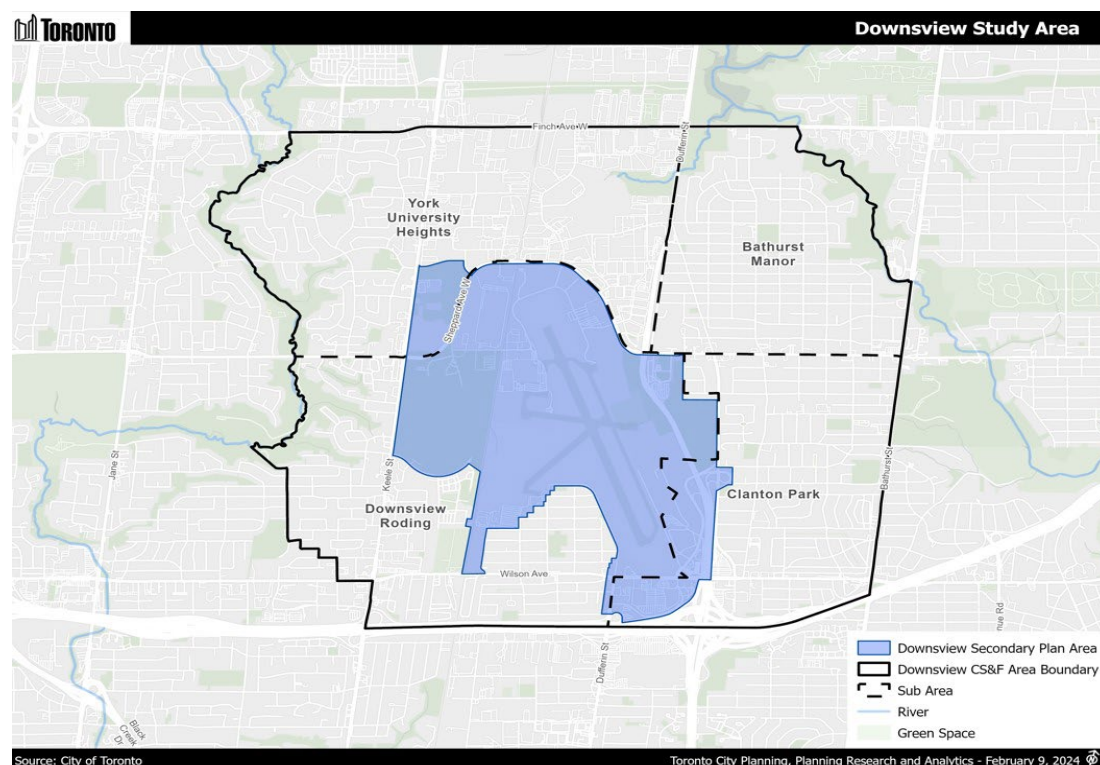
1.0 Introduction

1.1 Community Services and Facilities ("CSF") Strategy Study Area

The CSF Strategy includes a review of the broader community surrounding the Secondary Plan Area, generally bounded by Finch Avenue West to the north, Bathurst Street to the east, Highway 401 to the south, and the Black Creek ravine system to the west ("Study Area").

The CSF Study Area is comprised of four neighbourhoods, which include: York University Heights, Bathurst Manor, Clanton Park and Downsview-Roding CFB. The boundaries for the CSF Study Area are larger than the Downsview Secondary Plan area in order to capture both the gaps and existing services and facilities that, while not located in the Secondary Plan area, serve the existing area.

Map 1: Downsview Community Services and Facilities Study Area Map



York University Heights is bounded by Finch Avenue to the north, Dufferin Street through Allen Road to the east, Sheppard Avenue West to the south, and Black Creek Ravine to the west. The area is primarily comprised of low-density, detached residential units, with commercial uses along the major arterial roads. The area also contains Duke Heights, a low-density industrial employment district.

Bathurst Manor is bounded by Finch Avenue to the north, the West Don Parkland through Bathurst Avenue to the east, Sheppard Avenue West to the south, and Dufferin Street through Allen Road to the west. The majority of the area is comprised of low-density, detached residential units, with commercial uses along the major arterial roads.

Clanton Park is roughly bounded by Sheppard Avenue West to the north, Bathurst Street to the east, Highway 401 to the south, and Dufferin Street through Allen Road and Wilson Heights Boulevard to the west. The majority of the area is made up of low-density, detached residential units, with commercial uses along the major arterial roads. However, this area continues to experience growth – primarily surrounding the transit station –

where formerly low-density commercial uses and surface parking lots are redeveloped into high-rise, mixed-use clusters.

Downsview-Roding-CFB is roughly bounded by Sheppard Avenue West to the north, Dufferin Street through Allen Road and Wilson Heights Boulevard to the east, Highway 401 to the south, and Keele through the Black Creek ravine to the west. The majority of this area is comprised of low-density, detached residential units, with commercial uses along the major arterial roads and avenues.

1.2 How to Use the Strategy

The Downsview Community Services and Facilities Strategy (“the Strategy”) identifies community space and facility needs, sets out priorities to support future growth by sector, guides development review and informs 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 CSF needs and support them in contributing to the creation of complete communities.

School boards, 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 facilities/needs 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, Economic Development and Culture, and Corporate Real Estate Management.

2.0 Background

In 2018, Bombardier announced that their operations would be leaving the Downsview Airport and Bombardier Aerospace Campus by the end of 2023 (since updated to early 2024). The lands are now owned by the Public Sector Pension (“PSP”) Investment Board (represented by Northcrest Developments) and Parc Downsview Park Inc. (represented by Canada Lands Company Ltd.). In February 2021, City Council adopted SASP 596 which established the requirements for updating the 2011 Downsview Area Secondary Plan. The Update Downsview Study (“Study”) was initiated by the City in September 2021. In fall 2021, an Official Plan Amendment application was submitted by Canada Lands Company and Northcrest Developments, which formed a major input into the Study.

The Downsview Secondary Plan and supporting documents promote connectivity between existing and new communities through the integration of multi-modal transportation networks, municipal services and infrastructure. Policies that ensure the

provision of a complete community facilitate new housing, jobs, parks and open spaces, community services, and other community amenities. The Secondary Plan identifies 15 mixed-use districts where more detailed planning (District Plans, zoning by-laws, plans of subdivision, etc.) will occur at later stages. It is estimated that the Secondary Plan Area will accommodate approximately 115,000 new residents (63,000 units) and 52,000 workers over 30 years.

2.1 Official Plan

The City of Toronto Official Plan requires the preparation of a CSF Strategy in high-growth areas. Section 3.2.2 of the Official Plan calls for adequate and equitable access to community services and local institutions, and sets out a policy framework that, among other things, encourages the inclusion of community service and facilities as part of private development. Official Plan Policy 2.3.1.7 identifies that community and neighbourhood amenities will be enhanced where needed by improving and expanding facilities, creating new facilities and adapting existing services to respond to changes in neighbourhood need.

The City of Toronto Official Plan is required to be consistent with the Provincial Policy Statement (2020) which prioritizes the adaptive reuse of existing facilities and encourages the co-location of facilities within community hubs. The Growth Plan for the Greater Golden Horseshoe (2020) reinforces the importance of public service facilities by placing them in the context of the range of uses that support in the development of complete communities and ensuring coordination planning.

2.2 Downsview Secondary Plan

The Downsview Secondary Plan area is approximately 540 hectares and is generally bounded by Keele Street to the west, Wilson Heights Boulevard to the east, Sheppard Avenue West to the north and Wilson Avenue and Highway 401 to the south (“Downsview lands”).

The Study considers the potential impacts of the updated Secondary Plan on Indigenous, Black and equity-deserving groups and vulnerable residents of Toronto. The Study includes updating the 2011 Downsview Area Secondary Plan, which will set out the long-term vision for a complete community centred on transit investment, job creation, parks and open spaces and community services and facilities. The Study includes a Community Development Plan and Urban Design Guidelines. This is an opportunity to reconnect the Downsview lands with the surrounding neighbourhoods.

2.3 Downsview Community Development Plan

The Downsview Community Development Plan 2024-2029 is a community-centred process led by Social Development, Finance and Administration and Economic Development and Culture in close collaboration with City Planning. Downsview Community Development Plan will accompany the Downsview Secondary Plan, to

work in concerted and constant partnership to achieve equitable outcomes through placemaking, outcomes-driven engagement with Indigenous, Black and other equity-deserving groups to manage future growth and development and guide investments in infrastructure and services. The Downsview Community Development Plan has outlined a variety of community services and facilities as part of the short-, medium- and long-term responsibilities. The Downsview Community Development Plan will be refreshed every 5 years based on comprehensive engagement.

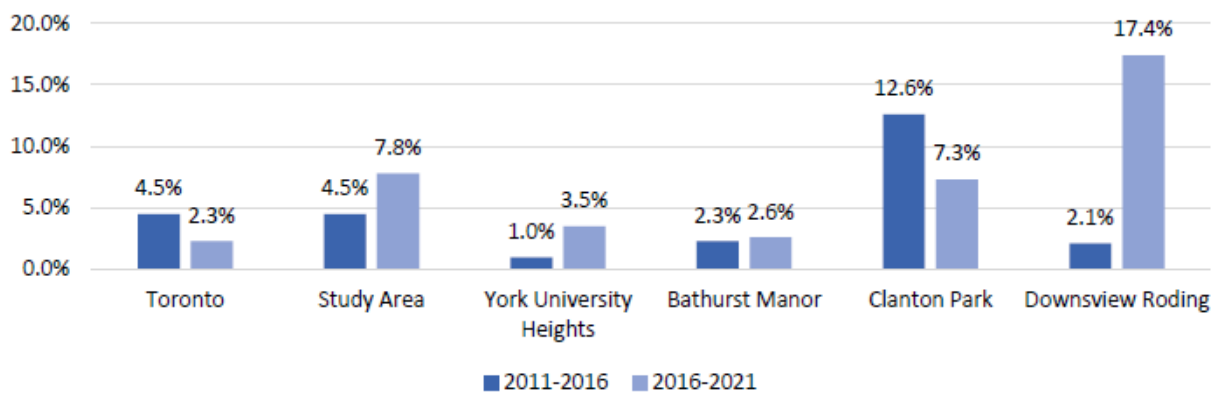
3.0 Demographic Profile

The following demographic profile was prepared based on Census data from 2011, 2016 and 2021 for the CSF Study Area and the City of Toronto as a whole. This data is 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 preclude comparison between some data sets. The profile uses different scales of analysis to provide insight and comparison at the neighbourhood level and to the City as a whole, including the Study Area; and four sub-areas of the Study Area: York University Heights, Bathurst Manor, Clanton Park and Downsview Roding.

3.1 Population Change

According to the 2021 Census data, there are 66,130 residents living in the CSF Study Area, with 26% (17,240) living in York University Heights, 20% (13,195) living in Bathurst Manor, 26.7% (17,660) living in Clanton Park and 27% (18,035) living in Downsview Roding.

Figure 1: Percentage Change in Population from Previous Census, 2011-2021



In the Study Area and each of the sub-areas there was a population increase from 2011 to 2021, with the largest increase in Clanton Park of 12.6% and 7.3%. The CSF Study Area had a larger population increase of 7.8% from 2016 to 2021 compared to a slower growth of 2.3% in Toronto.

3.2 Population by Age Cohort

Figure 2: Breakdown of Population 2021 Census

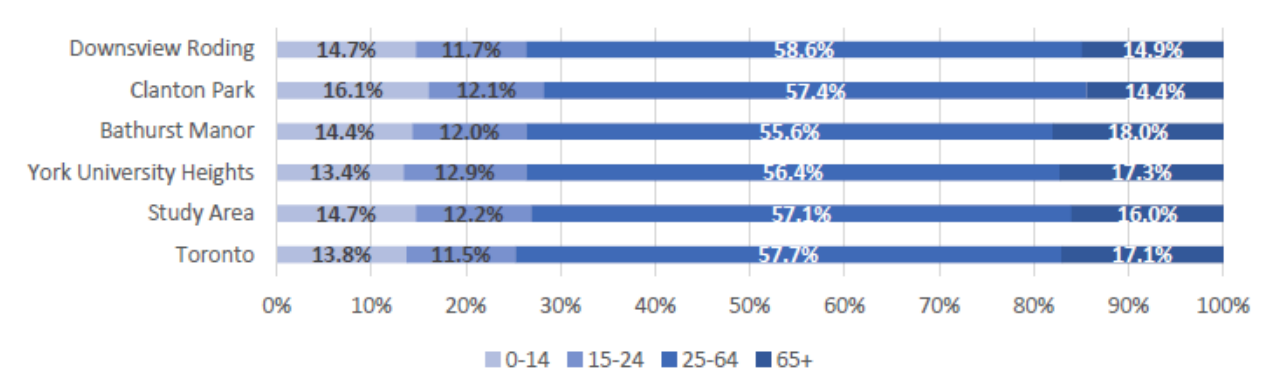


Figure 2 shows the breakdown of the population by age cohorts in Toronto, the CSF Study Area and in the four sub-areas. Clanton Park has the highest percentage of children ages 0-14 (16.1%) compared to York University Heights with the lowest (13.4%). Bathurst Manor has the highest percentage of seniors 65+ (18%) compared to Clanton Park with the lowest (14.4%). Downsview Roding has the highest population of working age adults (58.6%) compared to Bathurst Manor with the lowest (55.6%).

Figure 3: Population by Aggregated Age groups in the Study Area, 2011-2021

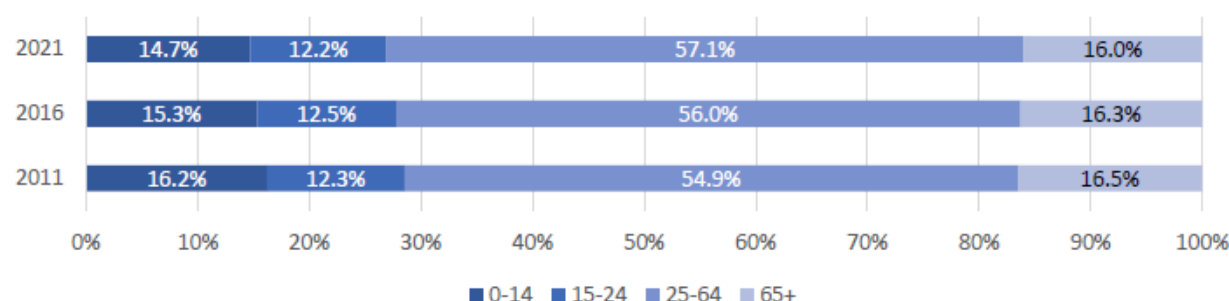


Figure 3 shows the change across the four age cohorts within the Study Area for the period 2011 to 2021. The graph highlights the increase in the working age population (25-64) from 54.9% in 2011 to 57.1% in 2021. Conversely, children ages 0-14 has decreased from 16.2% in 2011 to 14.7% in 2021. The age cohort for youth (15-24) and seniors (65+) has remained fairly stable.

The Study Area largely aligns with the City of Toronto age groups, however the percentage of children ages 0-14 is higher for the Study Area and the percentage of 65+ is less.

Figure 4 shows the breakdown by major age groups for the same time period for the City. For Toronto, the largest change from 2011 to 2021 is an increase in the senior population

ages 65+ from 14.4% to 17.1%. Like the Study Area, children aged 0-14 has decreased from 15.3% in 2011 to 13.8% in 2021.

Figure 4: Population by Aggregated Age groups in Toronto, 2011-2021

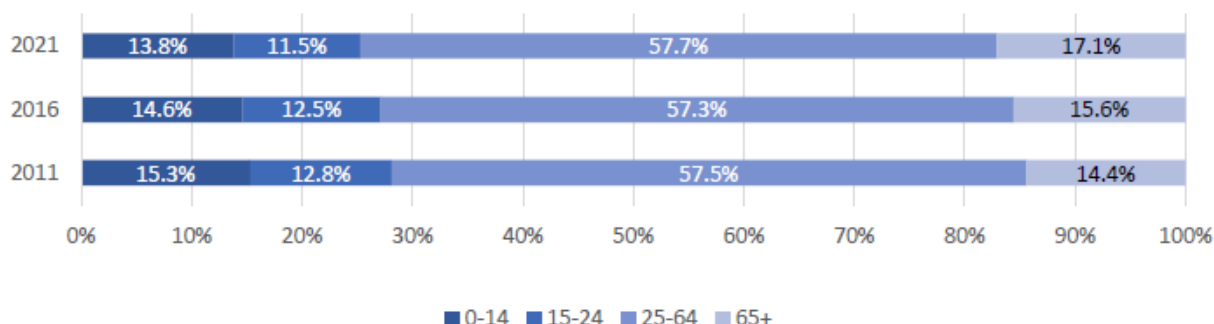


Figure 5 shows private households by size for each of the four sub-areas, the Study Area and the City of Toronto. There is a lower percentage of one-person households in the Study Area and sub-areas compared to the city as a whole. Similarly, all sub-areas have a higher share of 5+ person households compared to Toronto, with York University Heights having the highest share at 13.2%.

Figure 5, Households by Size and Geography, 2021

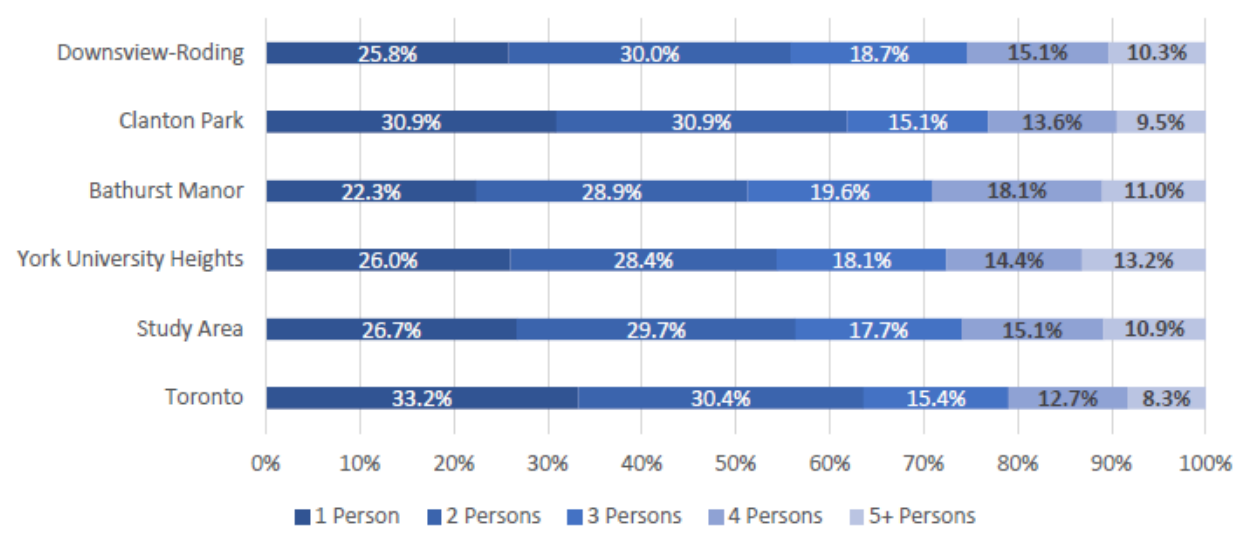


Figure 5 shows private households by size for each of the four sub-areas, the Study Area and the City of Toronto. There is a lower percentage of one-person households in the Study Area and sub-areas compared to the city as a whole. Similarly, all sub-areas have a higher share of 5+ person households compared to Toronto, with York University Heights having the highest share at 13.2%.

3.3 Immigration

Immigrants include persons who are, or who have ever been, landed immigrants or permanent residents. Such persons have been granted the right to live in Canada

permanently. Included in this category are immigrants who have obtained Canadian citizenship by naturalization. Non-immigrants include persons who are Canadian citizens by birth. Non-permanent residents include persons from another country with a usual place of residence in Canada and who have a work or study permit or who have claimed refugee status.

Figure 6: Immigration Status, 2021

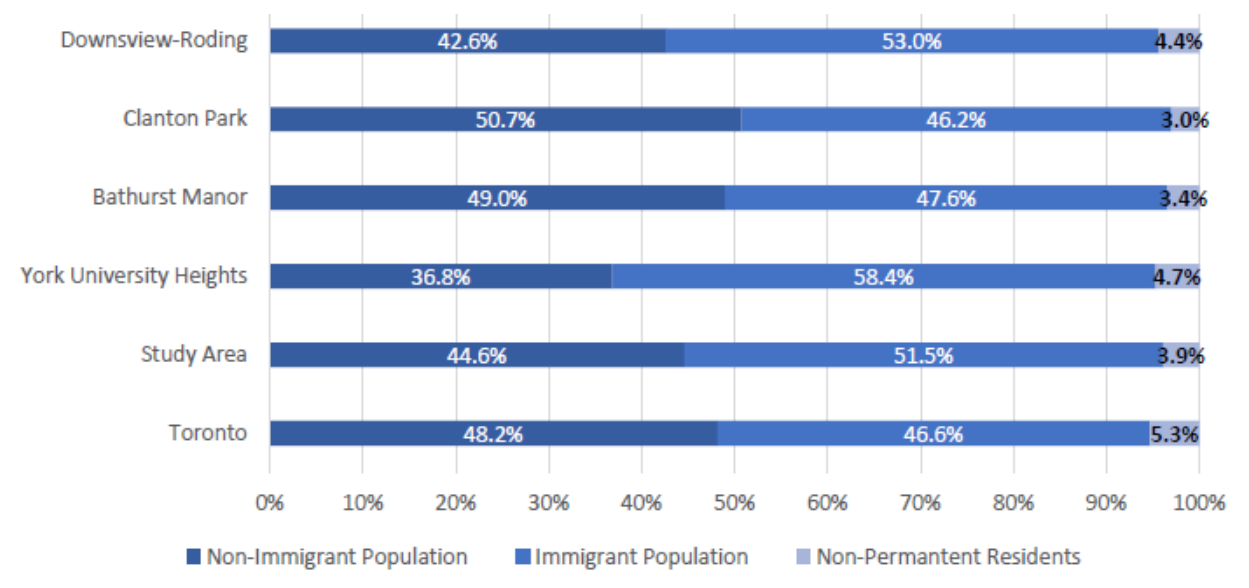
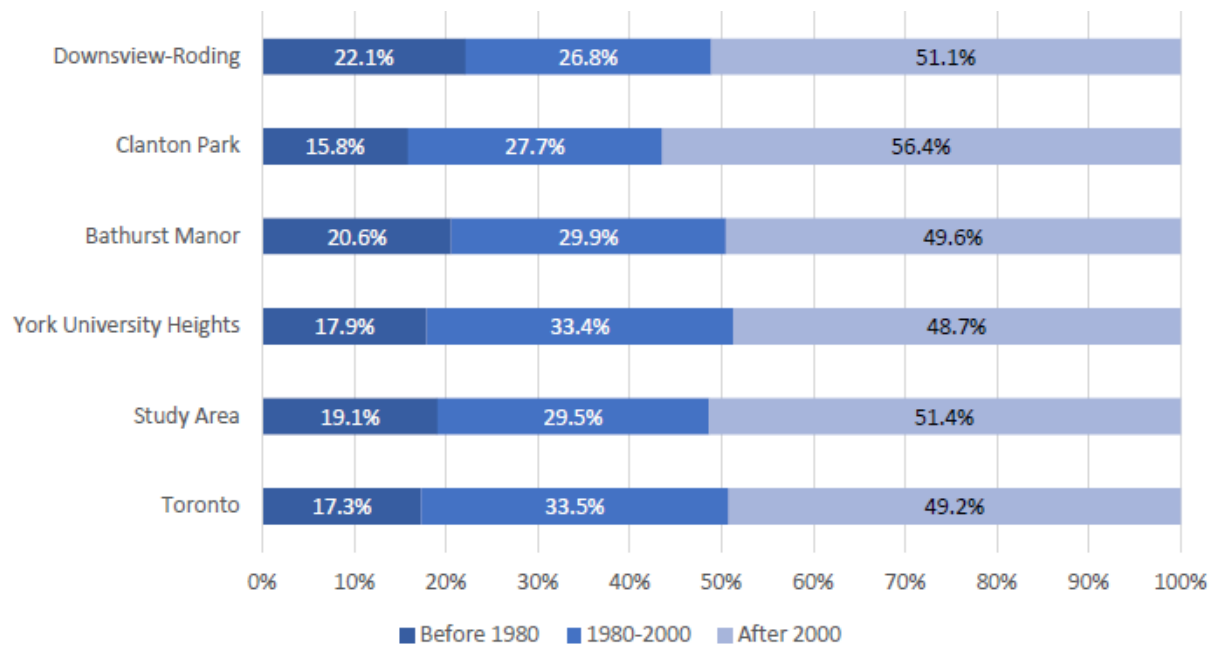


Figure 6 shows the immigration status for the Study Area and the four sub-areas. York University Heights has the highest immigrant population (58.4%) compared to Clanton Park with the lowest (46.2%). The Study Area has a higher percentage of immigrant population (51.5%) compared to the City (46.6%).

Figure 7: Total Immigration Population by Period of Immigration, 2021



Total immigration population by period of immigration (Figure 7) reveals that Clanton Park has the highest percentage of immigrants who arrived after 2000 (56.4%), particularly compared with Toronto. Downsview-Roding has the highest percentage of immigrants who arrived prior to 1980 (22.1%).

3.4 Education

Figure 8: Education, 2021

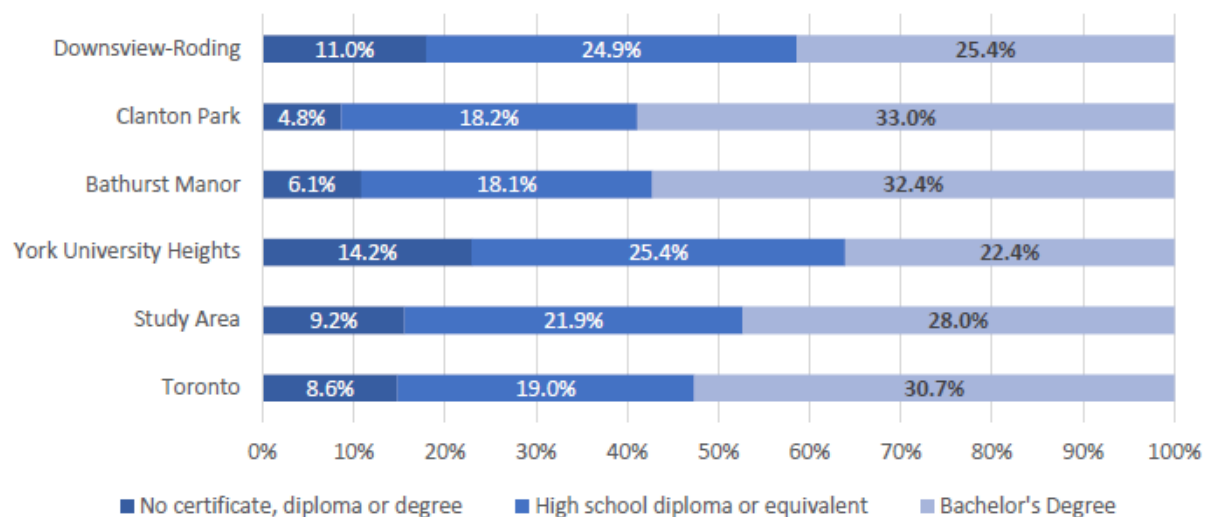


Figure 8 shows the educational attainment of residents between 25-64 years of age in the Study Area, Toronto and the four sub-areas, for three of the educational categories (see legend). Clanton Park neighbourhood has the highest percentage of residents with

a bachelor’s degree (33%) and York University Heights has the lowest (22.4%). Conversely, York University Heights has the highest percentage of residents with no certificate, diploma or degree (14.2%) and Clanton Park has the lowest (4.8%).

3.5 Income

Figure 9 shows both average income (individual) and average household income. Average income (individual) is calculated for all individuals who are at least 15 years of age and who have an income. Average household income is the average income of all people living in a housing unit. Of the four sub-areas, Clanton Park has the highest average income (individual) at \$62,756 and York University Heights has the lowest at \$41,242. Conversely, Bathurst Manor has the highest average household income at \$127,188 and York University Heights has the lowest at \$92,011.

Figure 9, Income Earnings, 2021

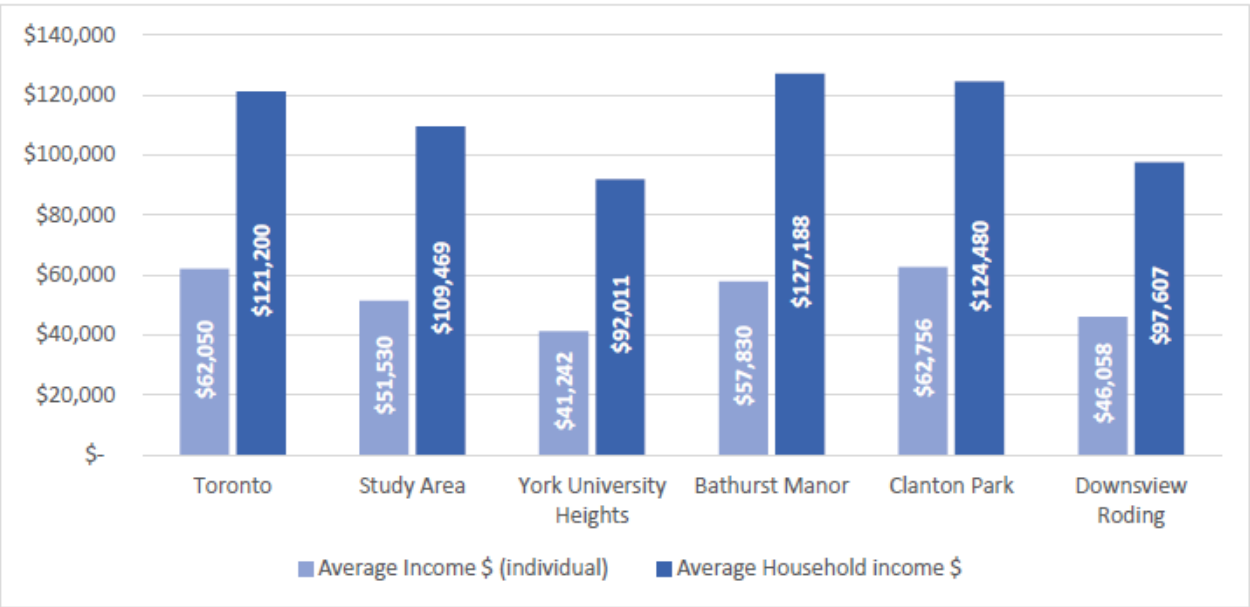
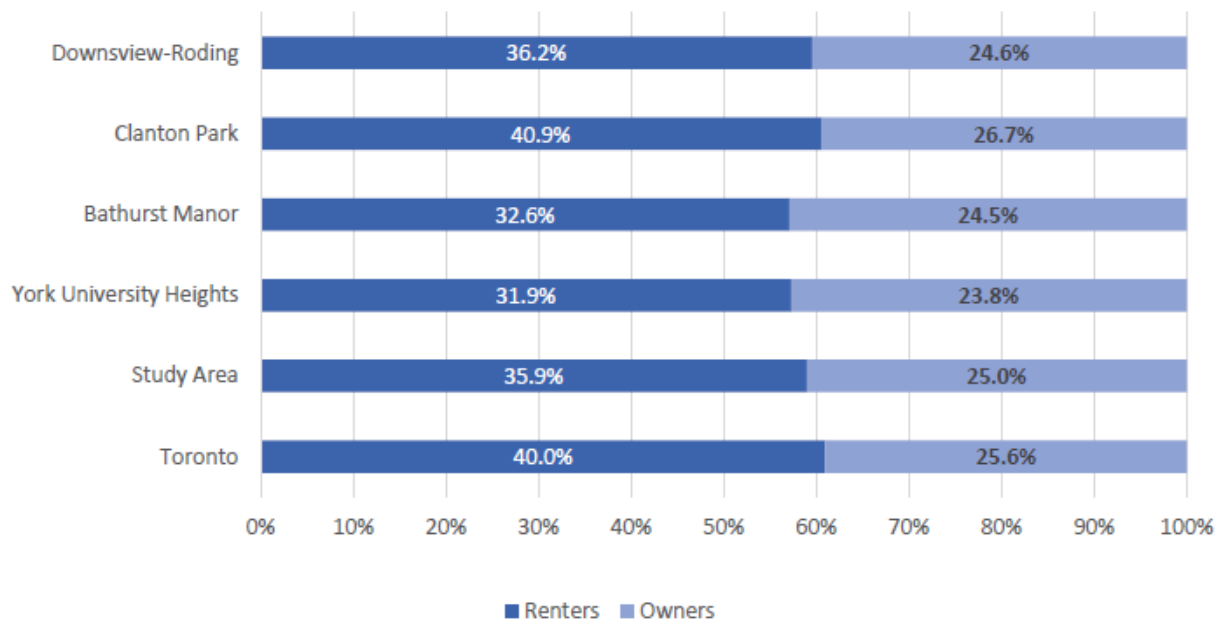


Figure 10 below identifies the percentage of renters and owners spending more than 30% of their income on shelter within each of the geographic areas. The Study Area has a lower percentage of renters spending more than 30% of their income on rent (35.9%) compared to the City (40%). Furthermore, the Study Area has (25%) of owners spending more than 30% of their income on ownership which is similar to the City (25.6%). Overall, there is a consistent trend of more renters than owners spending more than 30% on shelter.

Figure 10: 30% of Income on Shelter by tenure, 2021

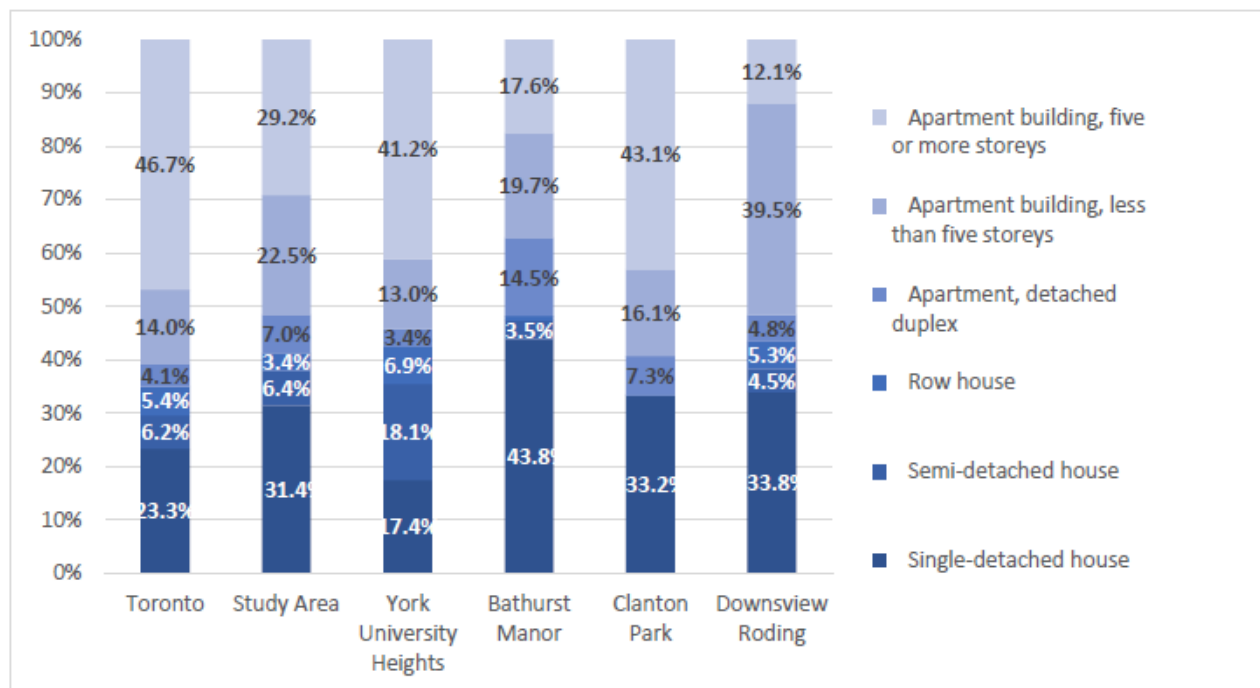


4.0 Housing Stock

4.1 Structure Type

A comparison of private dwelling by structure type summarized in Figure 11 highlights the contrast between the City and the Study Area as well as the four sub-areas. The 2021 Census recorded 25,140 occupied private dwellings within the Study Area. The Study Area has a higher percentage (31.4%) of single detached dwellings compared to (23.3%) for the City. Comparatively the City has the highest percentage of units within apartment buildings that are five or more storeys (46.7%) compared to (29.2%) for the Study Area. Bathurst Manor has the highest percentage of single detached dwelling units (43.8%).

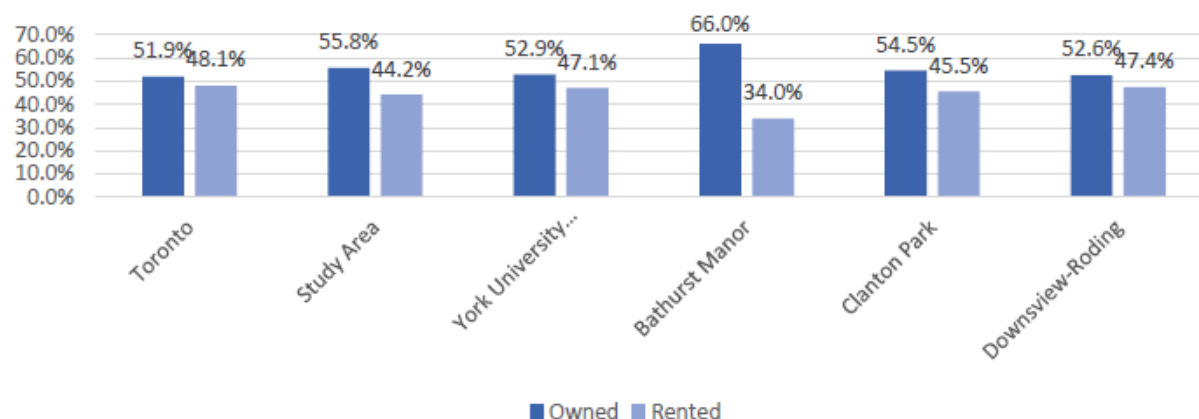
Figure 11: Dwelling Structures, 2021



4.2 Tenure

Figure 12 shows the Tenure Split within each of the geographic areas. Based on 2021 census data, the Study Area has a higher percentage of owners versus renters compared to the City of Toronto. Bathurst Manor has the highest percentage of owners (66.0%), followed by Clanton Park (54.5%), York University Heights (52.9%) and Downsview-Roding (52.6%).

Figure 12, Tenure Split, 2021



4.3 Age of Housing Stock

Figure 13, Housing by Period of Construction, 2021

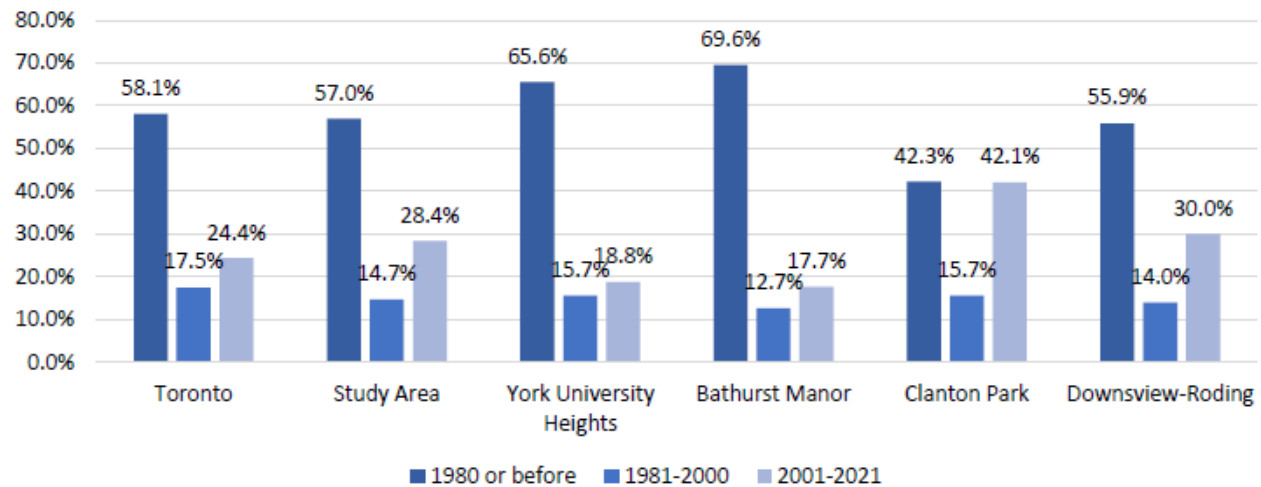


Figure 13 shows that the majority of the housing stock in the listed geographic areas, including the Study Area as a whole, was built prior to 1980. Bathurst Manor has the highest percentage of housing built before 1980 (69.6%) while Clanton Park has the lowest percentage built before 1980 (42.3%). Conversely, Clanton Park has the highest percentage of housing built after 2001 (42.1%) compared to Bathurst Manor (17.7%). For the Study Area, 28.4% of the housing stock was built after 2001 compared to 24.4% for Toronto.

5.0 Sector Inventory, Growth Projections and Needs

The CSF Strategy identifies existing facilities by each of the sectors; libraries, child care, community recreation, schools and community space, along with identified needs and gaps for each sector based on population growth estimates over a 30-year time frame. 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 community 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 spaces that can be adapted to different uses, as needed.

The growth projections for the Downsview Secondary Plan area are listed in 3 phases and include the following:

Phase	Time Frame	Estimated Population Growth
Phase 1	2024-2031	37,300 - 37,700
Phase 2	2032-2041	52,655 - 54,470
Phase 3	2042-2051	24,800
Total		114,755 - 116,970

5.1 Toronto Public Library

There are four Toronto Public Library (“TPL”) branches that generally serve the Study Area. These include: Downsview Neighbourhood Branch (the only library branch located within the Study Area), Centennial Neighbourhood Branch, Barbara Frum District Branch, and York Woods District Branch. Neighbourhood branch libraries are intended to serve residents within a 1.6-kilometre radius and are designed to be 929 to 1,393 square metres (10,000 to 15,000 square feet) in size. District branches are intended to serve residents within a 2.5-kilometre radius, with a minimum population of 100,000, and are designed to be 2,322 square meters (25,000 square feet) in size.

The **TPL Facilities Master Plan** was completed in 2019 with consideration of current planning work being undertaken across the City and related future growth. The TPL Facilities Master Plan sets out TPL's capital investment priorities to 2028, as well as longer term requirements (30-year roadmap) to account for planning.

Map 2: Location of Toronto Public Library branches

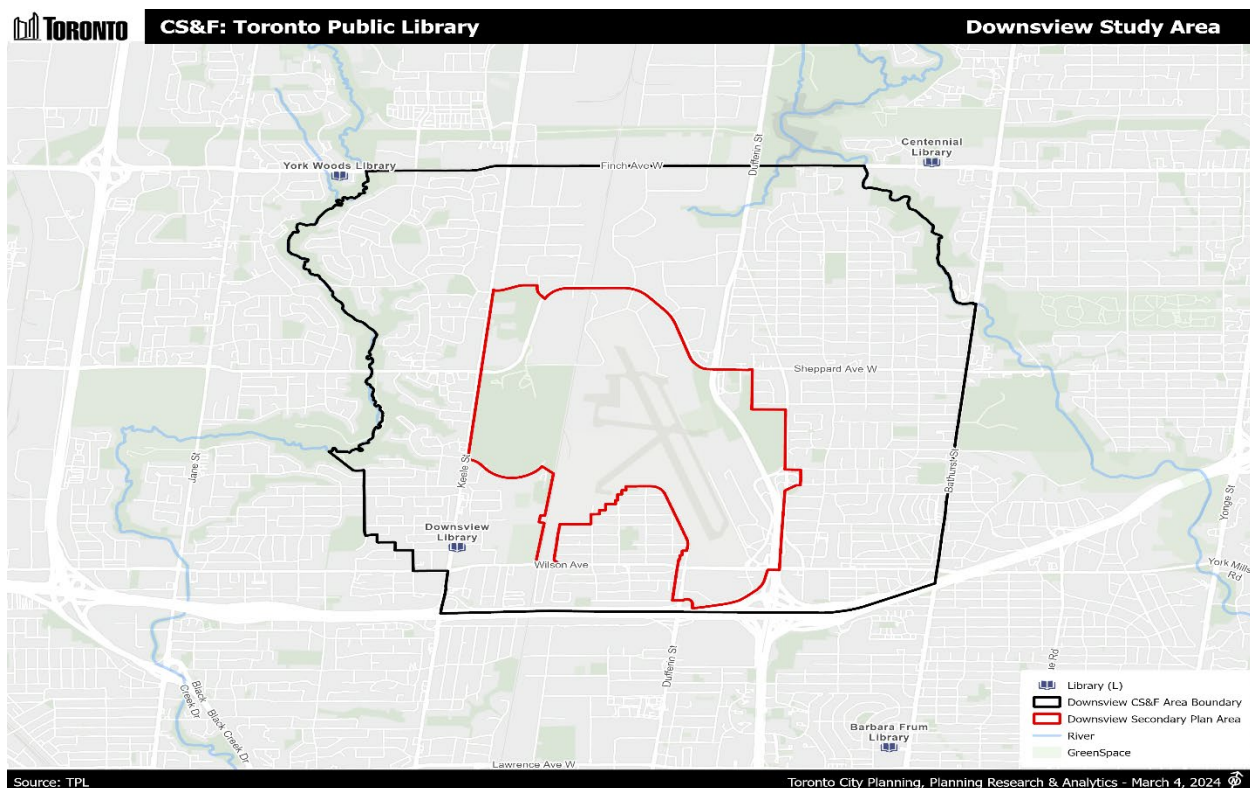


Table 1: Capital Planning Needs for Existing Libraries

Name	Condition and Capital Improvements	Time Horizon	Approval and Funding
Downsview Neighbourhood Library	Critical condition to relocate or to collocate	Horizon B or 11 to 20 years	Board Approved and unfunded capital project
York Woods District Library	Poor condition to expand	Horizon A or a 1 to 10 year	Board Approved and funded capital project
Centennial Neighbourhood Library	Fair condition to reconstruct or construct	Horizon A or a 1 to 10 year	Board Approved and funded capital project
Barbara Frum District Library	Fair condition to expand	Horizon B or 11 to 20 years	Board Approved and unfunded capital project

For capital planning purposes, TPL has prioritized projects under three-time horizons: Horizon A (1 to 10 years), Horizon B (11 to 20 years), and Horizon C (21 to 30 years). Library branches are included as part of the 10-year capital budget in the form of funded or unfunded projects.

Growth Projections and Anticipated Library Needs

The Toronto Public Library has identified the need for a net new district branch, close to a transit hub in the northern portion of the Downsview Lands and will also consider renovations to the existing branch to meet the growth in the community.

5.2 Child Care

There are 28 child care centres in the CSF Study Area providing a total of 2,209 licensed spaces for children aged 0-12. The availability of childcare varies significantly when comparing the various neighbourhoods in the Study Area. Toronto's Licensed Child Care Growth Strategy (2017) set an ambitious target of providing enough licensed spaces to serve 50% of children aged 0-4 by 2026. Based on this target, the Clanton Park neighbourhood is considered the highest priority with enough licensed spaces to serve less than 20% of children aged 0-4 years. York University Heights is considered a high priority neighbourhood with enough licensed child care spaces to serve 20 to 29% of children. Downsview Roding-CFB is considered a medium priority neighbourhood, with enough licensed spaces to serve 30 to 39% of children, and Bathurst Manor is considered a low priority with enough licensed spaces to serve 40 to 49% of children.

There is one new 49-space capital project in the Study Area; Tippet Child Care Centre, which opened in 2023. There is also a 62-space child care centre proposed as part of the Housing Now development at 50 Wilson Heights Boulevard. Both sites are located in the Clanton Park neighbourhood. In addition, there is a new before-and-after school program

providing kindergarten (52) and school age (60) spaces for children aged 6-12 at Downsview Public School (The Neighbourhood Group Downsview Child Care).

Existing Child Care Spaces

	Infant	Toddler	Pre-School	Kindergarten	School Age	Total
Age	0 to 18 months	18 months to 2 ½ years	30 months to 6 years	44 months to 7 years	68 months to 12 years	
# of Spaces	120 spaces	340 spaces	566 spaces	587 spaces	596 spaces	2,209 spaces

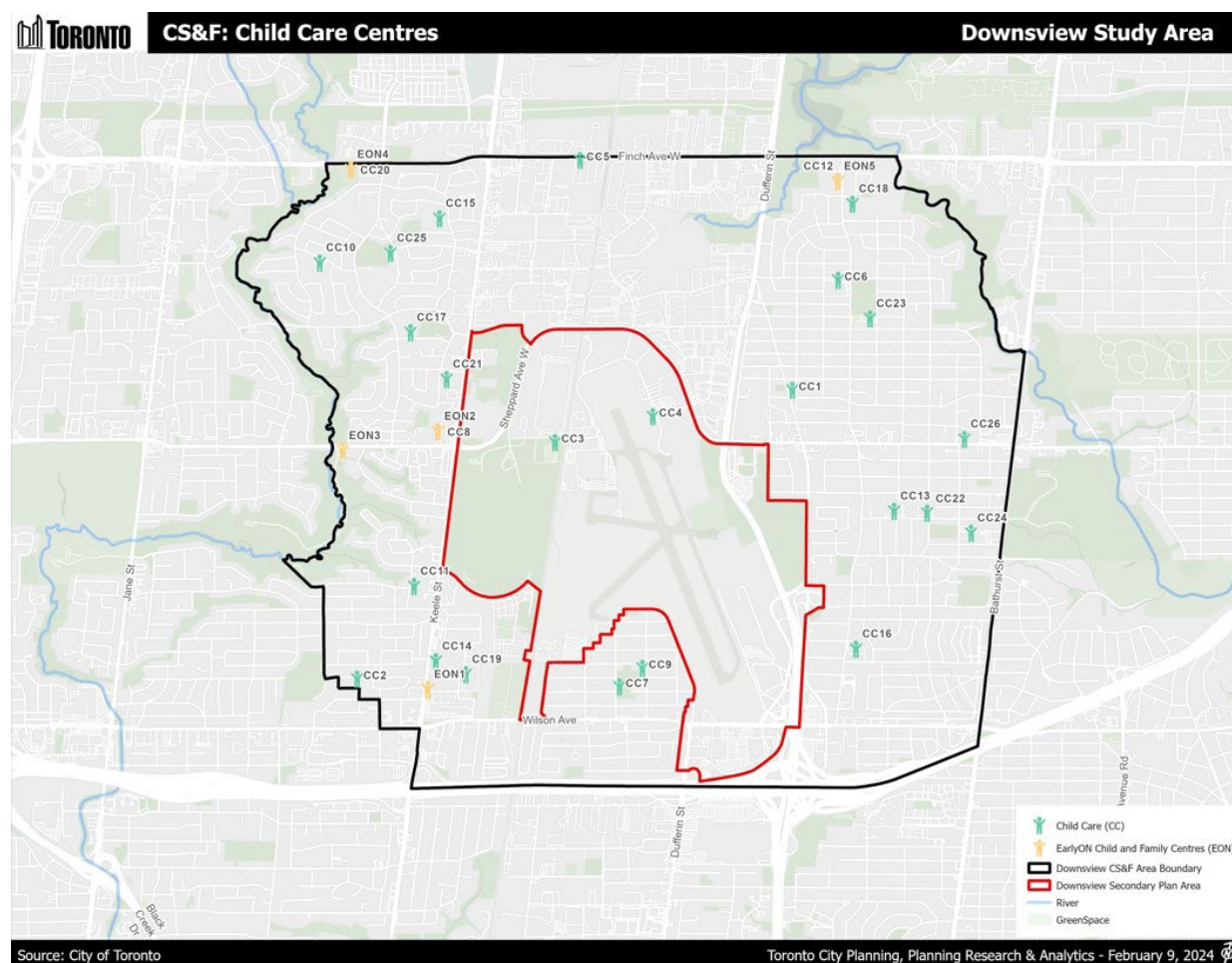
EarlyON Child & Family Centres

There are 4 EarlyON Child and Family 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.

The neighbourhoods towards the west side of the Study Area (Downsview-Roding-CFB and York University Heights) show high or very high levels of child and family inequity, which is one measure used to prioritize areas for EarlyON locations. EarlyON Centres are widely used by Indigenous and equity-deserving groups, including 2SLGBTQ+ families, Black families, families with children with extra support needs, low-income families, single-parent families, and newcomer families. System needs assessments have indicated the invaluable support child and family programs provide to these families and caregivers, as they help to reduce systemic barriers, build support networks for families, and support healthy child and family well-being.

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.

Map 3: Location of Existing Child Care Centres and EarlyON Child & Family Centres



Child Care Space Needs

Child care centres serve not only the local population, but people who work in the community as child care preferences can vary from family to family. As District Plans are advanced, locations for new child care centres will need to be identified and incorporated into the Plans.

New child care centres will need to be created as part of new developments and located in accessible and visible locations. Accessibility is crucial, especially for toddlers and infants, as they should be located on the ground floor with direct access to outdoor space.

The typical ideal size of a new child care centres is a minimum of 62 children and a space of between 790 to 929 square metres (8,500 to 10,000 square feet), with two-storey facilities generally requiring more floor space. A facility of this size is also able to potentially accommodate a larger number of children if needed, allowing for program flexibility. Outdoor space requirements are approximately 344 square metres (3,720 square feet) and outdoor space, allowing for dedicated playground for each age group, must be directly adjacent and accessible to the interior floor space.

Growth Projections for Child Care Spaces and Centres

The table below lists the number of child care spaces and centres needed for each phase of the development over the 30-year planning time frame. At final build out of the Secondary Plan, it is estimated that there may be a need for 4,590 to 4,679 new spaces based on the Child Care Growth Strategy's goal of serving 50% of children aged 0 to 4 years.

Table 2: Growth Projections for Phase 1 to Phase 3

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of child care spaces needed	1,492-1,508 spaces	2,106-2,179 spaces	992 spaces	4,590 – 4,679 spaces
# of child care spaces needed	746-754 spaces	1,053-1,089 spaces	496 spaces	2,295-2,339 spaces
# of child care centres*	8-12 centres**	11-18 centres	5-8 centres	24-38 centres

*Number of centres is based on a 62 to 88 child care space model.

**An Indigenous-run child care centre will be prioritized in Phase 1.

Consistent with Toronto's Licensed Child Care Growth Strategy, up to 50% of centres should be eligible for a Service Agreement for Fee Subsidy with the City of Toronto. In order to ensure this, it is recommended that 24 to 38 new non-profit centres be secured. It is anticipated that a portion of any demand for child care spaces beyond this number could be met by the child care sector without direct City capital investment.

Children's Services will continue to monitor the number of estimated child care spaces required in relation to child population estimates for the area and any future changes in demand for child care.

5.3 Community Recreation Centres

The Parks and Recreation Facilities Master Plan ("FMP") approved by Council provides direction for addressing recreational gaps, identifying emerging needs and reinvesting in existing facilities over a planning horizon of 2019-2038. An Implementation Strategy was also adopted by Council in October of 2019 to establish priorities for recommended facilities and capital projects across the city over a five-year time period. The FMP is

updated every five years to reflect provision gaps, opportunities, and delivery of parks and recreation facilities.

The FMP establishes a Community Recreation Centre (CRC) city-wide target service provision rate of 1 CRC per 34,000 residents within a 2-kilometre radius for mid-size CRCs and a 2.5-kilometre radius for large CRCs. The FMP places a priority on mid-size and large multi-component CRCs that are between 4,200 and 6,000 square metres (45,000 to 65,000 square feet) in size. Parks, Forestry and Recreation (PFR) currently operates three CRCs in the CSF Study Area: Grandravine Community Recreation Centre, Irving W. Chapley Community Centre and Ancaster Community Centre. In addition to these facilities, the Hangar Sports Centre is a privately-owned facility that operates within the Downsview Secondary Plan Area and contains a wide range of indoor and outdoor recreational programs.

Map 4: Existing Community Centres

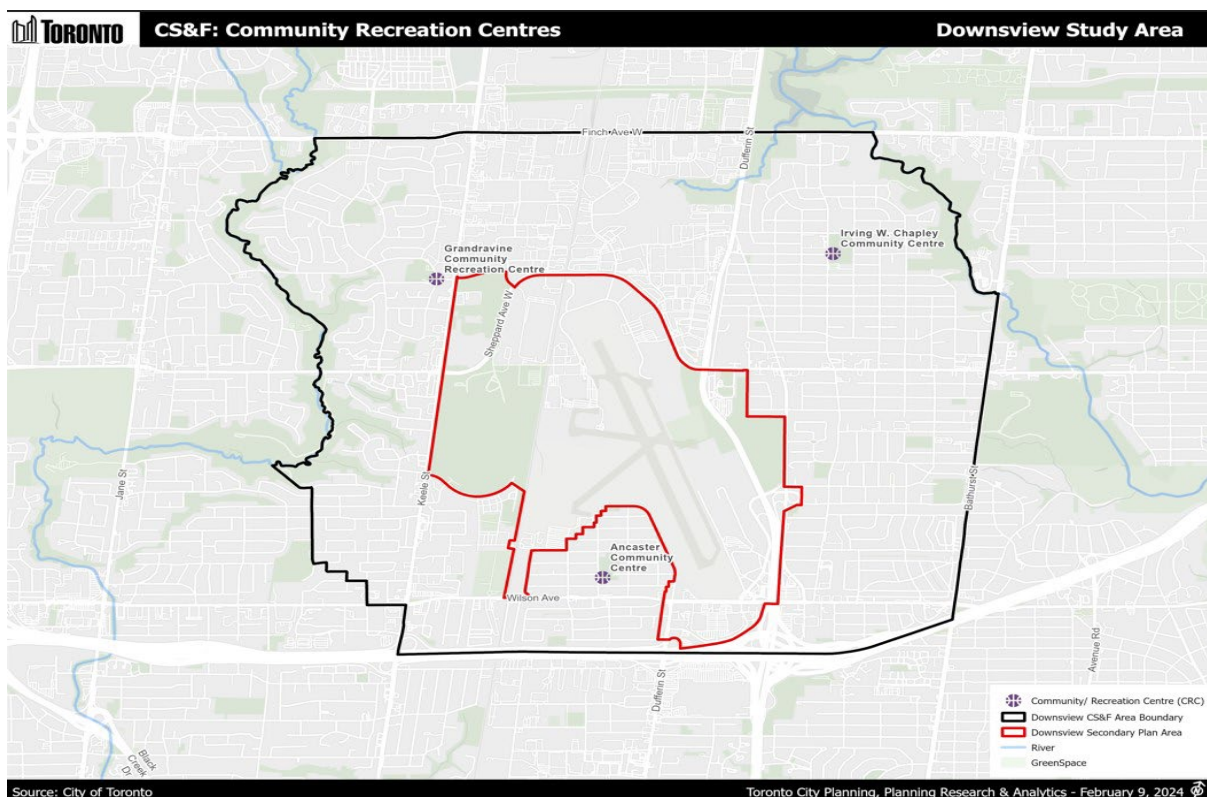


Table 3: Existing Community Recreation Centres

Name	Location	Description
Grandravine Community Recreation Centre	23 Grandravine Drive	4,530 square metre (48,760 square feet) facility equipped with an indoor bocce court, outdoor pool, public tennis court, softball diamond and small gym. The centre offers registered programs for summer camp and drop-in programs for swimming.
Irving W. Chapley Community Centre	205 Wilmington Avenue	575 square metre (6,200 square feet) facility equipped with an outdoor rink, outdoor pool, multi-purpose court, outdoor bocce and softball diamond.
Ancaster Community Centre	41 Ancaster Road	560 square metre (6,000 square feet) facility equipped with sports field, softball diamond, tennis, bocce court, splash pad and small gymnasium as well as multi-purpose rooms and craft room.

Downsview Community Recreation Centre

The in-force Downsview Secondary Plan identifies the need for new CRCs to be located within the Plan Area to support the anticipated population growth, with one new CRC being a priority for Phase 1 of development. The provision of this CRC at the south east corner of Keele Street and Sheppard Avenue West was also identified in SASP 596. The FMP identifies that the new CRCs in this area should be equipped with a double gymnasium and indoor pool. The Downsview CRC facility design has been identified in the Council-approved 10-Year Capital Budget with a financial commitment of eight million dollars starting in 2032.

Growth Projections and Anticipated Community Recreation Centre Needs

The table below lists the number of CRCs that would be needed in accordance with the FMP target service provision rate for each phase of the Secondary Plan over the 30-year time frame. As noted above, one CRC is planned at the south-east corner of Keele Street and Sheppard Avenue West. The need for at least one additional CRC in Downsview was identified to support the anticipated growth in the Secondary Plan Area. Locations of additional CRCs will be determined as development proceeds, with priority given to locations near the Wilson and/or Sheppard West Subway stations and potentially co-located with the new district library. PFR will monitor the population growth over the lifespan of the development to determine if additional CRCs, services, and facilities are required to meet the needs of the future community.

Table 4: Community Recreation Centre (1:34,000)

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of CRCs needed	1	1	TBD	2+

A number of park-based outdoor recreational facilities and programs would also be advanced as development in the Study Area proceeds. These amenities would be provided within parks throughout the Secondary Plan Area and may be located adjacent to a CRC.

Table 5: Artificial Ice Rinks

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of artificial ice rinks/ skating trails	1			1

Table 6: Splash Pads

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of splash pads	1	3	1	5

Table 7: Soccer/Multi-Use Sports Fields

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970

# of soccer/ multi-use sports fields	3	5	3	11+
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Table 8: Cricket Pitches

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of cricket pitches			1	1

Table 9: Tennis Courts/Pickleball Courts (new tennis courts determined based on need)

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of tennis courts/ pickleball courts	1	TBD	TBD	1+

In October 2021, City Council directed the Executive Director, Corporate Real Estate Management, in consultation with the Chief Executive Officer, CreateTO to explore opportunities to locate a not-for-profit tennis facility at the southwest end of the Allen East District. The facility is to be bound by a satisfactory public access agreement with the Ontario Tennis Association ("O.T.A."), a not-for-profit organization with a report back to Council on all terms and conditions of any required agreements. The tennis facility is anticipated to allow public use of the tennis courts for about 50% of the available hours as well as approximately 1,400 square metres (15,000 square feet) of community multi-purpose rooms, community space and kitchenette which are available to the broader public. The O.T.A will provide evidence of funding to construct and complete the tennis facility, satisfactory to the Executive Director, Corporate Real Estate Management on or before December 31, 2024 before the lease is terminated.

Currently, the FMP does not include a target service provision rate for pickleball. As the facility requirements for pickleball are compatible with tennis, they have been considered together for the purpose of this exercise. The forthcoming FMP update will consider identifying and assessing pickleball facilities independently, in response to the significant increase in interest for this sport over the last few years.

Table 10: Basketball Courts

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of basketball courts	2	4	2	8

Table 11: Skateboard Parks

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of skateboard parks			1	1+

Table 12: Local Skate Spots

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of local skate spots	1	2	1	4+

Table 13: Playgrounds (provision rate determined based on need)

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of playgrounds	2	3	3	8+

Table 14: Bike Parks

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of bike parks			1	1+

Table 15: Dog Off Leash Areas

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Estimated new population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
# of dog off leash areas				1+

Additional Facility Information

Through consultation, the need for a new high-quality baseball diamond was identified. The City will generally focus on improving existing assets before considering a new baseball diamond, but this may not preclude the consideration for new baseball facilities where gaps exist. Additional baseball diamonds are not required as there is a city-wide surplus. The FMP sets a target of upgrading 10% of all baseball diamonds in the City by 2038 (approximately 34 diamonds). Presently, 69% of the current supply in the City are Class C diamonds, which are unable to accommodate higher levels of use.

Dog off leash areas (DOLAs) are identified as a facility need relative to growth and respond to user demand. It is anticipated that development in the Secondary Plan area will generate the need for DOLAs, which will be addressed at the time of park design and development.

New Parks and Open Spaces

As development occurs within the Secondary Plan area and new parks and open spaces are added, the overall connectivity of the green space network will be prioritized, including enhancing connectivity to the existing Downsview Park. District Plans will determine how network connectivity has been considered in the placement of parks, open spaces, POPS, greenways and mid-block connections. Community recreation amenities will be located in the new parks and open spaces in accordance with the direction provided by Secondary Plan policies, Urban Design Guidelines, recommendations set out in the

Master Environmental Servicing Plan, and with consideration for the Community Development Plan actions any other applicable documents. The Secondary Plan identifies parks and open space requirements, including eight new Major Parks in the Plan Area which total 14 hectares of new parkland, with additional parks to be delivered in accordance with legislative requirements through the development application process.

5.4 Schools

Schools play an important role as learning institutions and are also integral to the provision of complete communities. Schools provide instructional 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.

Toronto District School Board

The Toronto District School Board (“TDSB”) currently has no schools located within the Downsview Secondary Plan boundary. Beyond the Secondary Plan boundary there are 12 elementary schools and 3 secondary schools located in the CSF Study Area (see map 5), with several elementary schools including on-site childcare programs.

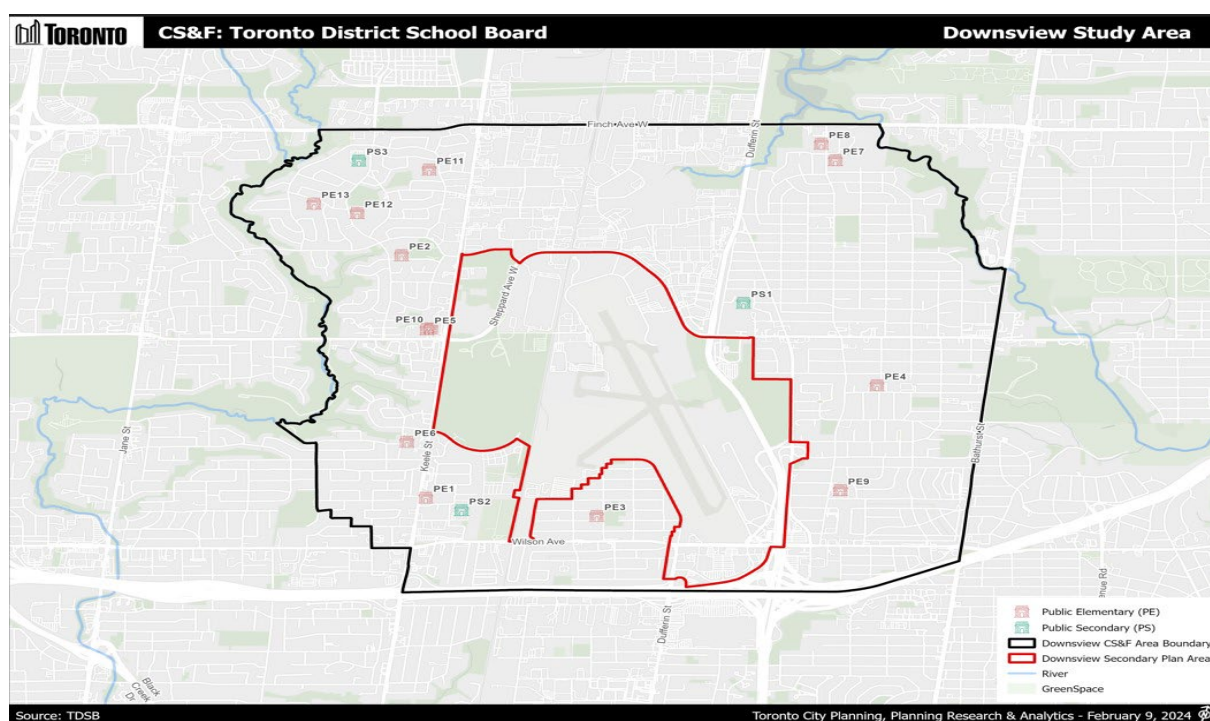
Table 16: Existing Schools (outside the Downsview Secondary Plan Area)

Name	Grade	Address	Area	Utilization Rate- 2022*
Elementary Schools				
Ancaster Public School	JK to 5	44 Ancaster Rd.	Downsview-Roding	94%
Blaydon Public School	JK to 5	25 Blaydon Ave	Downsview-Roding	90%
Charles H Best Junior Middle School	4 to 8	285 Wilmington Ave	Bathurst Manor	85%
Derrydown Public School	JK to 5	120 Derrydown Road	York University Heights	61%
Downsview Public School	JK to 5	2829 Keele Street	Downsview-Roding	136%
Dublin Heights Elementary School & Middle School	JK to 8	100 Bainbridge Ave.	Clanton Park	99%
Elia Middle School	6 to 8	215 Sentenial Road	York University Heights	70%
Faywood Arts-Based School	JK to 8	95 Faywood Blvd	Clanton Park	113%
Lamberton Public School	JK to 5	33 Lamberton Blvd.	York University Heights	92%

Sheppard PS/Africentric Alternative	JK to 5 / JK to 8	1430 Sheppard Avenue	York University Heights	48% / 55%
Stilecroft Public School	JK to 5	50 Stilecroft Drive	York University Heights	63%
Wilmington Public School	JK to 3	330 Wilmington Ave	Bathurst Manor	90%
Secondary Schools				
C.W. Jefferys Collegiate Institute	9 to 12	340 Sentenial Rd.	York University Heights	84%
Downsview Secondary School	9 to 12	7 Hawksdale Road	Downsview-Roding	35%
William Lyon Mackenzie	9 to 12	20 Tillplain Rd.	Bathurst Manor	147%

*School utilization rates are depressed due to the impact of the Covid-19 pandemic

Map 5: Location of TDSB Schools



Toronto District School Board System-Wide Reviews

The Toronto District School Board (“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 LTPAS 2022-2031 identifies studies planned for the Study Area, outlined below in Table 18. Please note that the TDSB'S LTPAS is refreshed and updated each year. In light of this, planned studies are subject to change. Some studies may be undertaken sooner, 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.

Table 17: TDSB Planned Studies

Year	Study Type	Study Description
2022-23	Development Redirection Study	Explore a review of the Downsview Secondary Plan Area to identify appropriate elementary and secondary holding schools to accommodate this development prior to the opening of new school space. This study will include Sheppard Public School, Blaydon Public School, Ancaster Public School, Faywood ABC, Dublin Heights Elementary and Middle School and Downsview Public School.
2025-26	Pupil Accommodation Review	Explore a review of Downsview Secondary School, Westview Centennial Secondary School, William Lyon Mackenzie Collegiate Institute and CW Jefferys Collegiate Institute to address underutilization and program viability within this cluster of schools.

Growth Projections and Anticipated Toronto District School Board Needs

TDSB's student accommodation planning for the Study Area is based on schools being generally planned to accommodate 1,200 students at the secondary school level and 600 students at the elementary school level. Table 19 identifies the estimated number of schools needed in each of the three phases of development.

Table 18: TDSB Elementary/Secondary School Growth Projections and Anticipated Needs

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Increase in Estimated Population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
Number of elementary schools	3	4	2	9
Number of secondary schools				1+

Based on the current population projections, the TDSB will require a minimum of 8 elementary schools (grades JK – 8) to accommodate the full build-out of the Downsview Area. Based on the current population projections for the Downsview Area, the TDSB will also require at least 1 secondary school. The number of schools identified under each phase is based on the pupil yields projected from the unit estimates. The geographic locations of schools within the Downsview Area, including which districts will accommodate a school(s), is still to be determined.

The final number of schools will be determined by the nature of the school site opportunities that are available to the TDSB. Further study by the TDSB will determine the ability of existing school sites to accommodate students from future dwellings in the Downsview area. Where appropriate, replacement schools and/or additions to existing schools may reduce the overall number of new schools required. Existing schools will also provide temporary accommodation to new residents prior to new school space being available.

The TDSB strives to locate schools and plan attendance boundaries that support active, safe and sustainable transportation, with elementary schools within walking distances (within 1.6 kilometres of residential homes for JK to grade 5 and 3.2 kilometres for grades 6 to 8) and secondary schools in close proximity to public transit.

To provide school need projections for the Downsview lands, the TDSB uses historic MPAC area data to determine pupil yield factors, which are then applied to the estimated number and tenure of units. Given the phasing and projected long build-out of the Downsview lands (approximately 30+ years), flexibility in the approach to providing school space will be critical. As the area and new communities develop, school boards, along with City staff, will monitor and update school needs as necessary. This may include requirements to update the total number of schools, use of alternative grade ranges within schools, and provision of different school and shared-use building models. School spaces should be designed with the ability to adapt to changing needs as far as possible.

Toronto Catholic District School Board

There are currently five elementary schools and two secondary schools that are either located in the Study Area or have catchment areas that include the Study Area. Two of the elementary schools have existing capacity: St. Wilfred has a utilization rate of 81%; and St. Norbert has a utilization rate of 96%. The remaining elementary schools and secondary schools in the Study Area all have utilization rates above 100% and are at capacity.

Table 19: Existing TCDSB Schools

Elementary	Capacity	2023 Enrolment/ Utilization	
St. Jerome	444	Enrolment	585
		Utilization (1)	132%
St. Norbert	354	Enrolment	323

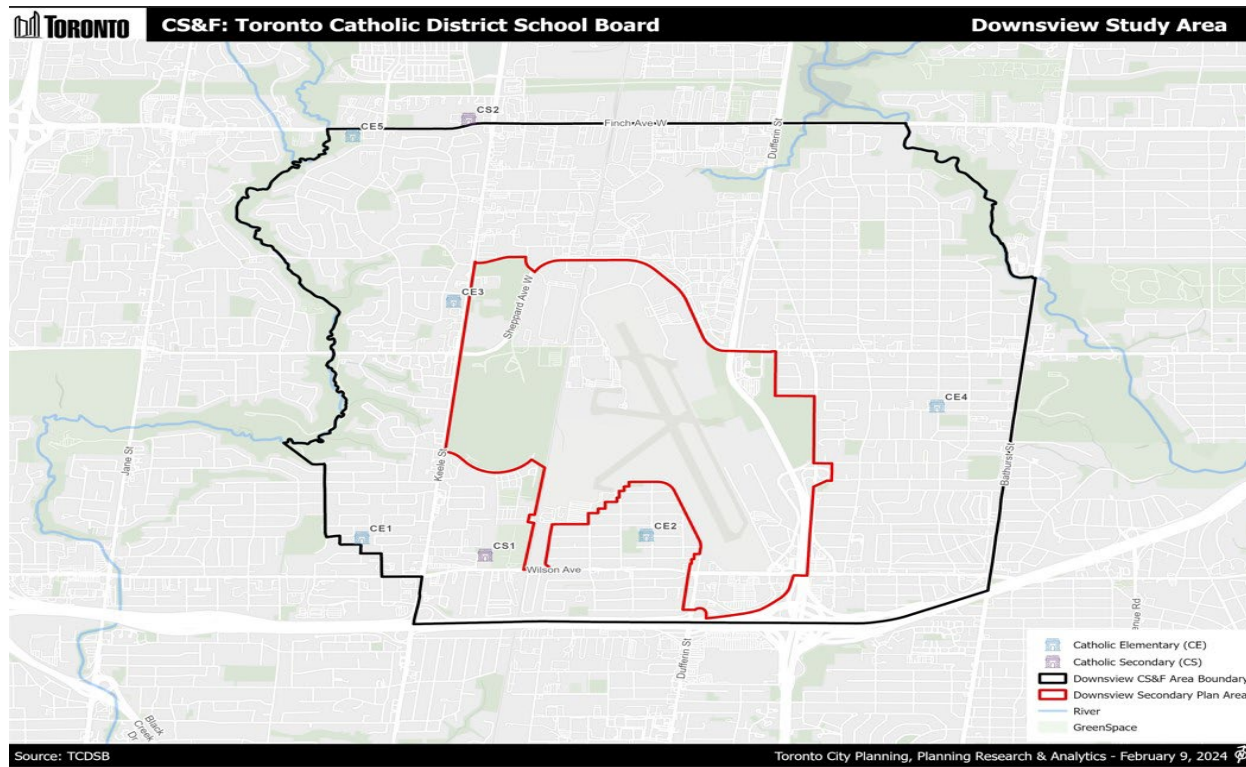
		Utilization	91%
St. Raphael	392	Enrolment	521
		Utilization	133%
St. Robert	501	Enrolment	657
		Utilization	131%
St. Wilfred	706	Enrolment	579
		Utilization	82%
Secondary			
James Cardinal McGuigan	987	Enrolment	1006
		Utilization	102%
Madonna (2)	690	Enrolment	585
		Utilization	85%
Dante Alighieri (3)	825	Enrolment	582
		Utilization	71%

Notes:

(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.

(2) Single gender secondary school 3. Dante Alighieri will have a new 1300 pupil place school facility completed by 2027.

Map 6: Location of TCDSB Schools



The TCDSB utilizes several methods to manage enrolment throughout the system. These include the addition of portable classroom capacity, boundary re-alignments, interior retrofits, building additions, school consolidations and the construction of new schools, however these methods alone will not provide sufficient accommodation for all of the proposed growth. The above figures reflect the current and projected enrolment for schools serving the Study Area. Projections are reviewed annually and are based on current and historical trends, socio-economic and demographic data. In addition to the growth anticipated for the Downsview Secondary Plan Area, local schools will need to accommodate development pressures from nearby areas beyond the Secondary Plan Area including Keele-Finch Plus Secondary Plan Area (St. Wilfrid), Dublin Heights Secondary Plan Area (St. Robert) and Wilson Heights Housing Now Development (St. Robert). The TCDSB confirms anticipated school facility needs based on growth projections within the chart below.

Table 20: TCDSB Elementary/Secondary School Growth Projections and Anticipated Needs

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Increase in Estimated Population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
Number of Elementary Needed	1	2		3
Number of Secondary Needed				0

The TCDSB regularly conducts a board wide review of all school facilities, resulting in a 15-year Long Term Accommodation Program Plan (LTAPP). The current Plan is subject to review over the course of 2023 will be made publicly available on the TCDSB website at the conclusion of the current review period. During the LTAPP review, the TCDSB's Planning and Development departments identify areas throughout the city which could benefit from one of the above-mentioned solutions. School consolidations or closures may be required in certain areas to optimize the use of available space in TCDSB facilities.

As previously mentioned, residential development activity within the Downsview Secondary Plan Area will result in significantly more enrolment than current available pupil capacity in the area. The TCDSB currently requires a minimum of two school sites in the Secondary Plan Area, including a school site in the William Baker District (currently in discussion). There is also the potential need for a third school site in future phases of the plan. It is the preference of the TCDSB to acquire and maintain on-site outdoor play space. Where it is not possible to have a traditional school site and in situations where the TCDSB is being asked to consider a site with more compact urban form. Schools should provide access to outdoor space on school property to ensure that students and staff have dedicated access to open spaces that is designed to meet their needs. Public use of school space outside of school hours and school use of parks during school hours may be accommodated through a shared use agreement. Any access to parks provided

for school use will be contingent on maintaining the primary use and function as a park available for community use. The TCDSB will continue to review needs for student accommodation in line with future development and demographic changes.

Conseil Scolaire Catholique MonAvenir Board

The Conseil Scolaire Catholique MonAvenir is a Roman Catholic French first language public-separate school board that manages elementary and secondary schools. There are currently no Catholic French schools in the CSF Study Area.

Table 21: Conseil Scolaire Catholique MonAvenir Board Elementary/Secondary School Growth Projections and Anticipated Needs

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Increase in Estimated Population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
Number of Elementary Needed	1	0	0	1
Number of Secondary Needed	0	0	0	0

There is a need for one elementary school in Phase 1 of the Downsview Secondary Plan Area.

Conseil Scolaire Viamonde

The Conseil Scolaire Viamonde is a public secular French first language school board that manages elementary and secondary schools. There are currently no French schools in the CSF Study Area.

Table 22: Growth Projections and Anticipated Needs of Conseil Scolaire Viamonde Schools

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Increase in Estimated Population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
Number of Elementary Needed	0	0	1	1

Number of Secondary Needed	0	0	0	0
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There is a need for one elementary school in Phase 3, with a preference to locate this in the general location of the northern section of the Runway. Due to Conseil Scolaire Viamonde School Board catchment areas being larger than the TDSB/TCDSB, there is more flexibility with site locations.

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.). 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 where constraints to providing sufficient outdoor play space have been identified. Urban school models that are embedded within mixed-use developments are one alternative model used in higher density areas.

5.5 Human Services

Human services refers to non-profit community-based organizations, or community agencies, that deliver a wide range of programs and services across the city. They can include: youth, family and homelessness services; employment education and immigrant services; health medical and disability services; and seniors services.

The City plays an important role in supporting community agencies through community grants, contracting agencies through fee for service and providing Community Space Tenancy (CST) space opportunities to allocate City-owned community space. In January 2018, City Council adopted a Community Space Tenancy (CST) policy, which provides a framework for leasing City space to the non-profit community-based sector led by Social Development, Finance and Administration (SDFA), Corporate Real Estate Management (CREM) and Economic Development and Culture (ED&C) divisions at the City.

Existing Services

There are 29 community agency organizations operating within the Study Area. These agencies and providers support the area by providing a variety of services including: counselling, specialized health care, settlement, apprenticeships and training programs, seniors programs, and parenting support.

Table 23: Existing Community Agency Organizations

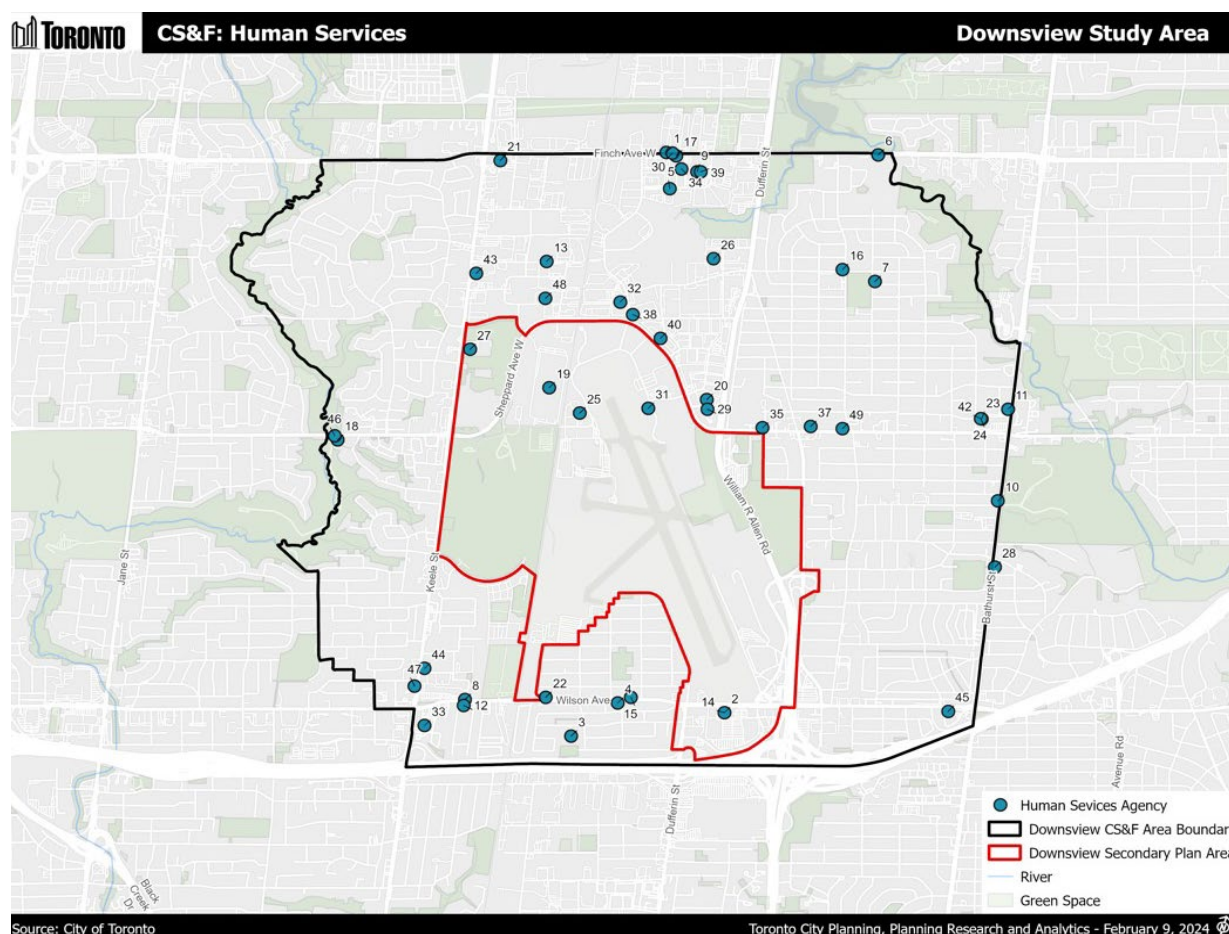
1	Access Independent Living Services- 50 Ashwarren Rd Health support for people with physical disabilities or who require physical support to help people remain independent in their own homes
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2	Aptus Treatment Centre, Children's Day Treatment Program- 111 Anthony Rd Special Education classes, including academic and therapeutic programming, in partnership with the Toronto District School Board
3	Black Youth Helpline-1111 Finch Ave W Youth and family support services, with particular focus on at-risk youth and culturally appropriate supports for Black youth with complex needs
4	B'nai Brith Canada- 15 Hove St Jewish volunteer and advocacy organization offering a wide range of social and educational programs dedicated to eradicating racism and anti-Semitism
5	Chai Lifeline Canada- 300A Wilson Ave Chai Lifeline Canada is dedicated to helping families of serious ill children cope with the crises and challenge of pediatric illness
6	Chai-Tikvah Foundation- 134 Overbrook Place Provides support service and housing for adults in need of mental health services
7	Community Living Toronto- 1122 Finch Ave W Community Living Toronto offers personalized support and services to people with intellectual disabilities and their families.
8	JACS Toronto- 858 Sheppard Ave W Delivers education, programming, care and support to all those affected by addiction in the Jewish community and beyond
9	Jane Finch Community Legal Services- 1315 Finch Ave W Jane Finch Community Legal Services provides free legal services, including public legal education, law reform and community development to low-income residents within the geographic boundaries of the organization
10	Jewish Immigrant Aid Services Toronto- 15 Hove St Provide outreach, support, counseling, training, referral services and English language programs supported by funders
11	Lao Association of Ontario- 956 Wilson Ave Information and referral including employment; settlement and counselling; translation and interpretation; documentation and form filling; social and cultural events; community radio program, sports activities; advocacy, community development.
12	Mary Centre – Integrated Seniors Program- 842 Wilson Ave Adult Mentoring Programs; seniors who have a developmental disability with support workers and volunteers to engage in recreational and educational activities in one-on-one program; organizes 8- week; group gathering for isolated adults.
13&14	Mennonite New Life Centre of Toronto- 2737 Keele St & 1122 Finch Avenue

	Offers programs and services including, settlement services, language instruction, employment mentoring, and mental health supports with opportunities for civic participation .
15	Meta Centre for the Developmentally Disabled- 401 Champagne Drive Provides programs to meet the individual needs of children, youth and adults with developmental disabilities and dual diagnosis.
16	Nanny Angel Network- 1000 Sheppard Avenue West Specialized, in-home childcare for four hours per week for mothers diagnosed with cancer support provided by volunteer.
17	National Council of Jewish Women of Canada- 890 Sheppard Ave W Provides help obtaining a legal aid certificate for women who are involved in family court matters, referrals to vetted lawyers, referrals to community resources, court and legal accompaniment.
18	Northwood Neighbourhood Services- 2801 Keele St Caregiver and child drop-in, parenting workshops with multicultural focus, school readiness, clothing exchange, and support group for mothers any age and their children including BBF (Building Better Future).
19	Olive Branch of Hope (The)- Breast Cancer Support- 845 Wilson Ave Support for patients with breast cancer, individual counselling services and a support group to help cancer patient share their feelings and experiences, and learn how to cope with stress, education on healthy eating habits and exercise programs.
20	Ontario Society of Senior Citizens' Organizations- 345 Wilson Ave Information and referral, counselling, community outreach, computer training programs, public education programs on elder abuse awareness and prevention, loneliness and social isolation, cancer screening awareness, lifestyle and engagement.
21	Patronato Ital-Uil Canada- 3750 Chesswood Dr Assists with applications for Italian and other European pensions, and Canadian pensions and benefits, information and assistance with government and consular services.
22	Patronato ACLI- 732 Wilson Ave Assists with applications for Italian, Canadian and international pensions and benefits. Eligibility Open to all.
23	Pregnancy Care Centre Toronto- 15 Hove St Confidential support to help pregnant women carry their babies to term, such as pregnancy testing, parenting preparation, and referral to community services, emotional support, information and connection to community resources with a Christian perspective.
24	Salvation Army, Central Recycling Centre- Family Thrift Store- 3711 Keele St

	Thrift shop, drop-off site for clothing, textiles, household items, electronics, furniture and more, open to all.
25	Toronto Community Benefits Network- Builders Mentoring Program- 2 Champagne Dr. Provides jobs and opportunities for historically disadvantaged communities and equity seeking groups, including local, diverse owned businesses and social enterprises
26	Toronto Military Family Resource Centre- 1 Yukon Lane Provides support to members and families of the Regular Force, Reserve Force, Foreign Forces (such as students/staff at the Canadian Forces College), Veterans and Families of the Fallen
27	Ve'ahavta- 4100 Chesswood Drive Ve'ahavta is a Jewish humanitarian organization dedicated to promoting positive change in the lives of people of all faiths who are marginalized by poverty.
28	Vietnamese Association, Toronto- 3585 Keele St Settlement and adaptation services, information and referral, orientation, housing referrals, one to one gambling counselling and workshops, translation and interpretation, documentation, form filling, outreach and social development program.
29	West End Midwives- 1275 Finch Ave W Provide primary care throughout pregnancy, labour and birth in hospital or home, care for mother and newborn during the first 6 weeks following the birth.

Map 7: Location of Existing Community Agencies



A Community Development Plan (“CDP”) was prepared to support the Downsview Secondary Plan and is led by Social Development, Finance and Administration (SDFA). The CDP and the Downsview Secondary Plan are intended to work in tandem to advance social equity and economic inclusion for current and future residents, manage future growth and development and guide investment in infrastructure and service.

Providing accessible community space is a key component to building strong neighbourhoods. Community space will be planned and supported over the next 30 years by providing 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 community agency 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 submit an application.

The allocation of community space through the development process should be planned as each District Plan is advanced. As per the Downsview Secondary Plan, the community

space provided per District should be a minimum of 930 square metres (10,000 square feet), which can be consolidated among districts to create community hubs. The City generally requires this space to be located at grade with a separate entrance and if not at grade, it must be equipped with separate elevator and stairwell. To promote the partnership, cost-effectiveness and coordination, the City, public agencies and developers will be encouraged to consider the creation of community hubs and co-located facilities. In alignment with the Secondary Plan, up to 465 square metres of the required community space per District may be located elsewhere in the Plan Area, provided the cumulative total is achieved across multiple Districts.

Table 24: Community Space (CST)

	Phase 1 (2024-2031)	Phase 2 (2032-2041)	Phase 3 (2042-2051)	Total
Increase in Estimated Population	37,300-37,700	52,655-54,470	24,800	114,755-116,970
Community Space (CST)	4,185 sq. m	4,650 sq. m	2,790 sq. m	11,625 sq. m

6.0 Conclusion and Next Steps

The Community Services and Facilities Strategy: Background Report identifies the community service facility and recreational needs to support the anticipated 115,000 people in the Secondary Plan area over the next 30 years. The specific type, location, size and phasing of community service facilities will be identified through District Plans and secured through development applications. Community service facilities needed to support the estimated growth are anticipated to be provided, in part, as in-kind Community Benefits Charge contributions, except for schools, which are funded by the Provincial Ministry of Education.

The CSF Strategy also informs the City's future service and facility planning and capital budgeting. Additional funding for community service facilities is planned to be provided through the City's capital budget, federal and provincial funding opportunities, and partnerships.