

Community Services & Facilities Study Background Report

February 2024



City of Toronto

North York Centre - Community Services and Facilities Study Background Report

Project Webpage: toronto.ca/nycentre

LAND ACKNOWLEDGEMENT

We acknowledge that North York Centre is located on lands within the City of Toronto that are the traditional territory of the Anishnabeg, Haundenosaune and Wendat peoples, and now home to many diverse First Nations, Inuit and Metis peoples. We acknowledge that the area of Toronto where North York Centre is located is covered by Treaty 13 with the Mississaugas of the Credit First Nation.

AFRICAN ANCESTRAL ACKNOWLEDGEMENT

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past – and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.

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1.0 INTRODUCTION

North York Centre is a dynamic, transit-oriented community that is home to more than 50,000 residents and nearly 35,000 employees. It is the largest office-based employment hub in Toronto outside of the Downtown and one of four *Centres* identified in the Official Plan. Given its excellent access to rapid transit, the Centre is recognized as a focal point for mixed-use development and growth, while also serving as a hub for civic uses and community services.

The North York Centre Secondary Plan was adopted by North York City Council in 1997 and sets out a planning framework to support the ongoing development of this mixed use community.

Over the past decades, the area has undergone transformational growth which continues today.

In January 2021, a Council motion was adopted by the Planning and Housing Committee to initiate a review of the North York Centre Secondary Plan and provide recommendations for necessary updates to the document. The North York Centre Secondary Plan review, known as ‘North York at the Centre’ was initiated in August 2023 and will be completed in three phases:

- Phase 1: Background Review
- Phase 2: Options & Directions
- Phase 3: Implementation Strategy



More information on North York at the Centre is available at toronto.ca/nycentre.

This Community Services & Facilities Background Report has been prepared as part of North York at the Centre, and provides demographic analysis for the local population along with an inventory of community services and facilities (CS&F) in the Study Area. Where relevant, key

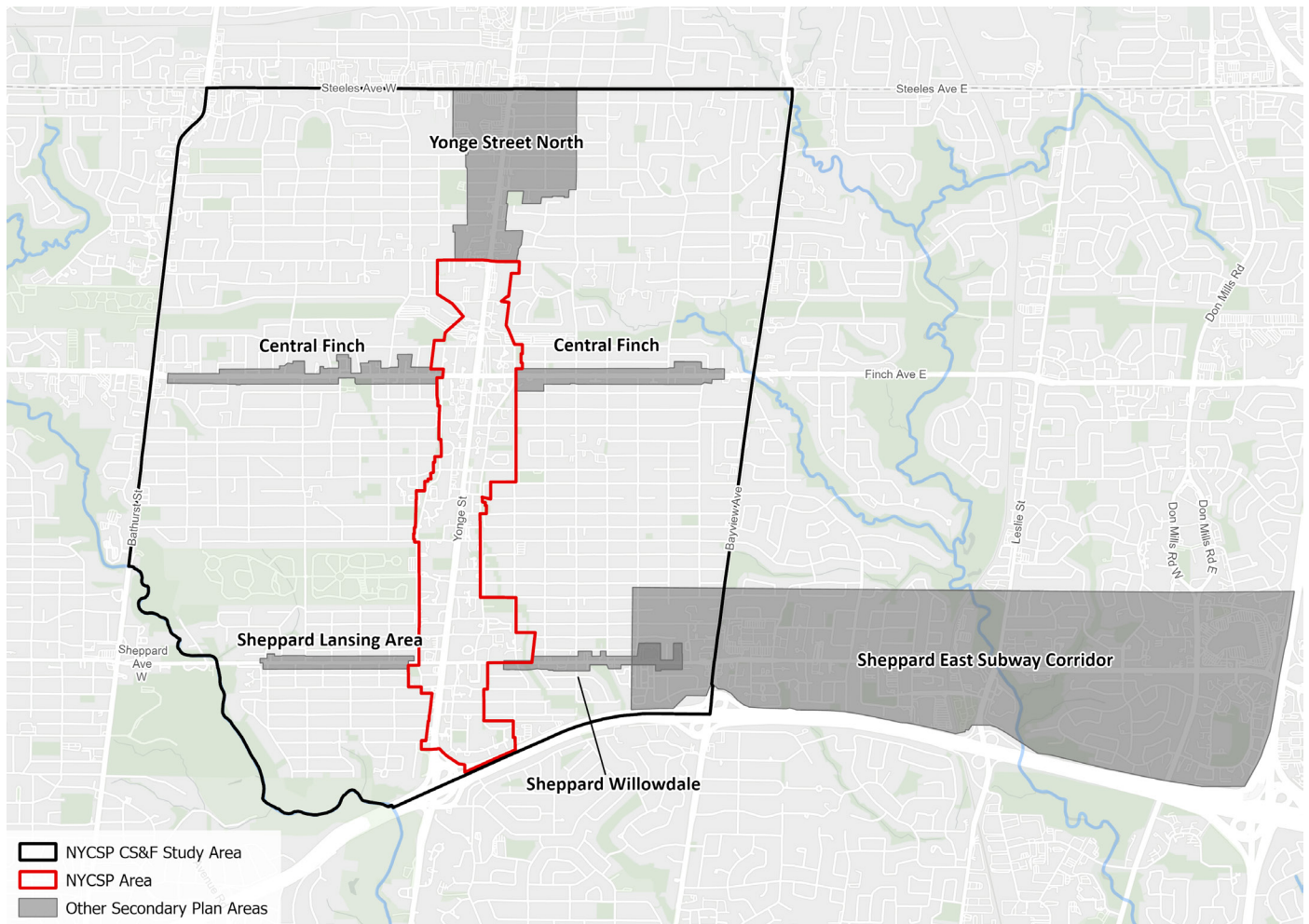
trends and observations on provision levels for various community facility types are provided. Improvements to community services and facilities that are needed to support growth in North York Centre will be identified in Phase 2 of the study.

1.1 Study Area

The CS&F Study Area is roughly bounded by Steeles Avenue to the north, Highway 401 to the south, Bathurst Street to the west and the Bayview Avenue to the east (Map 1). The North York Centre Secondary Plan (NYCSP) area covers a portion of the CS&F Study Area along Yonge Street from Highway 401 in the south to Drewry Avenue/Cummer Avenue in the north, and

from Beecroft Avenue in the west to Doris Avenue/Kenneth Avenue in the east (Map 1).

Other Secondary Plan areas located within the CS&F Study Area include Yonge Street North,¹ Central Finch, Sheppard Lansing, and Sheppard Willowdale, as well a portion of Sheppard East Subway Corridor.



Map 1 - Community Services and Facilities Study Area

1 The Yonge Street North Secondary Plan is approved but has not yet been adopted.

1.2 What are Community Services and Facilities?

Community services and facilities are publicly accessible, non-profit facilities and places where City divisions, agencies and boards, and local organizations deliver programs and services such as public libraries, child care and recreation centres, public schools and human services.

The Official Plan identifies community services and facilities 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.

1.3 CS&F Policy and Planning Process

The Provincial policy framework recognizes the importance of community services and facilities. The framework directs municipalities to plan community services and facilities 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 2020 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.

As part of Bill 97 (*Helping Homebuyers, Protecting Tenants Act, 2023*), the provincial government introduced a draft Provincial Planning Statement that is intended to replace the current Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The draft Provincial Planning Statement specifies in greater detail that the achievement of complete communities includes public service facilities and other institutional uses, including schools and associated child care facilities. In addition, the draft Provincial Planning Statement directs planning authorities to consider innovative approaches in designing schools and associated child care facilities in consultation with school boards. The definition of public service facilities in the proposed changes includes land, buildings and structure, including but not limited to schools, hospitals and community recreation facilities.

Planning for complete communities is a key objective of the overall community planning process in Toronto. 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.

2.0 DEMOGRAPHIC PROFILE

The following demographic profile includes analysis of indicators for the CS&F Study Area compared to the City of Toronto as a whole. Comparisons are also made between the NYCSP Area and the CS&F Study Area where relevant.

The demographic and socio-economic profile of the area was prepared based on Census data from 2011, 2016 and 2021. This data was used to understand the current composition of the community and identify trends over time. Statistics Canada has noted that COVID-19 may have had an impact on answers to some census questions in 2021, including those on employment, education, and commuting.

2.1 People

According to the 2021 Census, there are 118,160 people living in the CS&F Study Area. Between 2016 and 2021, the Study Area population decreased by 0.6%, while the City’s population in the same period have increased by 2% (Figure 1). In the same period, the NYCSP Area population increased by 2%.

While the population declined in the CS&F Study Area, it grew in North York Centre.

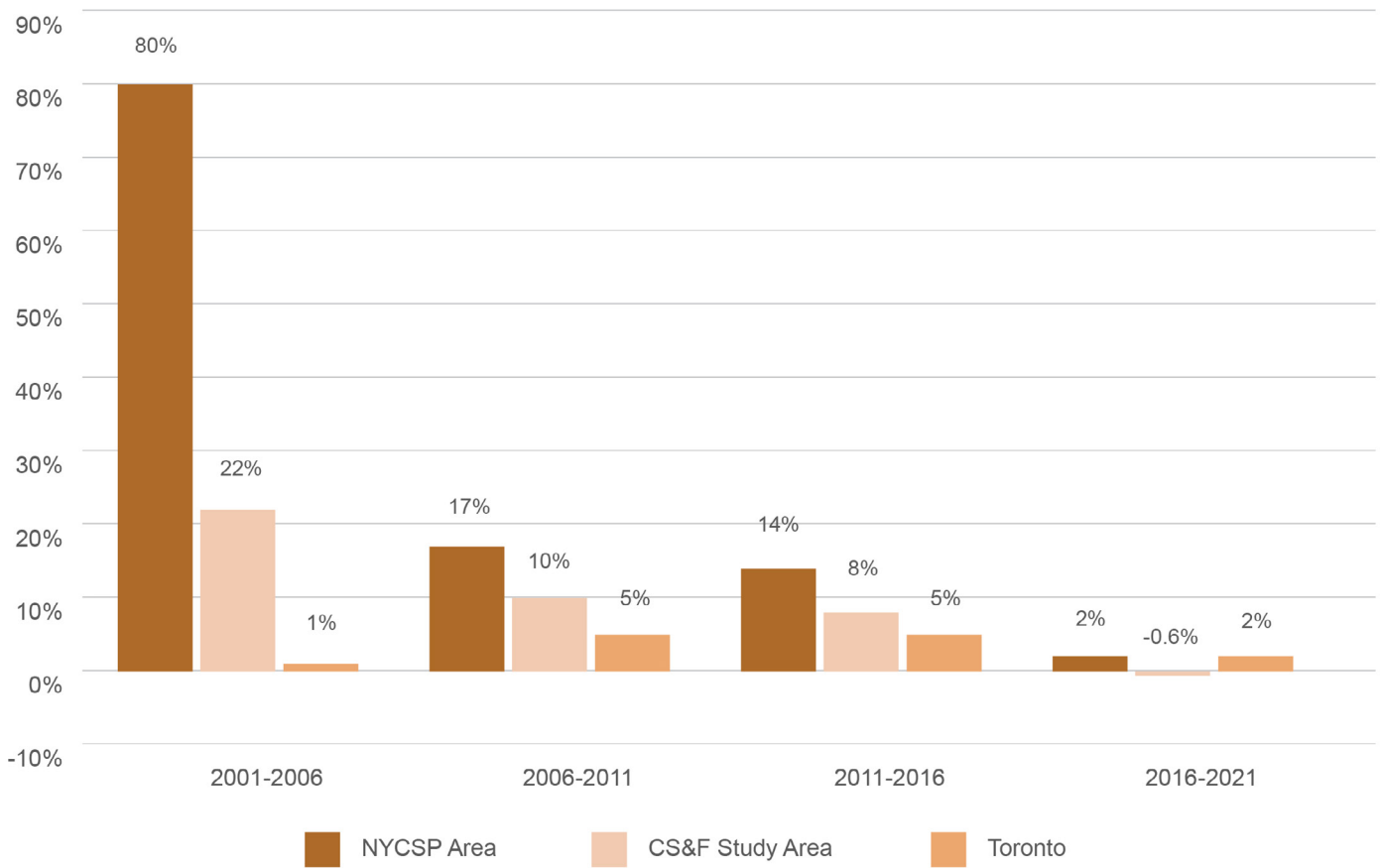


Figure 1 - Percentage Change in Population, 2001-2021

2.2 Population by Age

Both the CS&F Study Area and NYCSP Area have a higher proportion of working age and senior residents than the city. The age structure within the CS&F Study Area has included a higher proportion of seniors (age 65+) and lower proportion of children (age 0-14) and youth (age 15-24) than

the Toronto average for the last three Census periods (2011, 2016 and 2021). While the working age population for the CS&F Study Area was lower than the Toronto average in 2011 and 2016, it was slightly higher than the Toronto average in 2021 (Figure 2).

The share of working age residents and seniors is growing, while children and youth populations are declining.

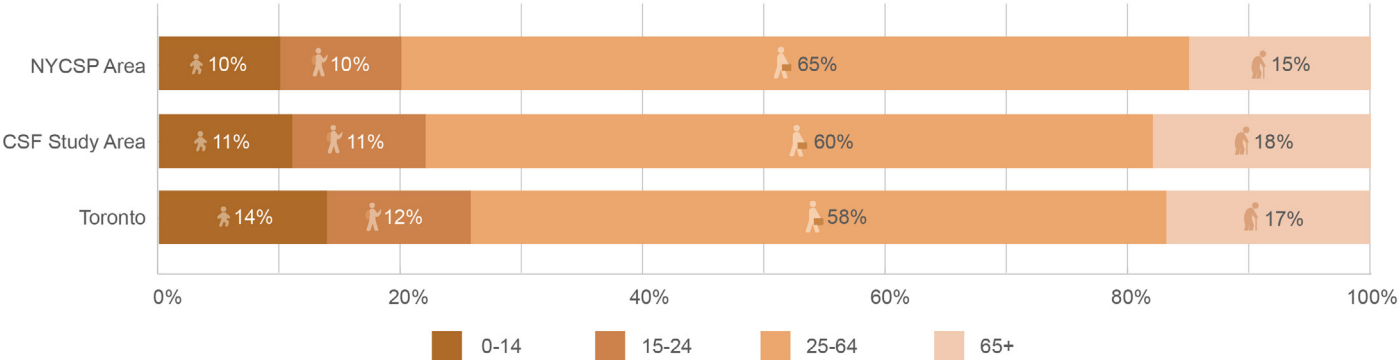


Figure 2 - Population by Age, 2021

2.3 Families and Households

In 2021, there were 32,065 families living in private households in the CS&F Study Area, with a lower proportion of families with children (60%) than the City of Toronto (63%) (Figure 3 and 4). The proportion of families without children in the Study Area has increased slightly since 2011. In Comparison, the NYCSP Area shows a lower proportion of families with children (52%) than the CS&F Study Area and the City.

Large household sizes and higher proportion of families with children.

*A **census family** is composed of a married or common-law couple, with or without children, or of a lone parent living with at least one child in the same dwelling. Couples can be of the opposite sex or of the same*

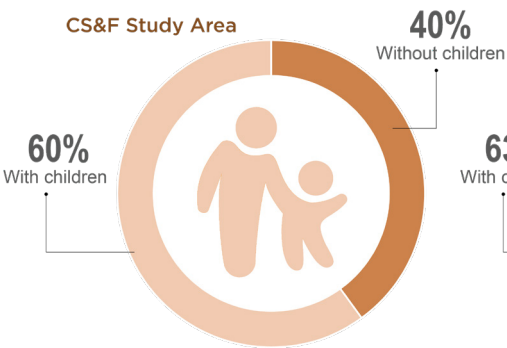


Figure 3 – Families in Private Households With and Without Children, 2021 - CS&F Study Area

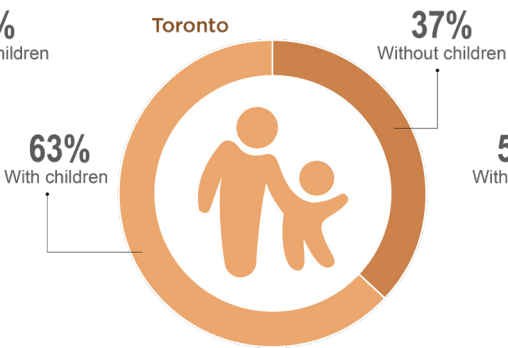


Figure 4 - Families in Private Households With and Without Children, 2021 - City of Toronto

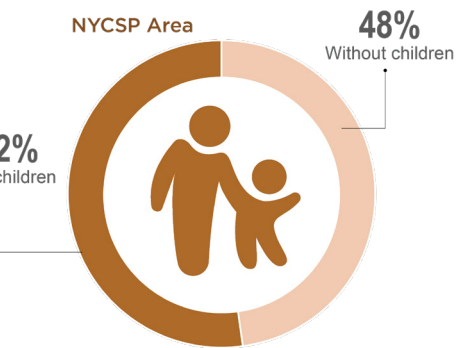


Figure 5 - Families in Private Households With and Without Children, 2021 - NYCSP Area

Household Size

Household sizes have been roughly consistent withing the CS&F Study Area since 2001, with most households (65%) including 1 or 2 persons (Figure 6). At the same time, there are a higher proportion of 2 person and 3 person households in the Study Area

compared to the city (Figure 6). In comparison, the NYCSP Area has a higher proportion of 1, 2 and 3-persons (39%, 37% and 15%) households and a lower proportion (9%) of 4 or more persons households than the CS&F Study Area and Toronto.

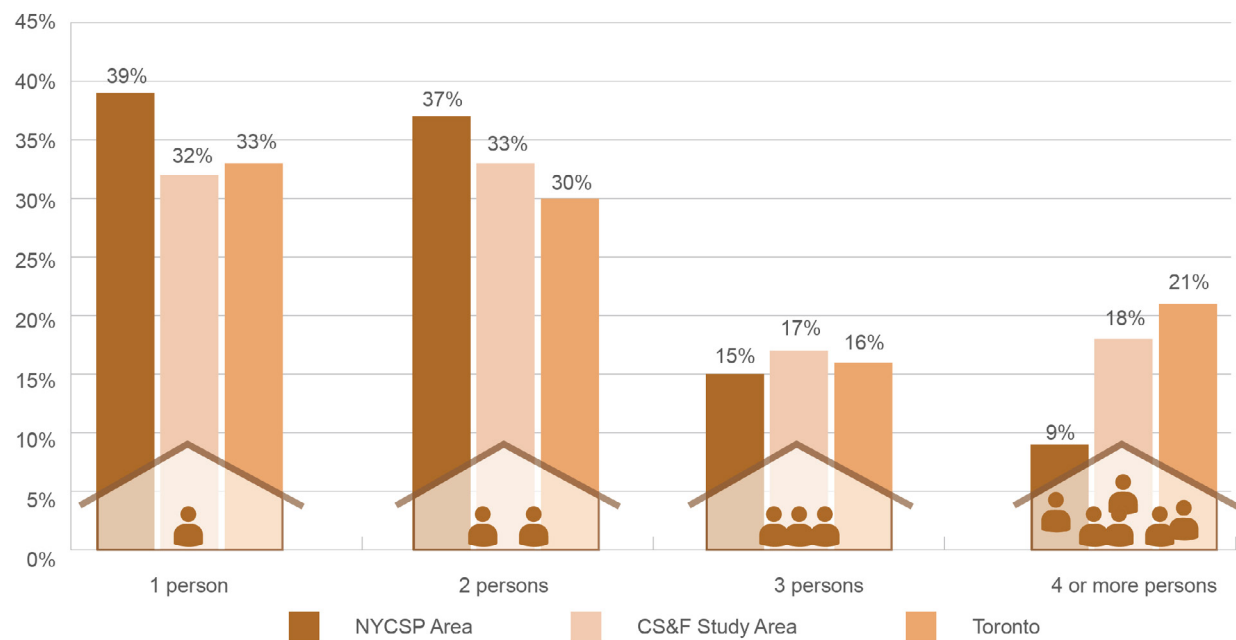


Figure 6 - Households by Size, 2021

Lone Parent Families

The proportion of lone parent families is lower in the CS&F Study Area at 18% compared to the city at 21% (Figure 7). Majority of these lone parent families have one child, which is consistent with the city. The

NYCSP Area has a slightly lower proportion of lone parent families (17%) than the CS&F Study Area and Toronto.

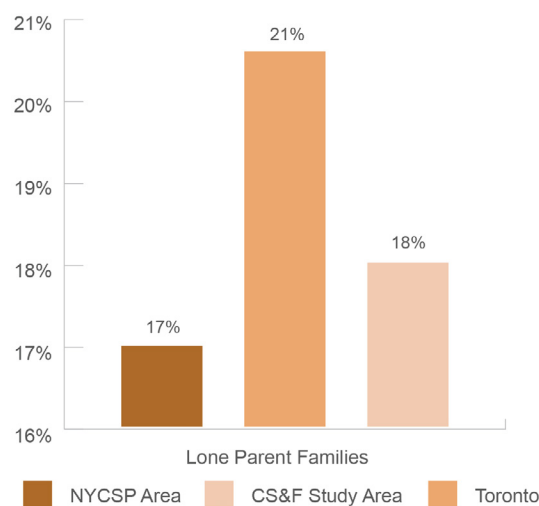


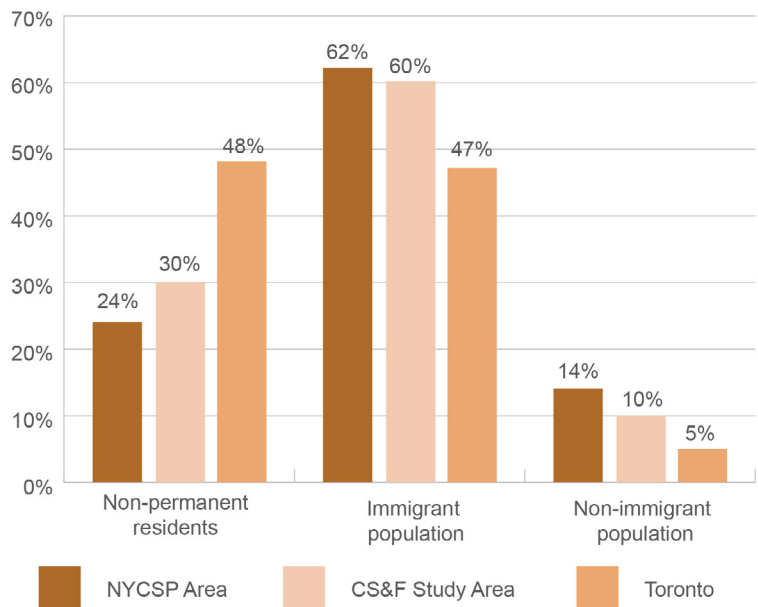
Figure 7 - Lone Parent Families, 2021

*Statistics Canada defines **Family Persons** as those living in households that contain at least one census family, that is, a married couple with or without children, or a couple living common-law with or without children, or a lone parent living with one or more children. Non-Family Persons are defined as those living in households consisting either of one person living alone in a private dwelling or a group of two or more people who share a private dwelling, but who do not constitute a census family.*

2.4 Immigration Status

At 60% of the population, the CS&F Study Area has a high proportion of immigrants compared to Toronto as a whole (47%) (Figure 8). A quarter (25%) of the Study Area’s immigrant population arrived between 2001 to 2010, compared to 22.6% across the city. There was a decline in the Study

Area’s immigrant population growth (15%) between 2011 to 2015, however, the rate went up again to 20% between 2016 to 2021. In comparison, the NYCSP Area has a higher proportion of immigrants (63%) than the CS&F Study Area and Toronto.



Higher proportions of immigrants and first-generation immigrants, most of whom arrived between 2001 to 2010.

Figure 8 - Immigration Status, 2021

In the CS&F Study Area and the NYCSP Area respectively, the proportion of first-generation immigrants 15 years and over is higher compared to the city and has been increasing steadily since 2006 (Figure 9 and 10).

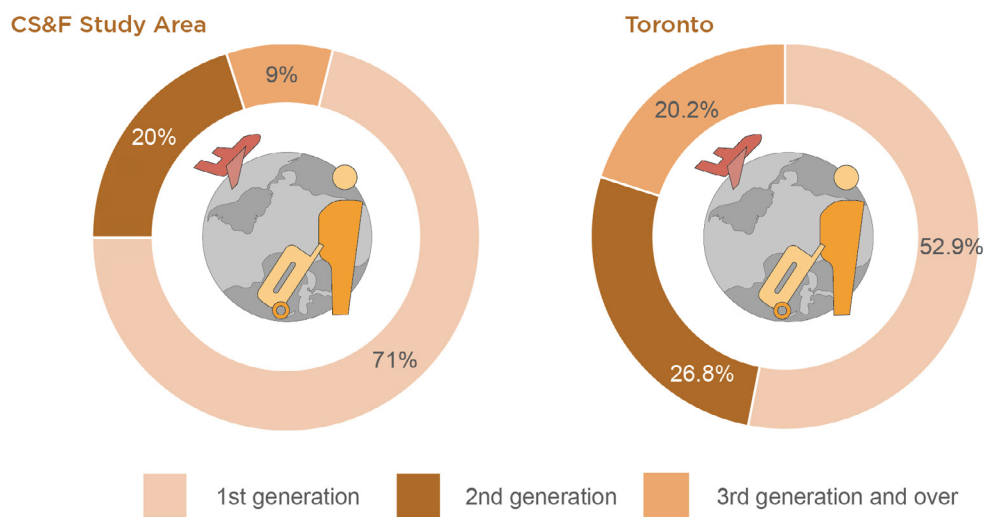


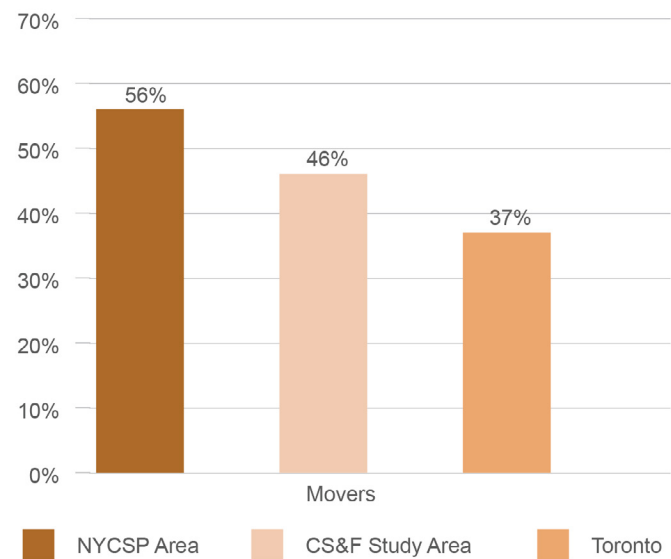
Figure 9 - Immigration Status, 2021 - CS&F Study Area

Figure 10 - Immigration Status, 2021 - Toronto

2.5 Mobility

In 2021, a greater proportion of the CS&F Study Area residents (46%) identified as “movers” compared to the city average of 37% (Figure 11). In comparison, the NYCSP Area has a higher proportion of movers (56%) than the CS&F Study Area and the city.

External migrants (including migrants who did not live in Canada 1 year or 5 years ago) accounted for about 61.5% of the CS&F Study Area population. The higher proportion of external migrants suggests that there may be greater demand for certain types of community services such as newcomer settlement and ESL programs.



A high mover population with a greater proportion of migrant movers than the city overall.

Movers are residents who have moved in the last five years

Figure 11 - Mobility Status 5 Years, 2021

2.6 Education and Income

Residents between 25-64 years of age within the CS&F Study Area were more likely to have attained a postsecondary certificate, diploma, or degree than those in the city overall (Figure 12). The NYCSP Area shows an even higher percentage (88%) of those that have attained a postsecondary certificate, diploma, or degree compared to the CS&F Study Area and the city.

Despite educational attainment, average family and household incomes have always been lower in the CS&F Study Area than the city average (Figure 13). In 2021, the CS&F Study Area had an average household income of \$106,314 while the city average household income was \$121,200. While the average household income in the NYCSP Area was lower compared to the CS&F Study Area and Toronto at \$88,200.

The incidence of low income in the CS&F Study Area is 18%, which is higher than the city-wide average of 13% (Figure 14). The NYCSP Area has an even higher incidence of low income at 23%. Over the last ten years (2011-2021), the incidence of low income has decreased by 6% in the CS&F Study Area and across the city, and by 8% in the NYCSP Area.

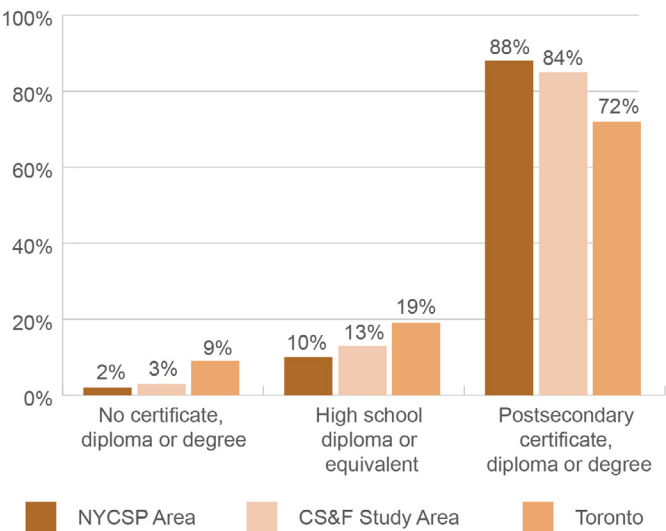


Figure 12 - Educational Attainment, 2021

Higher postsecondary attainment and lower average incomes than the city overall.

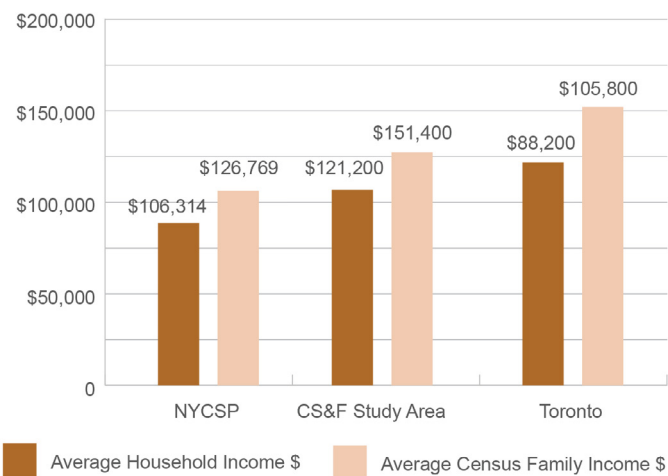


Figure 13 - Income Earnings, 2021

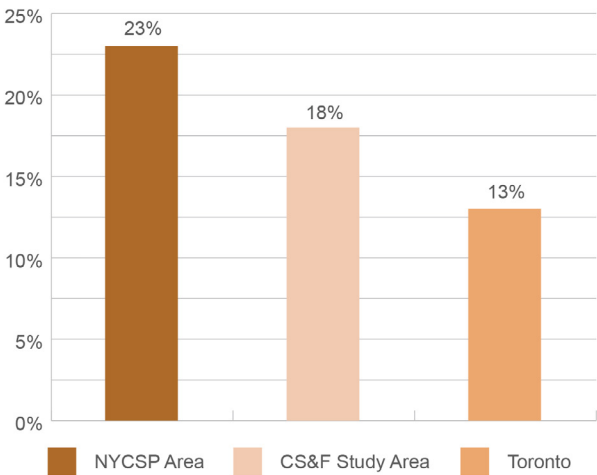


Figure 14 - Incidence of Low Income, 2021

Income Spent on Shelter Costs

In 2021, 49% of tenant households and 38% of owner households in the CS&F Study Area were spending more than 30% of their income on shelter costs. Similarly, in the NYCSP Area, 53% of tenant households and 42% of owner households were spending more than 30% of their income on shelter costs.

Both percentages are higher than city averages but are consistent with the city-wide trend of more renters spending more than 30% of their income on shelter costs than owners. The lower average income and high proportion of renters spending more than 30% of income on shelter costs in the CS&F Study Area is consistent with overall housing affordability challenges across the city.

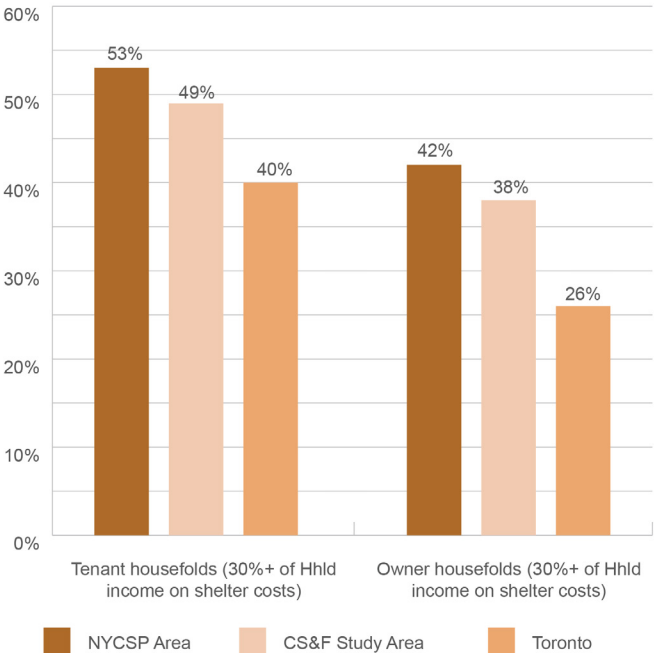


Figure 15 – 30%+ of Income on Shelter by tenure, 2021

2.7 Employment and Occupation

The unemployment rate in the CS&F Study Area, NYCSP Area and city are nearly identical at 12% to 14% (Table 1).

A lower unemployment rate and high concentration of Business, Finance, and Administration and Legislative and Senior Management occupations.

Table 1 – Unemployment, 2021

Area	Unemployment Rate
CSF Study Area	13%
Toronto	14%
NYCSP	12%

Occupations

The CS&F Study Area population's two most dominant occupation categories are Business, Finance, and Administration at 22% and Legislative and Senior Management at 24% (Figure 16). Natural and applied sciences are significantly higher in the Study Area than in the city overall.

In the NYCSP Area, the most dominant occupation categories are business, finance and administration occupations at 27%, followed by sales and service occupations and natural and applied sciences and related occupations, at 21% respectively.

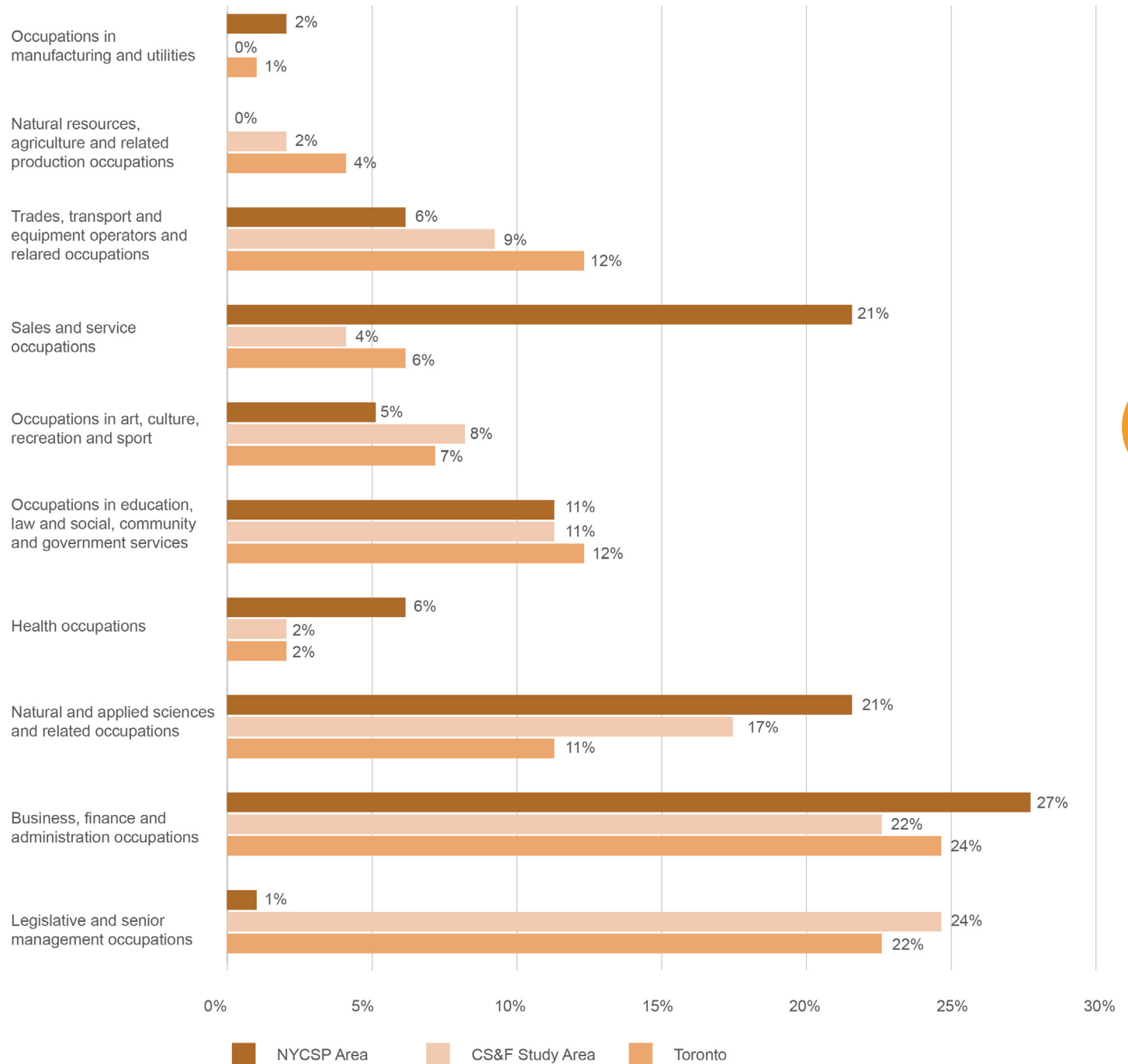


Figure 16 – Occupation, 2021

2.8 Housing Stock

Most (61%) people in the CS&F Study Area live in buildings that are five storeys or higher; this is greater than the city-wide average of 47% (Figure 17). The NYCSP Area has much more people (92%) who live in buildings that are five storeys or higher compared to the CS&F Study Area and the city.

A greater mix of dwelling types, newer buildings, and higher ownership rates than the city overall.

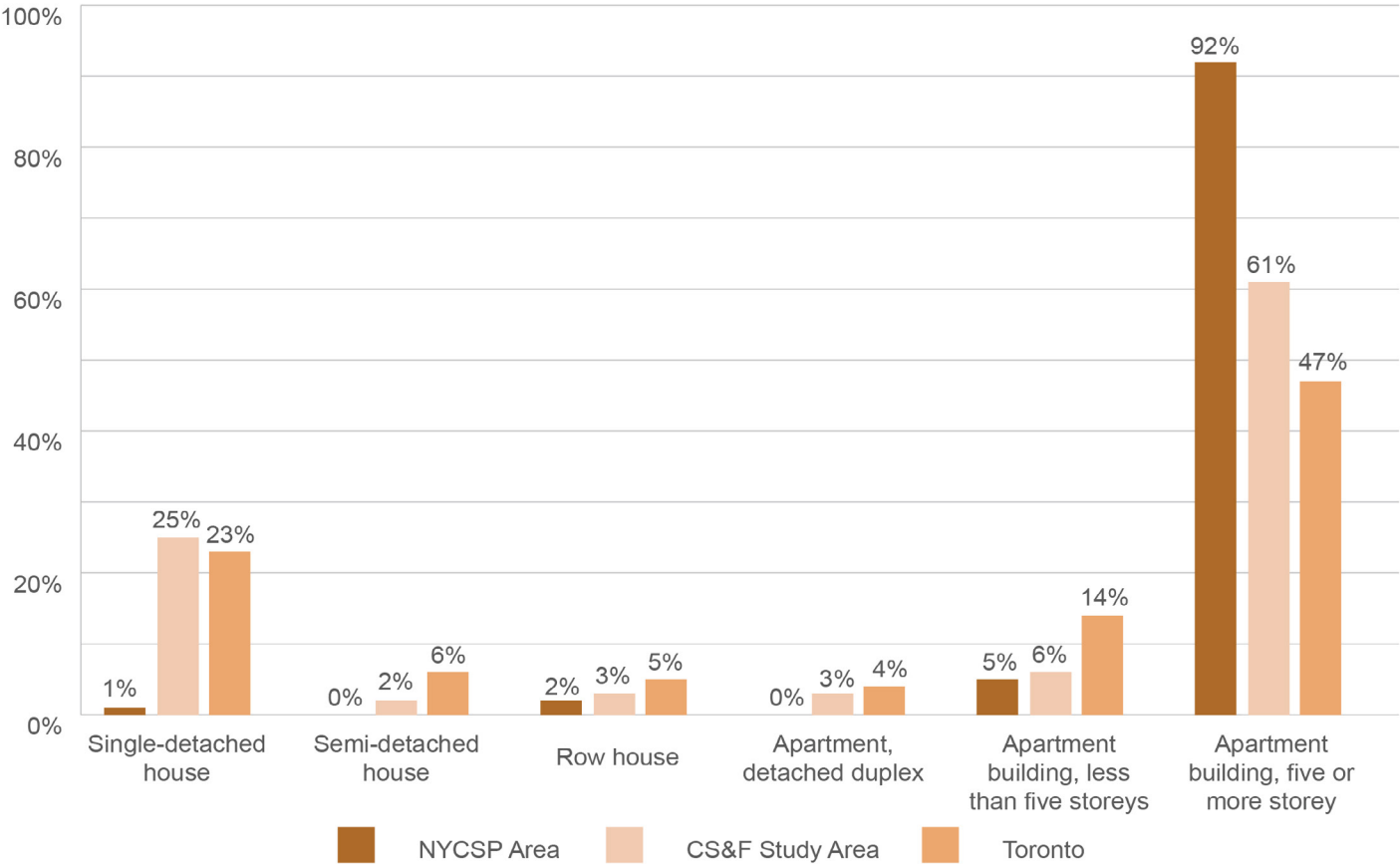


Figure 17 – Dwelling Structures, 2021

Tenure

Fifty-eight percent (58%) of residents within the CS&F Study Area are homeowners, which is higher than the city-wide average of 52% (Figure 18). The NYCSP Area has slightly less residents who are homeowners (54%) compared to the CS&F Study Area.

Construction Period

Housing in the CS&F Study Area is newer than the city-wide average. While 60% of city-wide housing was constructed before 1981, almost 70% of the housing in the CS&F Study Area has been built in the period since 1981. The majority of the housing in the NYCSP Area (91%) has been built in the period since 1981 (Figure 19).

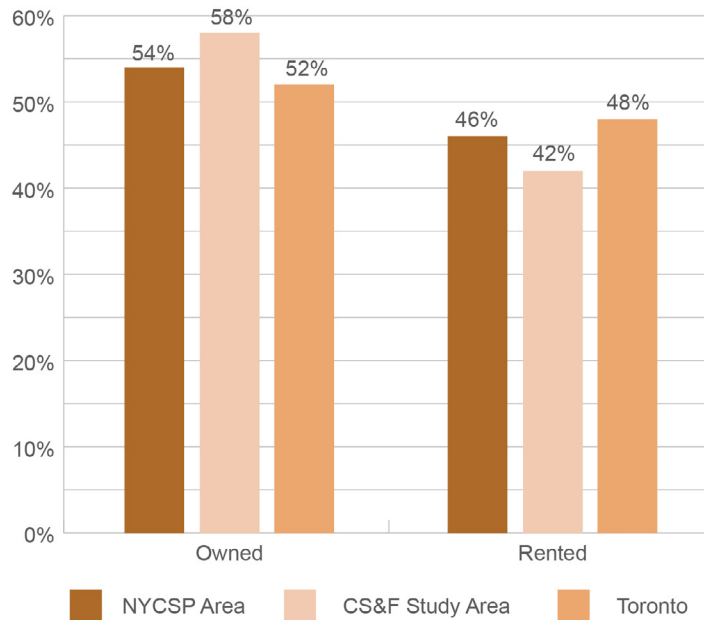


Figure 18 – Tenure Split, 2021

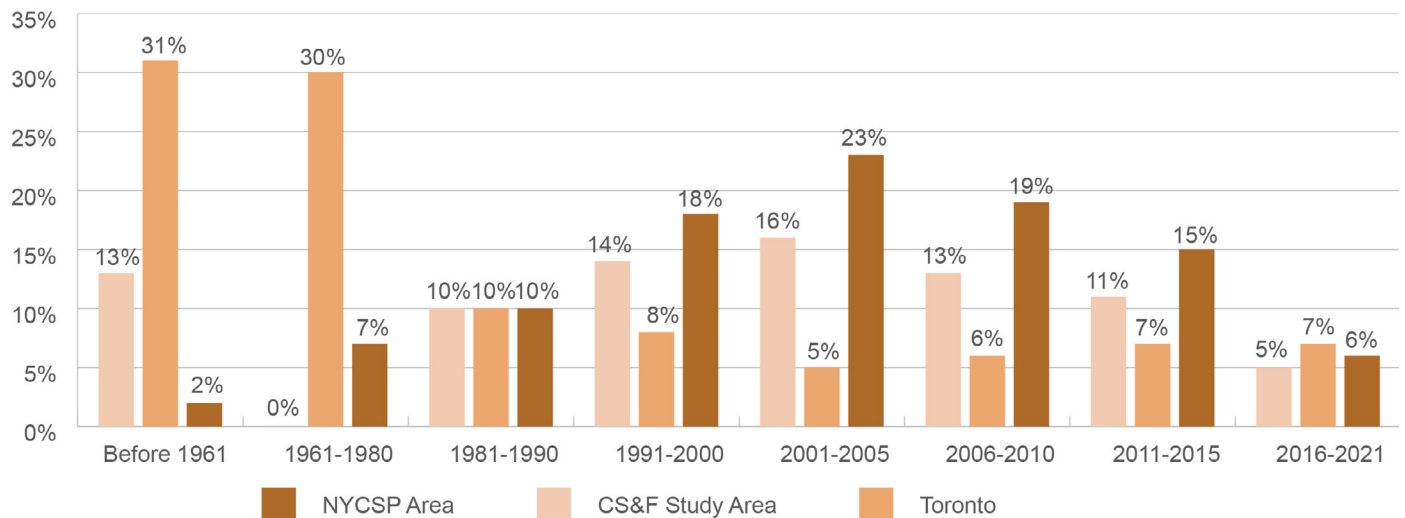
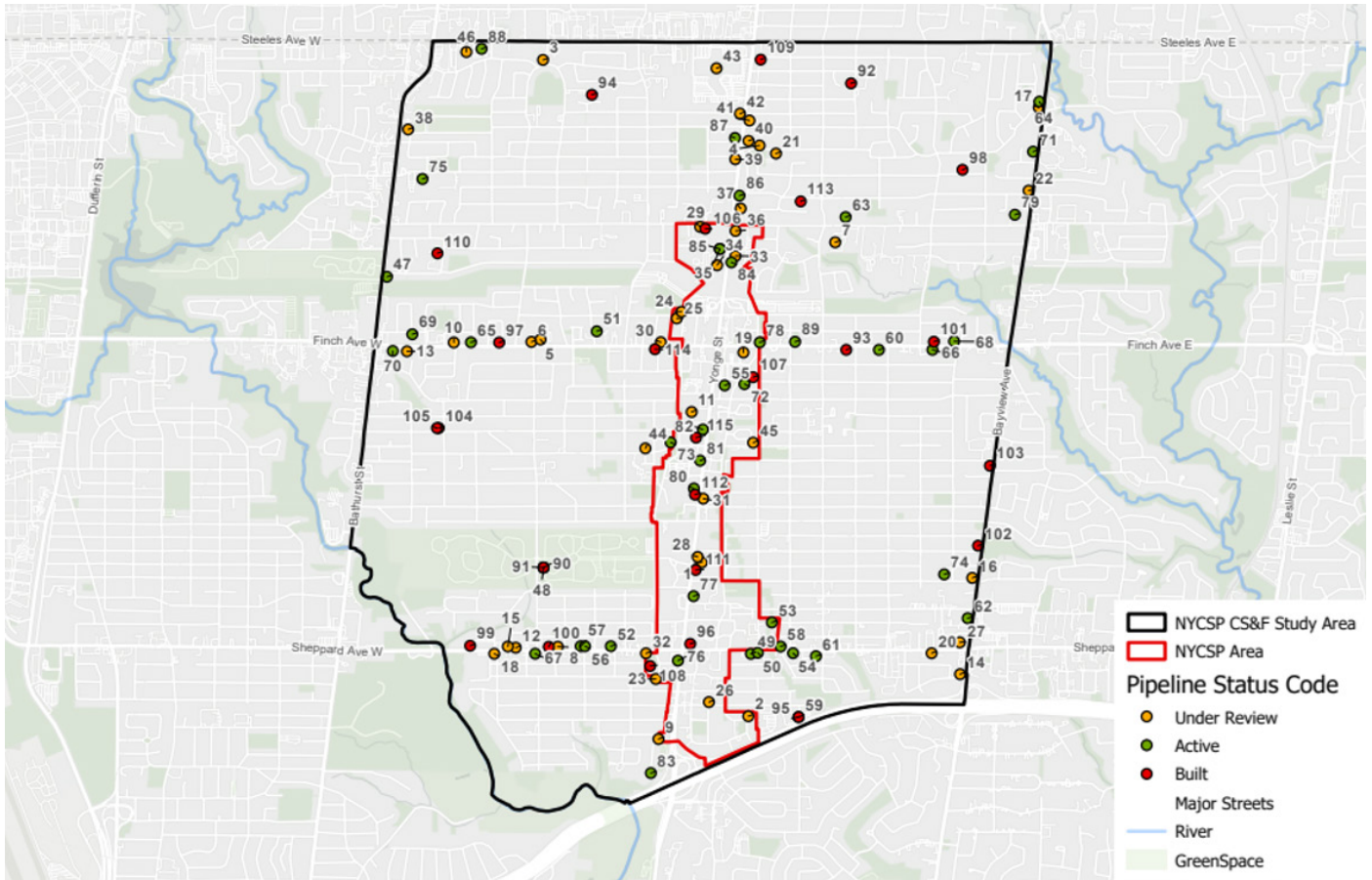


Figure 19 – Housing by Period of Construction, 2021

3.0 DEVELOPMENT ACTIVITY

Between July 1, 2017 to June 30, 2022 there were 115 development applications in the City's development pipeline for the CS&F Study Area including 36 in the NYCSP Area (Map 2). For a

breakdown of applications by status (Figure 20) development activity is spread throughout the CS&F Study Area, with a concentration along Yonge Street (Map 2).



Map 2 - Development Pipeline, CS&F Study Area, July 1, 2017 to June 30, 2022

Active and Under Review applications represent a total of 27,550 new residential units in the CS&F Study Area, of which 11,406 (or 41%) are located within the NYCSP Area.

Most of the growth in the CS&F Study Area is focused on mixed-use secondary plan areas (including North York Centre, Yonge North, Central Finch, Sheppard Lansing and Sheppard Willowdale), with little growth expected in the neighbourhoods.

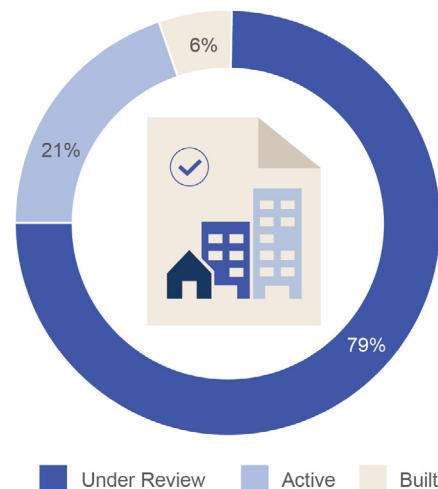
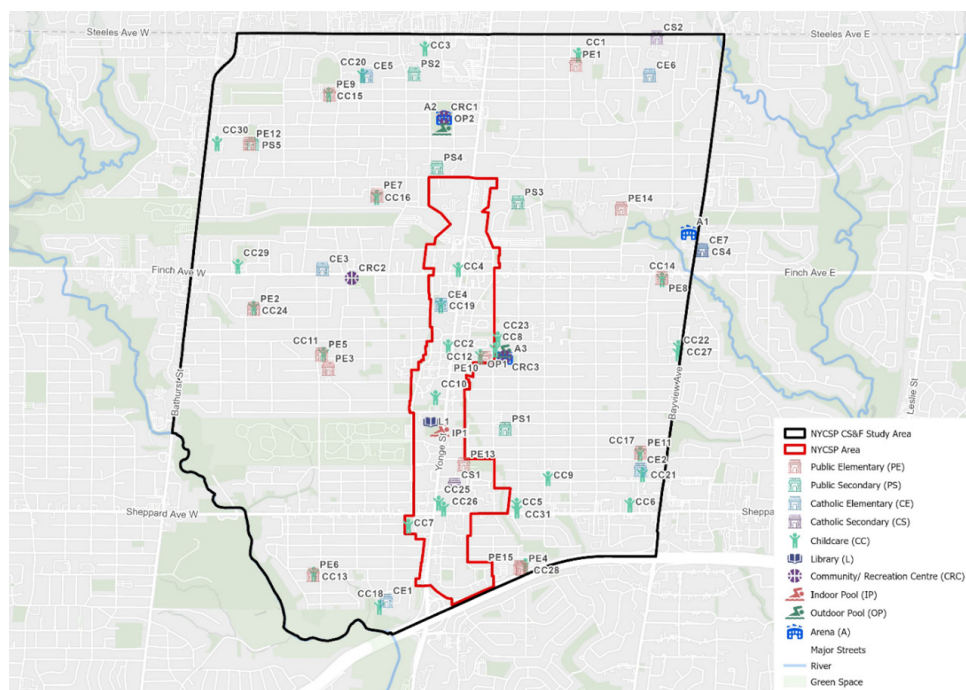


Figure 20 - Summary of Development Activity by Status, July 1, 2017 to June 30, 2022- CS&F Study Area

4.0 SECTOR INVENTORY & ANALYSIS

An inventory and description of the existing community services and facilities in the CS&F Study Area was compiled through a review of existing service and capital plans and data provided by CS&F sectors. Consultation with City Divisions, Boards, Agencies and human service agencies as well as a survey of existing human service agencies is ongoing to better understand the nature and capacity of the community service sector in the Study Area.



Map 3 - Community Services and Facilities Study Area

4.1 Child Care

Child care refers to the provision of licensed child care centres for children aged 0-4 years run by a mix of City, non-profit and commercial operators.

Service Provision Targets

Toronto's Licensed Child Care Growth Strategy (2017-2026) set an ambitious target of serving 50% of children aged 0-4 by 2026.

Facility Standards

All licensed child care centres must adhere to the Provincial *Child Care and Early Years Act*. Newly constructed facilities run by the City, or non-profit operators with subsidy agreements with the City, must also adhere to the City of Toronto's Child Care Design & Technical Guideline R1 2016 and the Child Care Development Guideline. Among other requirements, child care centres need to provide separate spaces for different age groups – infant, toddler, and preschoolers. They are also required

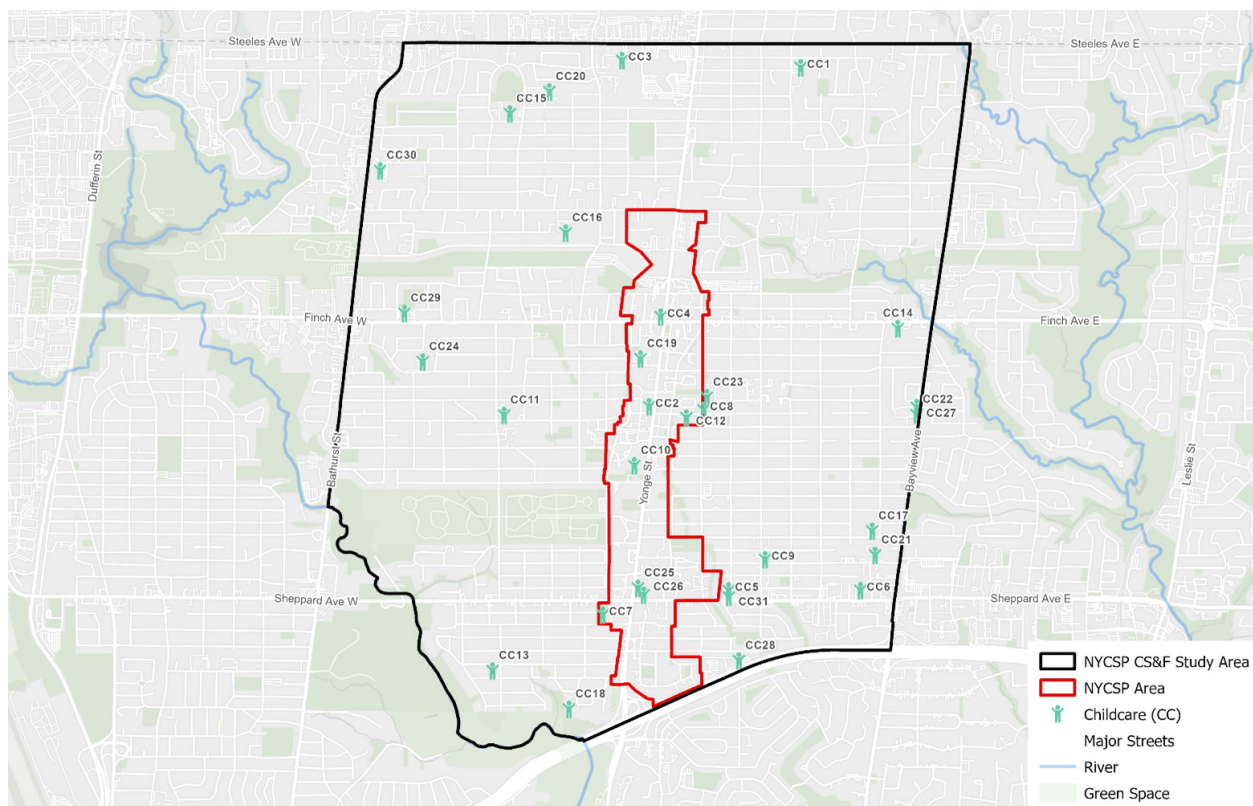
to provide a minimum of indoor and outdoor play space per child and associated operational and administrative spaces. Based on current government funding arrangements and legislative requirements, the City's preferred delivery model is a 62-space facility. This results in an approximate footprint of 929 square metres (10,000 square feet) of indoor space and a minimum of 278.7 square metres (3,000 square feet) of dedicated, purpose-built outdoor space.

Existing Child Care Centres

There are currently 31 child care centres located in the CS&F Study Area providing 2,701 spaces for children aged 0-12 (Table 2). Approximately 119 spaces are provided for infants, 399 spaces for toddler and 949 spaces for preschool-aged children. Sixteen (16) of the facilities in the CS&F Study Area have a subsidy contract with the City, and 28 of the centres are participating in the Canada-Wide Early Learning and Child Care system.

Table 2. Child Care Facilities in the CS&F Study Area, June 2022

Map #	Centre Name	Type	Address	Total Spaces	Subsidy
CC1	The Munchkin Manor Daycare & Early Learning Centre	Commercial	1087 Lillian St	68	N
CC2	Yonge-Churchill Child Care Centre	Non Profit	5350 Yonge St	133	N
CC3	Tiki's Day Care Centre	Commercial	20 Tangreen Crt	63	N
CC4	Kids & Company - Finch Site	Commercial	5650 Yonge St	65	N
CC5	Central Montessori School - Maplehurst Campus	Commercial	181 Maplehurst Ave	64	N
CC6	Willowbrae Academy Bayview Village	Commercial	432 Sheppard Ave E	79	N
CC7	Network - Lansing Child Care Centre	Non Profit	49 Bogert Ave	72	Y
CC8	Lansing Co-Op Nursery School	Non Profit	80 Church Ave	40	N
CC9	Central Montessori Schools - Willowdale Campus	Commercial	157 Willowdale Ave	62	N
CC10	Yonge Hearts Child Care Centre	Non Profit	5176 Yonge St	114	Y
CC11	Churchill Chums School Age Child Care Centre	Non Profit	188 Churchill Ave	176	Y
CC12	McKee McKids Enrichment Centre	Non Profit	35 Church Ave	154	Y
CC13	Glen Cameron For Kids	Non Profit	211 Cameron Ave	147	Y
CC14	Finch Flyers Child Care Program	Non Profit	277 Finch Ave E	131	Y
CC15	Pleasant Child Care Of North York	Non Profit	288 Pleasant Ave	125	Y
CC16	Play And Grow Child Care Centre	Non Profit	227 Drewry Ave	71	Y
CC17	Hollywood All Stars Child Care	Non Profit	360 Hollywood Ave	145	Y
CC18	St. Edward Ymca	Non Profit	1 Botham Rd	88	Y
CC19	St. Cyril's Before & After School Programme	Non Profit	18 Kempford Blvd	86	Y
CC20	St. Paschal Baylon	Non Profit	15 St Paschal Crt	44	Y
CC21	St. Gabriel's Jr Ymca	Non Profit	396 Spring Garden Ave	72	Y
CC22	Toronto Woods Daycare	Commercial	3072 Bayview Ave	34	N
CC23	Yorktown Montessori School	Commercial	349 Kenneth Ave	41	N
CC24	Yorkview Kids Care	Non Profit	130 Yorkview Dr	108	Y
CC25	Angus Valley Montessori	Commercial	4841 Yonge St	59	N
CC26	The Neighbourhood Group Yonge Sheppard Child Care Centre	Non Profit	30 Sheppard Ave E	62	Y
CC27	Bannockburn School	Non-Profit	3080 Bayview Ave	93	N
CC28	Avondale Centre for Early	Non-Profit	171 Avondale Ave	72	Y
CC29	Hurwich Education Centre – Kamin	Non-Profit	252 Finch Ave W	94	N
CC30	The Toronto Cheder	Non-Profit	475 Patricia Ave	20	N
CC31	Central Montessori School	Commercial	180 Sheppard Ave E	25	N



Map 4 – Child Care Facilities in the CS&F Study Area, June 2022

Service Provision Assessment

Currently, the CS&F Study Area has a medium need/priority of child care as only 30% to 39% of children between ages 0-4 years are served by existing child care.

Capital Improvements

Although the demand for child care is high, there are challenges with respect to funding for child care as well as challenges finding spaces in new developments due to indoor and outdoor space requirements. Toronto Children's Services (TCS) currently relies on Section 37 in-kind benefits under

the Community Benefits Charge and school-based capital projects funded by the Province to increase the number of licensed child care spaces in areas of the city experiencing growth.

There are four capital projects for new centres planned in the CS&F Study Area which will provide 300 new licensed child care spaces. These new facilities will address some of the near-term demand, however, the supply and demand for child care facilities will need to be monitored to ensure the number of licensed spaces keeps pace with growth. It is expected that the Study Area will remain a priority for child care expansion.

Table 3. New Centres Planned

Centre Name	Address	Total Spaces	Estimated Construction
St Antoine Daniel CS	160 Finch Ave W	88	2024 Q4
Hollywood PS	360 Hollywood Ave	88	2025 Q1
Newtonbrook Plaza	5799-5915 Yonge St	62	2028Q3
Times Group (Developer)	5800 Yonge St	62	2025
Total		300	

EarlyON

EarlyON Child and Family Centres offer free programs to parents/caregivers and their children from birth to six years of age. These 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. There are four EarlyON Child and Family Centres located in the CS&F Study Area and three additional centres located in the NYCSP Area.

Table 4 – EarlyON Centres

Centre Name	Address	Location (NYCSP Area or CS&F Study Area)
People’s Church EarlyON Child and Family Centre (Lumenus Community Services)	374 Sheppard Ave E	Within the CS&F Study Area
Pleasant EarlyON Child and Family Centre (Toronto District School Board)	288 Pleasant Ave	Within the CS&F Study Area
St Theo’s EarlyON Child and Family Centre (Lumenus Community Services)	111 Cactus Ave	Within the CS&F Study Area
Yonge Sheppard Centre EarlyON (Lumenus Community Services)	30 Sheppard Ave E	NYCSP Area

4.2 Libraries

Libraries include facilities and services provided by the Toronto Public Library (TPL), which operates a network of 81 Neighbourhood Libraries, 17 District Branches and two Research and Reference libraries.



Image 1 - North York Central Library

Service Provision Targets

TPL’s [Service Delivery Model](#) includes four tiers of service:

- neighbourhood branches and community-based services which service local communities;
- district branches serving broader communities;
- research and reference libraries serving the city and beyond; and
- a digital tier that provides responsive, accessible services 24/7.

Generally, Neighbourhood Libraries serve a minimum of 25,000 people with a service radius of 1.6 km and have an optimum size of between 929 and 1,959 square metres (10,000 and 20,000 square feet). District Libraries serve a minimum of 100,000 people with a service radius of 2.5 km and have a minimum size of 2,322.6 square metres (25,000 square feet), while the Research and Reference branches serve the city as a whole.

Existing Libraries

There is one Toronto Public Library (TPL) located in the Study Area, the North York Central Library. Centennial and Ethennonnhawahstihnen' (formerly Bayview) neighbourhood libraries are located outside of the study area, but they also serve the local population in North York Centre.

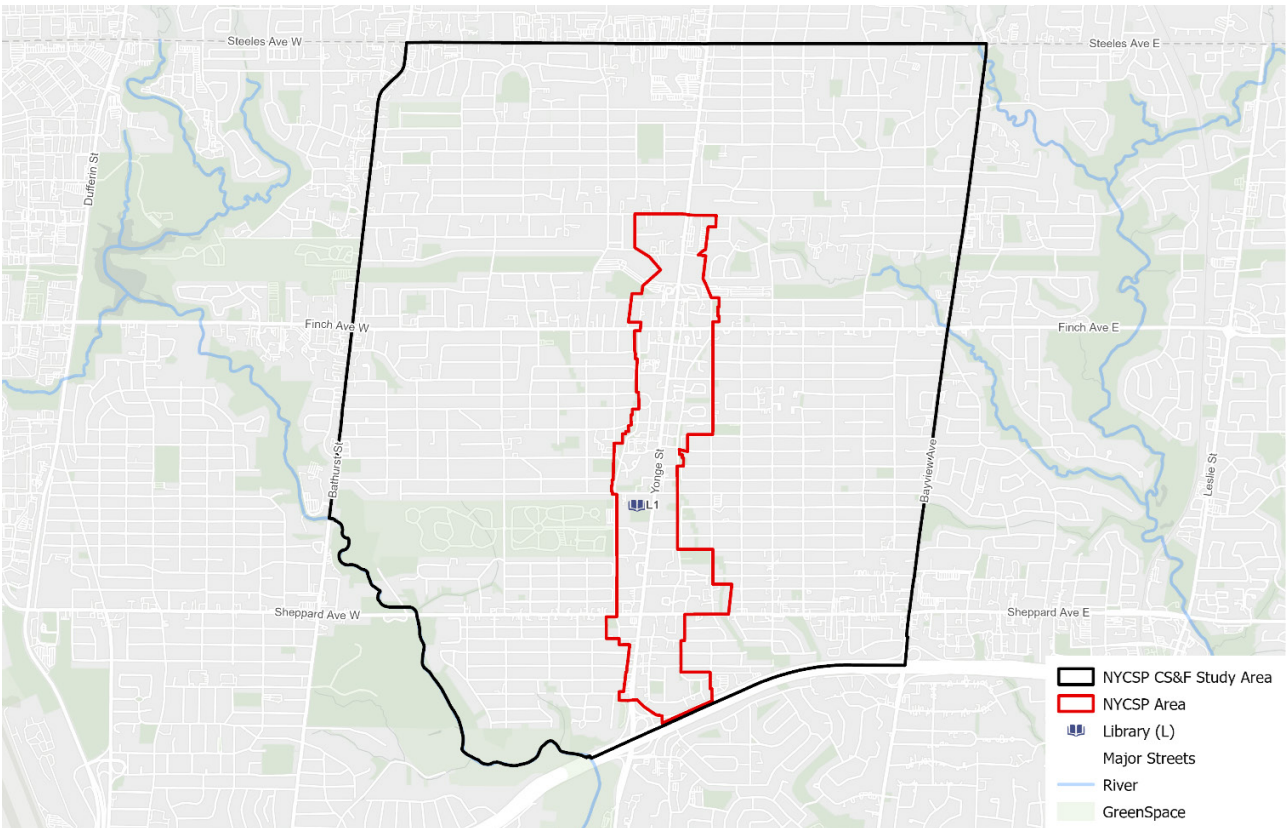
The North York Central Library (NYCL) is located inside the North York Centre complex, on the west side of Yonge Street and north side of Mel Lastman Square. The library totals approximately 15,793 square metres (170,000 square feet) over seven floors and welcomes over one million visitors annually. NYCL is one of TPL's two research and reference libraries, which offer comprehensive and specialized collections and services that are of

interest to residents across the city and beyond.

NYCL recently underwent a multi-year renovation to meet new service demands and uses. Phase 1 of the revitalization work, completed in 2019, focused on the renovation of the first five floors. New features include interactive learning spaces for children and their families (KidsStop), a discovery zone, a digital innovation hub and fabrication studio, and revitalized public study and lounge spaces. The recently completed Phase 2 included a retrofit and upgrade to building systems and infrastructure and a new venue rental space on the Concourse level. Recent additions include an Entrepreneurs' Suite and a Virtual Interview Room, an Accessible Technology Room, a North York History Room, a digital piano lab, and a Youth Hub.

Table 5. Library in the CS&F Study Area

Map Code	Name	Location	Service Tier	Size
L1	North York Central Library	5120 Yonge Street	Research and Reference	15,793 Square Metres (170,000 Square Feet)



Map 5 – Library in the CS&F Study Area

Service Provision Assessment

The North York Central Library experiences very high usage of library services, programs and spaces by children and youth. Based on TPL's service provision targets, the NYCL meets the current demand for libraries in the CS&F Study Area.

Capital Improvements

TPL's Facilities Master Plan (TPLFMP) guides effective management and planning of capital projects. Released in 2019, the TPLFMP identifies and prioritizes investments in Library facilities over the short, medium, and long-term. The TPLFMP establishes a Prioritization Framework for investment to support evidence-based decision-making. It considers operational factors and investment requirements to achieve a balance between maintenance and growth-related capital projects. Flexibility was also considered in developing the TPLFMP to ensure that decisions can be made to adapt to unique opportunities that present themselves across the city in this high-growth environment.

The 2019 TPLFMP identified the North York Central Library Phase 2 as a horizon A priority, which has now been completed. Beyond maintaining a state of good repair at this facility, no other capital improvements have been identified for the CS&F Study Area.

4.3 Community Recreation

The community recreation sector is composed of a network of service providers that include publicly-funded, non-profit and hybrid models of recreation service delivery. This report focuses on City-run recreation facilities only.



Image 2 - Goulding Community Centre

Service Provision Targets

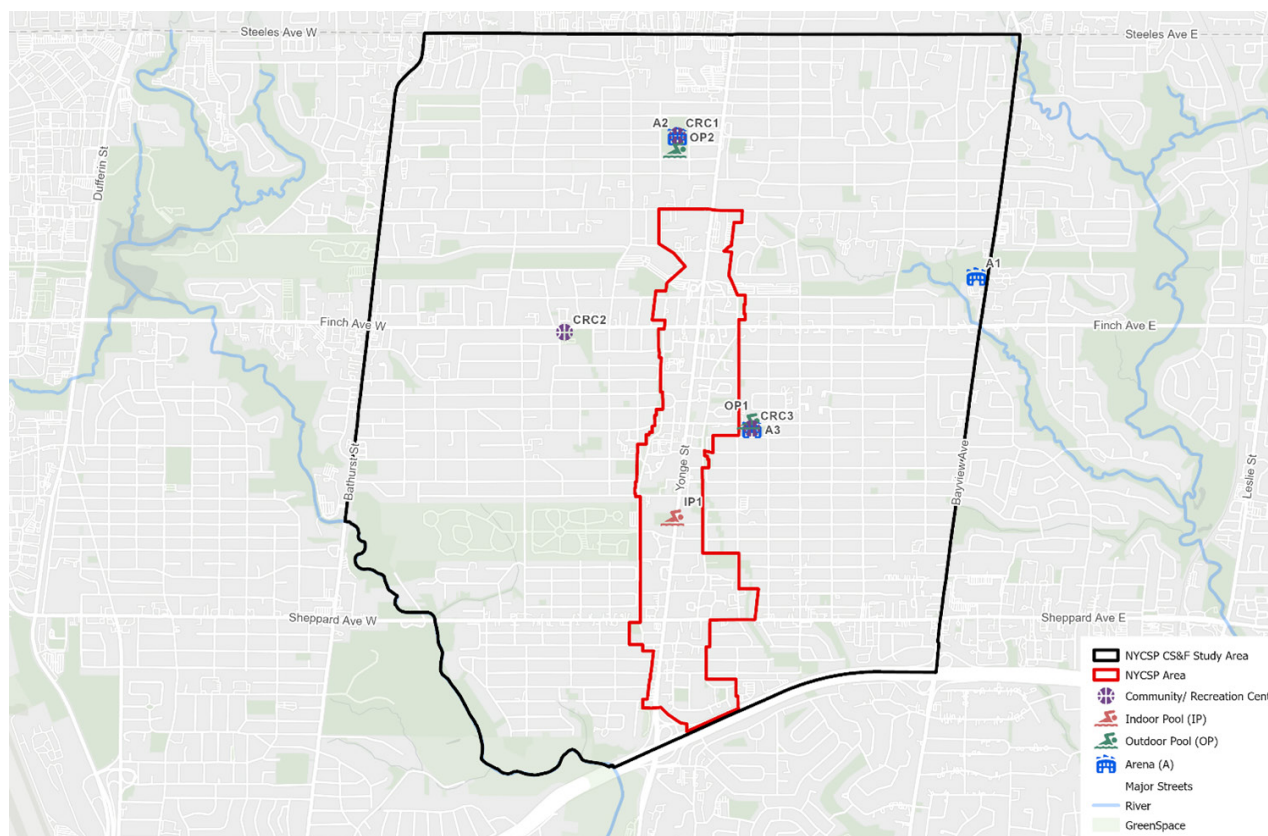
The City has a provision rate target of 1 Community Recreation Centre per 34,000 residents delivered through mid-sized and large multi-component centres, ranging from 4,200 square metres to 6,000 square metres (45,000 square feet to 65,000 square feet) in size, and with a service radii of 2.0 to 2.5 km. To assess community interest and programmatic service gaps, the City also analyzes average utilization rates. This is defined as the number of people who registered for a program in a given year over the total number of registered program spots offered. Utilization rates do not account for drop-in activity.

Existing Community Recreation Facilities

There are five City-run recreation facilities within the CS&F Study Area, including three community recreation centres, one aquatic centre and one arena. All centres in the study area are fee-based. Table 6 provides a description of these indoor recreation facilities.

Table 6 - Community Recreation Facilities in the CS&F Study Area

Map Code	Name	Location	Description
CRC1 and OP2	Goulding Community Centre (including an outdoor pool)	45 Goulding Ave	This centre features an indoor arena, outdoor pool, several rooms including a viewing gallery and multipurpose and dance room for various uses. The centre is located within Goulding Park which includes two baseball diamonds, tennis courts and bocce courts.
CRC2	Edithvale Community Centre	131 Finch Ave W	This centre features a gymnasium, banquet hall, youth lounge, seniors' lounge, tow preschool rooms, a kitchen, craft rooms, fitness and dance studios, a weight room, and an indoor, elevated running/walking track. The centre is located within Edithvale Park which includes play spaces, amphitheatre, baseball diamond and multisport court.
CRC3 and OP1	Mitchell Field Community Centre (including an outdoor pool)	89 Church Ave	This centre a full-sized gymnasium, indoor arena, and outdoor swimming pool. Additional facilities include a craft room, kitchen, three multi-purpose rooms and a fitness room.
IP1	Douglas Snow Aquatic Center	5100 Yonge Street	This centre features a six-lane Olympic-sized a warm water pool, whirlpool and sauna. It also offers a kitchen and multipurpose room.
A1	Bayview Arena	3230 Bayview Ave	Bayview Arena has an indoor skating rink, auditorium, and kitchen.



Map 6 – Community Recreation Facilities in the CS&F Study Area

Service Provision Assessment

Douglas Snow Aquatic Centre has the highest utilization rate among the community recreation centres in the CS&F Study Area. The utilization rate was 88.2% in 2019 and 89.3% in 2023. Utilization rates are especially high for fitness and swimming programs at this centre. Edithvale Community Centre, Goulding Community Centre and Mitchell Field Community Centre had utilization rates between 79% to 83% in 2019 and 2023. Utilization rates are high for camps and sports at all three centres.

The PRFMP supports reinvesting in existing CRCs, with a focus on centres that are in the greatest capital need and offer opportunities to enhance and expand services to residents in areas of high need. The existing CRCs serving this area are not identified for replacement through the PRFMP; however the PRFMP does prioritize the delivery of a new CRC within Ward 18, described below.

Most arenas are well used during prime-time hours; however, off-peak daytime usage is very low. There is capacity to accommodate more ice use in arenas during both prime and non-prime hours.

Capital Improvements

The Council-approved PRFMP is a 20-year plan to build and renew facilities to meet recreation needs in a growing and changing Toronto. It contains recommendations that direct reinvestment in existing facilities, address facility gaps and respond to future facility needs for both indoor and outdoor recreation facilities.

The PRFMP identifies Newtonbrook Community Recreation Centre as a planned two-storey facility near Yonge Street and Cummer Avenue. It will be a mid-sized centre 4,273 square metres (46,000 square feet) with gymnasium, multi-purpose spaces, community kitchen and a daycare integrated into the podium of a private development. Construction is targeted to begin in 2024 and completed in 2028.

The PRFMP identifies several additional priorities for investment within North York and within Ward 18. These include:

- new gymnasiums as part of expanded CRCs (2): North York (site to be determined);
- replacement of one arena facility in North York with a twin pad arena: additional study is required to identify potential sites;
- new community level skateparks in wards 6/18 (North York); and,
- minimum of two (2) additional skating trails through expansions to existing outdoor artificial ice rinks at locations in North York.

4.4 Schools

School sites and facilities play an important role as learning institutions and are also an integral community resource providing play spaces and green and open spaces. This report focuses on publicly funded English-language elementary and secondary schools operated by the Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB). French-language schools are not addressed by this Strategy as the accommodation needs and demands for these schools are not directly driven by local population growth. There are a total of 31 schools in the CS&F Study Area; 20 are TDSB schools and 11 are TCDSB schools.

Facility Standards

Typical elementary schools provide a range of 400 to 600 pupil spaces. At the secondary level, the TDSB plans for 1,000 to 1,500 pupil spaces, while the TCDSB plans for 1,000 to 1,200 pupil spaces.

TDSB Schools

Existing School Capacity

The TDSB operates 20 schools in the Study Area, including 15 elementary schools and five secondary schools. Table 7 shows a list of these schools and

their capacity, enrolment, and utilization figures as of October 2023.

The utilization figures demonstrate that there are student accommodation pressures at both elementary and secondary levels at TDSB schools in the CS&F Study Area. Recent efforts to address accommodation pressures have included adding capacity through additions to Churchill Public School, McKee Public School,

and Earl Haig Secondary School, as well as the rebuild of Avondale Public School. Since 2000, the TDSB has also been re-directing students emanating from new development within certain parts of the CS&F Study Area away from local schools where there is insufficient capacity. The utilization rates provided in Table 7 do not account for re-directed students, and therefore underrepresent the over-utilization of local TDSB schools in the CS&F Study Area.

Table 7 - TDSB Elementary Enrolment and Utilization Rates, October 2023

Map Code	Elementary Schools	Grade Range	Capacity ¹	As of October 2023	
				Enrolment ²	Utilization Rate ³
PE1	Lillian Public School	JK-5	407	301	74%
PE2	Yorkview Public School	JK-5	522	427	82%
PE3	Willowdale Middle School	6-8	513	524	102%
PE4	Avondale Elementary Alternative School	JK-8	141	148	105%
PE5	Churchill Public School	JK-5	520	428	82%
PE6	Cameron Public School	JK-5	326	311	95%
PE7	R J Lang Elementary and Middle School	JK-8	519	479	92%
PE8	Finch Public School	JK-5	387	321	83%
PE9	Pleasant Public School	JK-6	464	388	84%
PE10	McKee Public School	JK-5	711	618	84%
PE11	Hollywood Public School	JK-5	303	368	121%
PE12	Fisherville Senior Public School	7-8	412	186	45%
PE13	Claude Watson School for the Arts	4-8	354	286	81%
PE14	Cummer Valley Middle School	6-8	630	379	60%
PE15	Avondale Public School	JK-8	720	906	126%
TOTAL			6,929	6070	88%

Table 8 - TDSB Secondary Enrolment and Utilization Rates, October 2023

Map Code	Secondary Schools	Grade Range	Capacity ²	As of March, 2023	
				Enrolment ³	Utilization Rate ⁴
PS1	Earl Haig Secondary School	9-12	1,995	2,065	104%
PS2	Newtonbrook Secondary School	9-12	1,293	844	65%
PS3	Avondale Secondary Alternative School	9-12	168	52	31%
PS4	Drewry Secondary School	9-12	399	86	22%
PS5	North West Year Round Alternative Centre	9-12	147	23	16%
TOTAL			4,002	3,070	77%

Accommodations Planning & Future Capital Projects

The TDSB's *Long-Term Program and Accommodation Strategy* (LTPAS) is updated annually and identifies studies that could lead to new programs, program relocations, school closures, boundary changes, grade reorganizations, and the exploration of new capital projects. The LTPAS for 2023-2032 includes a number of studies

that impact schools located within the CS&F Study Area, including a future study to explore additional secondary school capacity in the area.

The LTPAS is updated each year, and as such, the timing of studies may change or they may be removed from the document entirely.

The TDSB has several tools it uses to address pupil accommodation pressures and to balance enrolment, including:

- operational changes such as closing optional attendance and placing portables on site
- capital changes such as expansion or replacement of existing schools, construction of new schools on other lands owned by the Board, or creative opportunities such as a school in a mixed-use development

² Capacity: Schools are designed to accommodate a certain number of students. Student enrolment may vary in a community over time so that a school may end up having more or fewer students than the building can accommodate – that is, the school may be over capacity or under capacity. The capacity of school buildings is measured using a set of rules for optimal use of rooms defined by the Ministry of Education. This capacity is referred to as the Ministry-Rated Capacity.

³ Enrolment: October 31, 2023 enrolment has been impacted by the COVID-19 pandemic. It is anticipated that impact on enrolment is short-term and that enrolments are likely to recover in near future. Note that enrolments are subject to change from year to year and these changes may be greater in the coming years due to the impact of the pandemic.

⁴ Utilization Rate: A school's utilization rate is calculated by dividing the enrolment by the school's capacity. Note that a school's enrolment and/or capacity may change from year to year, which may affect the projected utilization rate(s). Program changes, classroom additions and/or replacement of some or all of a school building may impact the capacity of a school.

TCDSB Schools

Existing School Capacity

The TCDSB has seven elementary and four secondary schools in the CS&F Study Area. Table 9 shows a list of these schools and their capacity, enrolment and utilization figures. The figures in Table 9 reflect the current and projected enrolment for schools serving the CS&F Study Area. Projections are reviewed annually and are based on current and historical trends, socio-economic and demographic data.

The student enrolment data in Table 9 indicates that all schools are operating within an

acceptable school capacity both currently as well as projected in 2028. It should be noted that Cardinal Carter Academy of the Arts has an annex location to accommodate excess enrolment in the main school building. Additionally, St Antoine Daniel is scheduled for replacement with a new 510 pupil place capacity building on its current site with an expected occupancy date of Fall 2025. This rebuild will also introduce five additional child-care rooms to the community. The enrolment projected for the 2028 school year accounts for an attendance boundary change effective upon occupancy of the new St Antoine Daniel school facility.

Table 9 - TCDSB Enrolment and Utilization Rates, 2023

Map Code	School	Capacity	2023 Enrolment	2023 Utilization Rate ⁵ (UR)	2028 Projected Enrolment	2028 Projected Utilization Rate (UR)
	Elementary					
CE1	St Edward	458	336	73%	309	67%
CE2	St Gabriel	452	314	70%	401	89%
CE3	St Antoine Daniel	216	297	136%	456	89% ⁶
CE4	St Cyril	280	322	115%	315	112%
CE5	St Paschal Baylon	740	733	99%	705	95% ⁶
CE6	St Agnes	236	253	107%	228	97%
CE7	Blessed Trinity	429	206	48%	175	41%
	TOTALS/ AVERAGE UTILIZATION RATES	2,811	2,461	88%	2,589	81%
	Secondary					
CS1	Cardinal Carter Academy for the Arts	456	652	143%	687	151%
CS2	Brebeuf College	1,008	658	65%	832	83%
CS3	James Cardinal McGuigan	987	1,076	109%	1,093	111%
CS4	St Joseph Morrow Park	798	559	70%	691	87%
	TOTALS/ AVERAGE UTILIZATION RATES	3,249	2,945	91%	3,303	108%

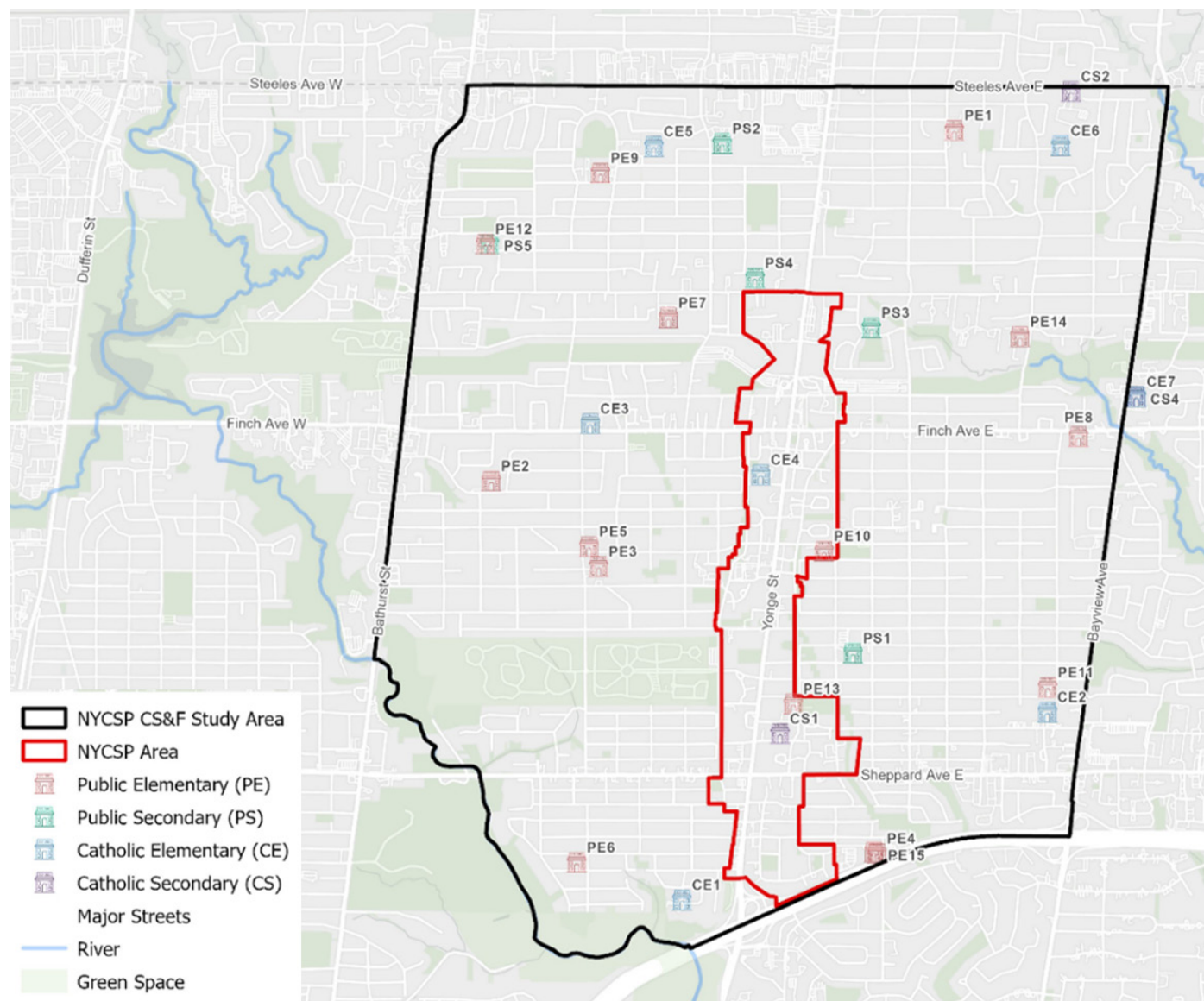
5 Utilization %: A school's utilization rate is calculated by dividing the student enrolment of the respective year by the schools capacity. Building additions or replacement of the school building as well as classroom additions may affect the capacity of a school. Portables or any exterior non-permanent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

6 The 2028 Utilization Rate (UR) reflects the boundary change between St Antoine Daniel and St Paschal Baylor after the new St Antoine Daniel school facility is completed in 2025.

Accommodations Planning & Future Capital Projects

The TCDSB regularly conducts a board-wide review of all school facilities resulting in a 15-year Long Term Accommodation Program Plan (LTAPP), which is currently being updated. During the LTAPP review, the TCDSB's Planning and Development departments identify areas throughout the city that require boundary re-alignments, placement of portable classrooms, interior retrofits, building additions, school consolidations and the construction of new schools. School consolidations or closures may be required in certain areas to optimize the use of available space in TCDSB facilities.

As part of the ongoing accommodations review, the TCDSB has identified it may require an additional elementary school facility in proximity to the North Yonge corridor in conjunction with residential intensification surrounding the Centrepont Mall redevelopment. While this is located within the CS&F Study Area, it is located outside of the North York Centre Secondary Plan area, and within the Yonge Street North Secondary Plan area.



Map 7 – Schools (TDSB and TCDSB)

4.5 Human Service Agencies/Community Space

Human Services contribute to the health, social, and economic wellbeing of Toronto's communities. Human service agencies are non-profit community-based organizations that deliver a wide-range of programs and services across the city. They can include youth, family and homelessness services; employment training and immigrant services; health, medical and disability services; and seniors services. These services are provided in a wide variety of spaces that range from typical office space to permitted space in schools, community centres, and places of worship.

Service Provision 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 total demand for growth-related human services space and/or facilities.

Existing Human Service Agencies

There are 38 human service agencies in the CS&F Study Area serving residents both locally and city-wide (Table 10). The programs and services within the CS&F Study Area include newcomer settlement and language services, supports for person with disabilities, seniors' services, family and counselling services, legal services as well as youth education. Additionally, there are several facilities providing supportive housing and emergency shelter located in the CS&F Study Area.

Currently, there is a gap of health services in the CS&F Study Area. Community service agencies are also vulnerable to rising rent costs, conversions and redevelopment proposals due to competition/land values.

Table 10. Human Service Agencies/Programs in CS&F Study Area

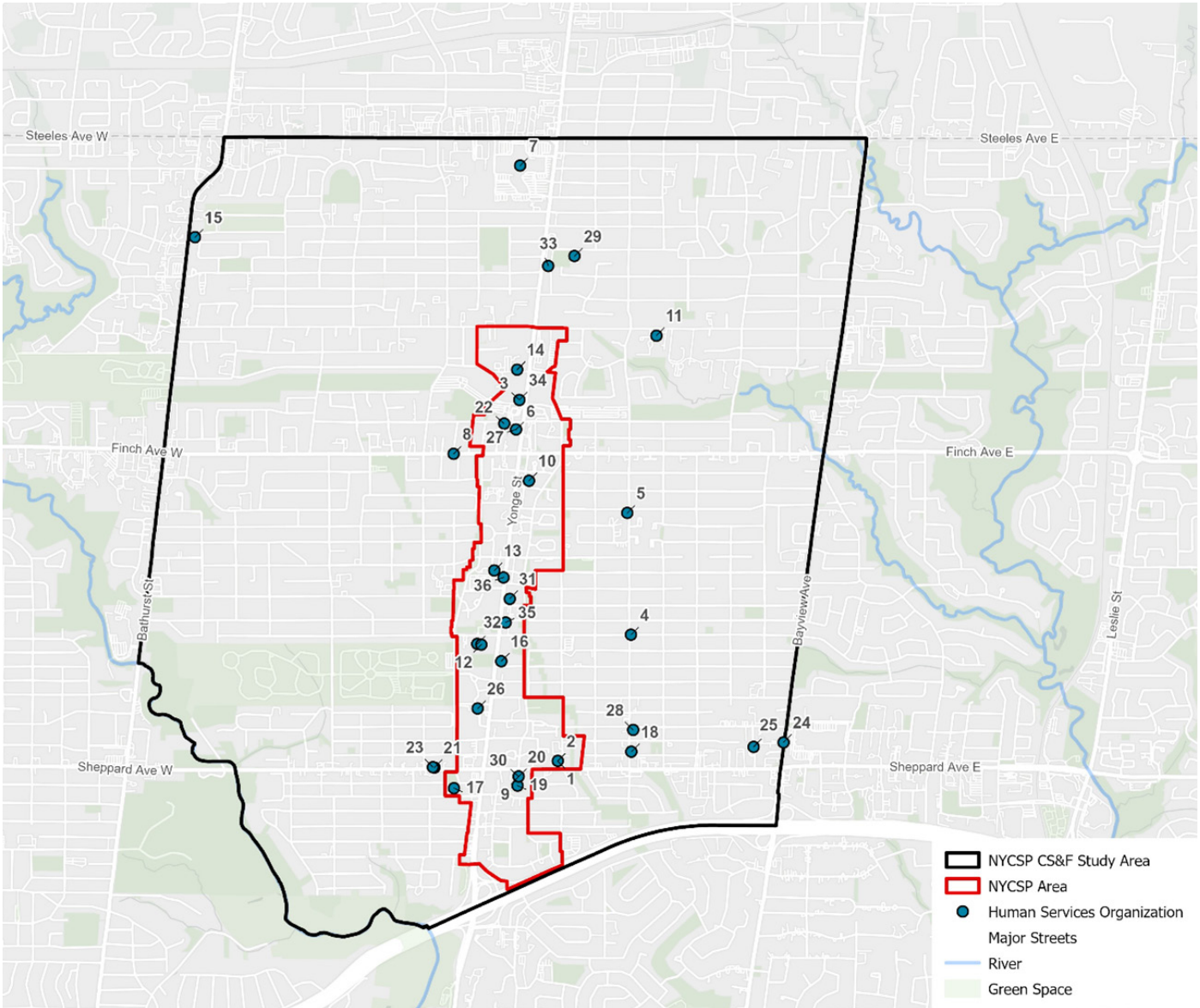
Map No.	Program	Address	Description
CC1	Access for Parents and Children in Ontario	100 Sheppard Ave E	Provides supervised access to separated families and supervises visits by non-custodial parents (or other relatives) and supervises exchanges (when one parent or caregiver drops off a child and the other picks up the child).
CC2	Bereavement Authority of Ontario	100 Sheppard Ave E	Government delegated authority and not-for-profit corp. administering provisions of the Funeral, Burial and Cremation Services Act, 2022 on behalf of the Ministry of Public and Business Service Delivery. Offer a single point of contact bereavement sector of funeral, transfer service, cemetery, crematorium and alternative disposition services. Inspect and license funeral establishment.
CC3	Canadian Centre for Language and Cultural Studies, North York	5734 Yonge St	Established language school and learning community based in Toronto (schools in Downtown, North York and Scarborough). Deliver TESL (Teaching English as a Second Language) Training programs and teach LINC/ESL classes.

Map No.	Program	Address	Description
CC4	Canadian Helen Keller Centre, (Public Awareness, Senior Services, Skills of daily living, training centre and seniors program and workshop style)	210 Empress Ave	Provides affordable housing, training, and intervenor services to persons who are deafblind.
CC5	Canadian Helen Keller Centre, Rotary Cheshire Apartments, Outreach Intervenor Services	422 Willowdale Ave	Services and programs being offered including: public awareness, rotary Cheshire apartments, seniors services, training centre (life skills training) and workshop style instruction.
CC6	Career Dynamics Network	4711 Yonge Street 10th Floor	Employment supports service provider for the Ontario Disability Support Program offering a wide range of services including: job replacement, on the job training, job coaching, ongoing follow up, job retention and advancement services, rapid re-employment assistance, professional resume writing and interview training.
CC7	Centre Francophone du Grand Toronto, Services to Newcomers (Settlement Services)	6464 Yonge Street	Offers a diverse range of community health, social and housing services that improve the well-being of Francophones. There is a medical clinic at 5 Fairview Mall Road suite 280.
CC8	Community Head Injury Resource Services of Toronto (CHIRS)	62 Finch Ave W	First community-based brain injury rehabilitation program in North America. The following services are offered: residential services, clinical programs for those with behavioral, addictions and mental health issues in addition to having a brain injury, and adult day service.
CC9	Credit Canada Debt Solutions, Head Office/ North York Office	45 Sheppard Ave E	Provide credit counselling and educational services that are available to all Canadians regardless of income level or employment status. Work with community agencies, financial stakeholders and the province on targeted projects and financial literacy initiatives that address specific financial difficulties faced by Canadians.
CC10	Cummer Avenue United Church and Taiwanese United Church, Wednesday Drop In	53 Cummer Ave	Services offered to individuals who are homeless and marginalized. The drop in centre offers, meals, access to clothing bank, shower and telephone, legal assistance, information regarding the Ontario Works and Ontario Disability Support Program and community outreach.
CC11	Cummer Lodge, Adult Day Program	205 Cummer Ave	Serve older adults that are physically frail, mild cognitively impaired, or isolated in the community. Components of the service include relief for caregivers, planned activities, nutritious meals, assistance with daily living activities and health promotion.

Map No.	Program	Address	Description
CC12	Dress for Success Toronto	5150 Yonge St, Concourse Level	Serve and help all women, any age and ethnicity and any background who needs help with unemployment and achieving economic independence. Programs offered include the suiting program to built their professional wardrobe, career service learning programs, which participants get the tools and resources to build their professional skills and accelerate their job search and the Working Women's Group (free monthly forum of support that offers encouragement).
CC13	Eva's Initiatives, Eva's Satellite	25 Canterbury Place	Provides shelter, transitional housing, and health and well-being programming to help youth experiencing or at risk of homelessness in Toronto. *The satellite location at 25 Canterbury Place is closed in fall 2021 in order for the City to complete needed renovations and important health and safety upgrades. Renovations are expected to be completed in mid 2024 and will have space for approximately 30 youth.
CC14	Homes First Society, Willowdale Welcome Centre	5800 Yonge St	Development and provision of affordable, stable housing, emergency shelters, and transitional support services for people experiencing homelessness.
CC15	Jewish Russian Community Centre of Ontario	5987 Bathurst St, Unit 3	Offers educational, spiritual, religious, and cultural community services to Jewish individuals and families from the former Soviet Union.
CC16	KCWA Family and Social Services	5075 Yonge St, Suite 401	Provides Employment, family, health, settlement, and social services focus on Korean community.
CC17	Lansing United Church Food Bank	49 Bogert Ave	Partnered with Neighbour Link North York as a drop-off collection point as well financial donations can be made directly to Neighbourhood Link.
CC18	Learning Disabilities Association of Toronto District	121 Willowdale Ave, Suite 100	Committed to creating a society which enables individuals with learning disabilities to realize their full potential. Aids children and adolescents with learning disabilities and offers information on learning disabilities, referrals to community resource and provide informal short-term counselling.
CC19	Legal Aid Ontario, North York (Family), Duty Counsel Office	47 Sheppard Ave E, 2nd Floor	A publicly funded agency of the Government of Ontario which provides a continuum of services to low income Ontarians in the areas of criminal law, family, child protection law, refugee law and mental health law. Services include web-based materials, telephone advice service, in-court duty counsel and advice service, staff lawyer service and certificate coverage.

Map No.	Program	Address	Description
CC20	Legal Aid Ontario, Toronto North, Family Law Service Centre	45 Sheppard Ave E	Offers family law services including general family law information, provide family law advice.
CC21	Meals on Wheels and More	80 Sheppard Ave W	Providing essential services to frail seniors and vulnerable adults in North York and help people maintain their independence so they can continue to live in their own home. Deliver low-cost hot nutritious meals and offer practical support and assistance, and coordination with community services.
CC22	North York Seniors Centre, Active Living Centre and Administrative Office	21 Hendon Ave	Provides programs and services to promote the physical, emotional and social well-being of adults aged 55 years and older, living in our diverse community.
CC25	North York Seniors Centre, Sheppard Site, A Day Away Club and Senior Care	80 Sheppard Ave W	Provide adult day services such as social and recreation activities, lunch and transportation as well as services in their home in particular for seniors and adults with disabilities.
CC26	North Yorkers for Disabled Persons	2880 Bayview Ave	Provides language development and facilitation services for persons with speech impairment and physical disabilities who use AAC (Augmentative and Alternative Communication).
CC27	North Yorkers for Disabled Persons, Toronto Clairtrell Rd, Communication Enrichment Class	15 Clairtrell Rd	The focus of the Communication Enrichment Class is on vocabulary and literacy enrichment, conflict resolution, learning to better direct attendant services and personal advocacy. The class was developed to support Augmentative and Alternative Communication (AAC) users and assist them through language development and facilitation services.
CC29	Psychiatric Patient Advocate Office	5700 Yonge St, 5th Floor	Protects and promotes the rights and entitlements of Ontarians with mental illness through advocacy, rights advice and education. Provides advocacy and rights advice services to individual patients and addresses facility-based or provincial systemic issues impacting on patients' rights. As well delivers public and health care professional education through speaking engagements, publishing reports and media activities.
CC30	Regesh Family and Child Services	149 Willowdale Ave, Lower level	Therapeutic and Support Services. Provides counselling and family support services, including child and adolescent therapy, anger management, court diversion services, youth day camp, outreach to street youth, and professional consultation and support program for community agencies.

Map No.	Program	Address	Description
CC31	Salvation Army, Community and Family Services, North York Temple, Food bank	25 Centre Ave	Provides emergency materials assistance including food, household effects as available, food bank, Christmas assistance program and residential summer camp for children.
CC32	South Asian Legal Clinic of Ontario	45 Sheppard Ave E	Legal clinic that serves low income south Asians in areas such as immigration, tenancy, employment and income supports.
CC33	St Stephen's Community House, Newcomer Centre (North York Youth Drop-in, Settlement Services)	5231 Yonge St, Suite 200	Offers newcomers English Language classes, employment opportunities, meet new friends, attend cultural and recreational events, and learn about schools, health care and government services. Services are offered in English, Portuguese, Mandarin, Cantonese, Persian (Farsi), and Spanish.
CC34	Toronto Public Library, North York Central Library, Adult Literacy Program	5120 Yonge St	Free, one-on-one tutoring in basic reading, writing and math for English speaking adults 19 years or older.
CC35	University Settlement, North York Office	6075 Yonge St, 4th Floor	Multiservice agency providing settlement, children's, seniors, social and recreational services. In particular, this is for newcomers who are permanent residents, convention refugees and live in caregivers who hold a valid work permit.
CC36	Youth Assisting Youth Peer Mentoring Programs	5734 Yonge St, Suite 401	Provides peer mentorship of at-risk and newcomer youth. Volunteer young adult mentors aged 16-29 are paired with youth ages 6-15 to engage in activities to develop mind, body, character, and leadership skills. The non-profit organization connects volunteers to mentorship experiences that profoundly impact the most vulnerable youth and their families in communities across Toronto and York Region areas.
CC37	North York Family Health Team	5179 Yonge St 2nd Floor	Provides accessible, person-focused, and family-centered primary health care. Working alongside the Department of Family & Community Medicine at North York General Hospital and the University of Toronto.
CC38	HealthOne Medical	5292 Yonge St	Provide family health services including Family Physicians, Medical Walk-In, Cardiology, Optometry, Dental Care, Orthotics, Rehab, Pharmacy, and Wellness services.



Map 8 - Human Services in the CS&F Study Area

Future Human Service Agency Spaces

The provision of human services is a collaborative process involving a number of City divisions, other government agencies and a network of community-based non-profit organizations that work in partnership to identify and deliver needed programs and services. The City supports the human service sector through community grants, contracting agencies through fee for service and providing Community Space Tenancy (CST)

space opportunities. The CST policy provides a framework for leasing City space to the non-profit community-based sector, and is led by the Social Development, Finance and Administration (SDFA) and Corporate Real Estate Management (CREM) Divisions at the City. There are also opportunities for co-location and repurposing of space especially in partnership with faith community spaces.

4.6 Summary

Based on the review of the demographics and existing conditions, the following key issues and opportunities are identified by sector in the CS&F Study Area.

Child Care

Child care continue to be an area of need and priority, there is a high demand of child care in North York Centre and CS&F Study Area. The demographic data also shows there are large household sizes and higher proportion of families with children in both the CS&F Study Area and North York Centre. Key issues and challenges with child care include insufficient funding and finding space in new developments due to outdoor space requirements. There are opportunities to explore creative design and co-location options.

Libraries

In terms of libraries, the NYCL recently went through a revitalization and retrofit to provide additional spaces and services to meet the growing demand. It provides opportunities for community organizations to partner with the library for art and cultural activities as well as other interactive events.

Schools

Schools at both elementary and secondary levels at TDSB have been experiencing student accommodation pressures. Funding and capacity are the major issues with TDSB schools. The school board is open to opportunities to explore partnerships with another entity. On the other hand, TCDSB schools are operating within an acceptable capacity both currently as well as projected in 2028. An opportunity for a new TCDSB elementary school has been identified in proximity to the North Yonge corridor, outside of the NYCSP Area.

Community Recreation

The City's Parks & Recreation Facilities Master Plan (PRFMP) does not identify improvements or replacement for existing community recreation facilities within the NYCSP Area, however, a new community recreation centre is identified for Ward 18. As well, several priorities for investment within North York and Ward 18 have been identified in the PRFMP, including new gymnasiums, an arena facility replacement, new community level skateparks and additional skating trails.

Human Service Agencies

Human service agencies continue to face increasing demand and the need for additional spaces. There are challenges with rising rent costs and costs associated with renovations. Health services have been identified as a gap in CS&F Study Area. In addition, the demographic data shows there are higher proportion of immigrants in the North York Centre compared to the city as well as a growing senior population. Currently, there are limited services and programs offered for immigrants and seniors. Providing below market rents and additional spaces to these agencies will be essential. There are opportunities to explore co-location and work collaboratively with different sectors and agencies.

4.7 Next Steps

In Phase 2 of North York at the Centre, the project team will work with the community to develop options for future growth in the CS&F Study Area. Growth estimates for each option will be used by the CS&F sectors (i.e. school boards, City Divisions, the TPL) to identify future provision levels and required infrastructure improvements. These

improvements will be integrated into the preferred development option and policy recommendations for the secondary plan update, where relevant. The future provision levels and infrastructure improvements will also be documented in a Community Services and Facilities Strategy that will complement the secondary plan recommendations.

