

# Growing Glencairn

## Phase 1 Background Report: Community Services and Facilities

April 2025



**Prepared by:**

O2 Planning and Design

**In collaboration with:**

City of Toronto

City Planning Division

Development Review Division

Parks and Recreation Division

Social Development, Finance, and Administration Division

Children's Services Division

Toronto Public Library

Toronto District School Board / Toronto Lands Corporation

Toronto Catholic District School Board

**Front Cover Image Credit:** Front cover image based on design by Rebecca Lacroix, with support from ArtWorksTO.

Community services and facilities (CS&F) are publicly accessible and non-profit facilities such as schools, libraries, recreation centres, and community agencies that deliver programs and services for a variety of community needs. The findings of the Inventory and Analysis will help inform Phases 2 and 3 of the Growing Glencairn Study.

**Contents**

Introduction	1
Existing Context	2
Demographics	3
Sector Inventory	8
Summary of Findings	23

## List of Figures

Fig 01. Study Area Map	2
Fig 02. Population Change Chart	3
Fig 03. Age Distribution Chart	3
Fig 04. Generation Status Chart	5
Fig 05. Education Attainment Rates Chart	6
Fig 06. Commuting Trends Chart	7
Fig 07. Community Recreation Centres Map	8
Fig 08. TDSB Elementary Schools Map	11
Fig 09. TDSB Secondary Schools Map	12
Fig 10. TCDSB Schools Map	13
Fig 11. Human Services Map	14
Fig 12. Housing Services Map	16
Fig 13. Child Care Facilities Map	18
Fig 14. Libraries Map	21

## List of Tables

Table 01. Commute Durations	7
Table 02. Community Recreation Centres Facility Details	9
Table 03. TDSB Elementary School Data	11
Table 04. TDSB Secondary School Data	12
Table 05. TCDSB School Data	13
Table 06. Human Services Data	15
Table 07. Long-Term Care and Affordable Housing Providers	17
Table 08. Child Care Facilities Inventory	19
Table 09. Child Care Spaces Inventory	20
Table 10. Library Inventory	22

# Introduction

The Growing Glencairn Study (Study) is an integrated and comprehensive study around the Glencairn Subway Station to guide growth, align with provincial density requirements around transit stations, and provide for a resilient and inclusive complete community. This includes:

- Meeting provincial policy and legislation, including minimum density requirements near subway stations;
- Ensuring growth positively contributes to the creation of a transit-supportive complete community in accordance with City policies and guidelines;
- Identifying required investments in infrastructure and facilities to support growth, healthy living and complete communities (supported by this report); and
- Including solutions that reduce the impacts of extreme weather and work towards the City's goal of net zero carbon emissions by 2040.

Community services and facilities (CS&F) are publicly accessible and non-profit facilities such as schools, libraries, recreation centres, and community agencies that deliver programs and services for a variety of community needs. Accessible, high-quality community services and facilities support the health, safety and wellbeing of those living and working in the community. The Provincial Planning Statement, 2024 (PPS) and City of Toronto Official Plan include policies on integrating and coordinating CS&F with land use planning

to support healthy and complete communities. The policy framework is described further in the Background Analysis and Visioning Report as part of Phase 1 of the Growing Glencairn Study.

Data and information in this report was gathered from the 2011, 2016, and 2021 Statistics Canada Census of Population, City capital plans, City Divisions, partner agencies, and community service providers as well as through engagement with community members and stakeholders.

This CS&F Background Report provides an overview of demographic trends and research, existing inventory of services and facilities, corresponding analysis and key findings. It will inform Phases 2 and 3 of the Study, including options development.

# Existing Context

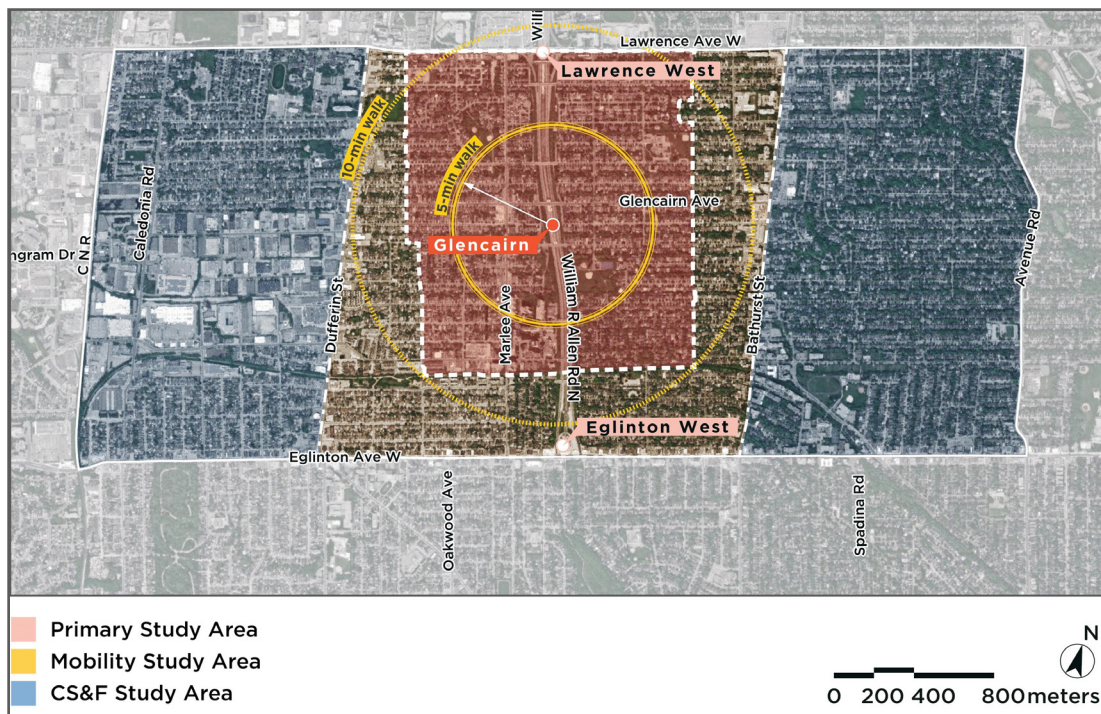
The CS&F Study Area is bounded by the CN Rail Corridor (west), Lawrence Avenue West (north), Avenue Road (east) and Eglinton Avenue West (south), shown on Figure 1. It is broader than the Primary Study Area to include community services and facilities which are located beyond the Primary Study Area, but serve residents within it.

The CS&F Study Area is well served by public transit, featuring three stations on the Line 1 Yonge University subway (Eglinton West, Glencairn and Lawrence West), four future stations along the nearly complete Eglinton Crosstown LRT, and frequent bus service on Lawrence Avenue West.

The majority of the Primary Study Area is characterized by low-density residential development, with some pockets of apartment buildings, commercial uses along Marlee Avenue and employment uses near Roselawn Avenue.

Currently, the area is experiencing significant development interest for high-density mixed-use developments along Marlee Avenue, clustered near Glencairn and Lawrence West Subway Stations. Future population growth will increase demand of existing CS&F services, and also present opportunities for investment in future services and facilities.

For further details on Existing Context, please refer to the Background Analysis & Visioning Report.



**Figure 1.** The various study areas of the Growing Glencairn Study. The CS&F Study Area includes the areas between Lawrence Ave., Eglinton Ave., Avenue Rd., and the CN Railway. The Parks and Open Space analysis considers all parks serving the Study Area, which includes all parks that are within a 500-metre walking distance from the Primary Study Area boundary. The recreational facilities analysis considers all Community Recreation Centres serving the CS&F Study Area in a 2 or 2.5-kilometre distance depending on facility size and programming capacity.



# Demographics

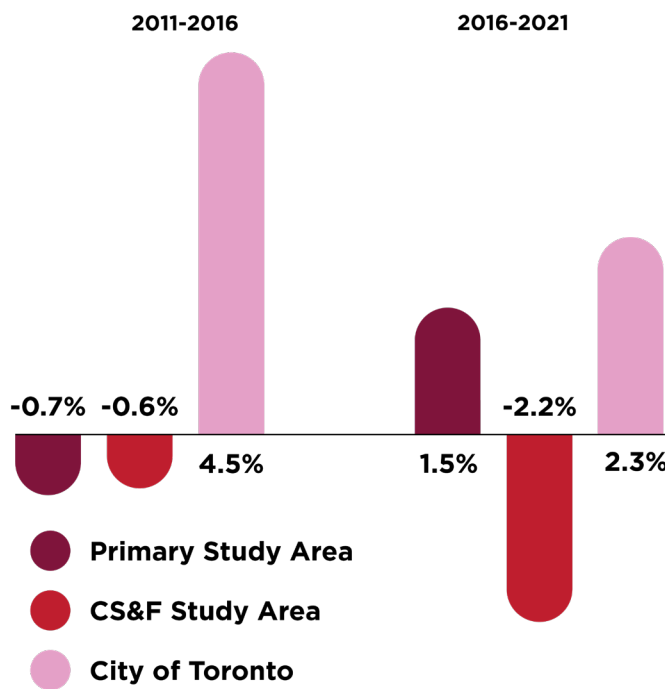
The following demographic profile includes analysis of indicators for the CS&F Study Area compared to the Primary Study Area and City of Toronto as a whole.

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.

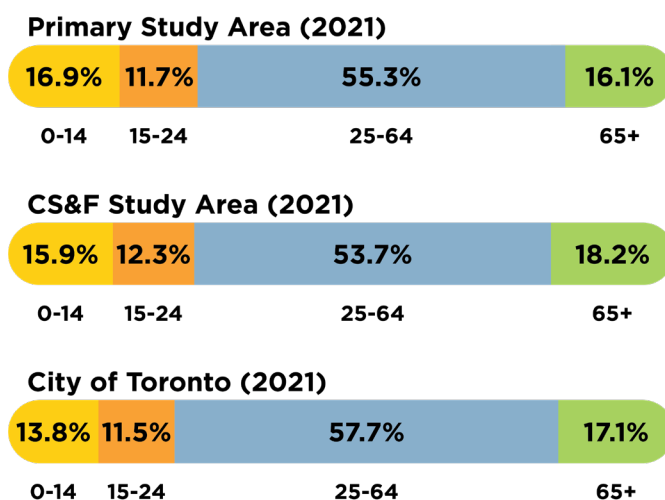
## Population and Age Distribution

According to the 2021 Census, there are 53,600 people living in the CS&F Study Area. The CS&F Study Area population has been declining over the past decade while the City of Toronto as a whole has seen steady growth, and the Primary Study Area has also experienced overall growth. Between 2016 and 2021, the population in the CS&F Study Area declined by 2.2% while the City of Toronto grew by 2.3%, and the Primary Study Area grew by 1.5% (Figure 2).

The CS&F Study Area has a higher proportion of children, youth and older adults compared to the City of Toronto, shown in Figure 3. The CS&F Study Area's proportion of older adults grew by 12% between 2011 and 2021.



**Figure 2.** Five-year percentage change in population for the Primary Study Area, CS&F Study Area, and the City of Toronto.



**Figure 3.** Age distribution between the Primary Study Area, CS&F Study Area, and the City of Toronto.

Note: Unless otherwise mentioned, all data in the Demographics section is from the 2021 Canadian Census.

## Household Characteristics

According to the 2021 Census, 25.7% of private households in the CS&F Study Area have four or more persons, which is the same as the Primary Study Area and 4.7% higher than the city average.

Furthermore, 68.1% of households within the CS&F Study Area have children, which is 0.4% higher than the Primary Study Area and 4.2% higher than the City of Toronto. Lone-parent households account for 20% of families in private households in the CS&F Study Area, which is comparable to both the Primary Study Area and the city average.

In the CS&F Study Area, 50.6% of occupied private dwellings are owned, while 49.4% are rented, compared to 50.4% and 49.6% for the Primary Study Area, and 51.9% and 48.1% for the city as a whole, respectively.

A higher percentage of tenants, 37.1%, spend 30% or more of their income on shelter costs, compared to 20.3% of owner households. The Primary Study Area average is 33.7% for tenants and 21.3% for owner households, while the city average is 40.0% for tenants and 25.6% for owner households, respectively.

Dwelling structure types in the CS&F Study Area are primarily split between single-detached houses (37.5%) and apartment buildings that are five storeys or higher (23.3%). The Primary Study Area average features a smaller proportion of single-detached houses (32.6%) and a larger proportion of apartment buildings (39.6%), as does the city average at 23.3% and 46.7%, respectively.

## Employment

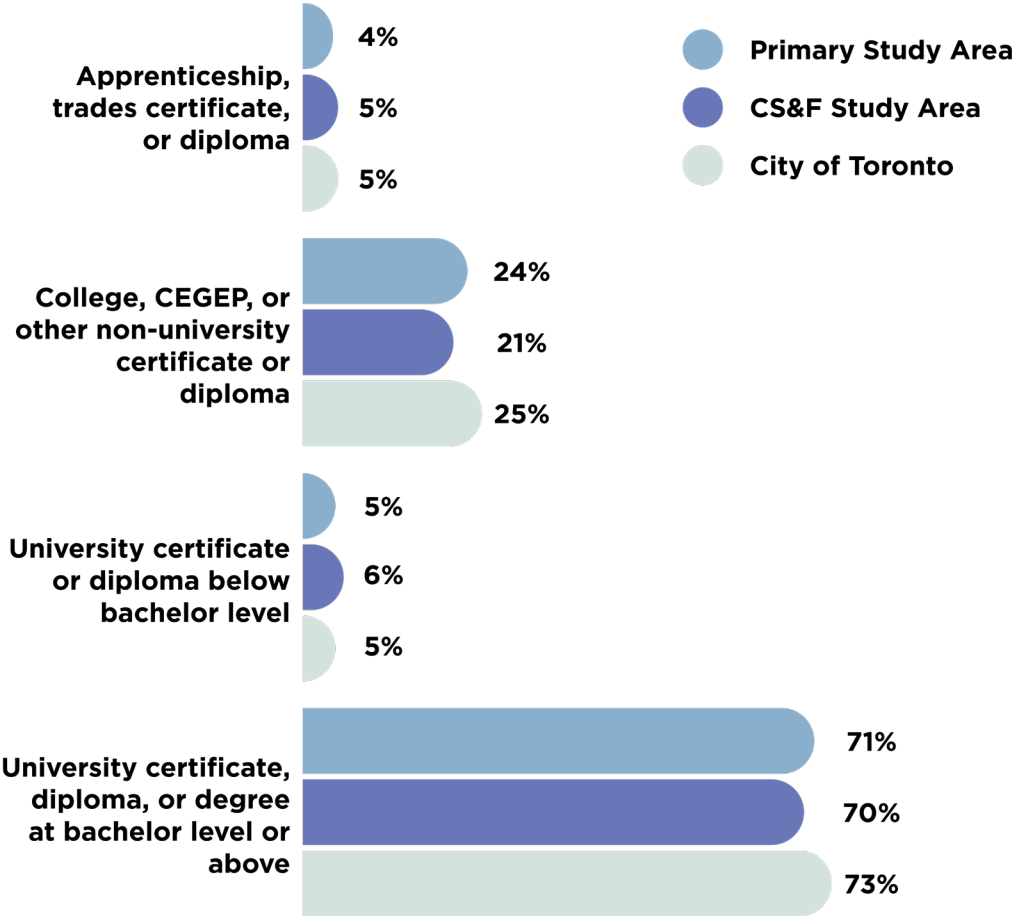
The four most common fields of employment within the CS&F Study Area are:

- Health Care and Social Assistance (13.5%);
- Scientific and Technical Services (13.3%);
- Retail (9.8%); and,
- Education (8%).

Labour force statistics have remained steady over the past decade where the employment ratio has historically remained around 60% with a participation rate of 65%. Between 2016 to 2021, there was a rise in unemployment from 8% to 13% in the CS&F Study Area, the Primary Study Area, and the city. This rise in unemployment is likely a result of the residual effects following the 2020 COVID-19 pandemic.

# Education

Overall, 70% of the CS&F Study Area population has a post-secondary education in 2021, which is comparable to the Primary Study Area and city as a whole. Figure 4 shows the breakdown of education levels within this population group.



**Figure 4.** Educational attainment rates for the the Primary Study Area, CS&F Study Area, and the City of Toronto in 2021.

## Income

The CS&F Study Area has a higher average household income compared to the Primary Study Area and city average. While the CS&F Study Area average household income increased from \$114,931 to \$160,505 (40%) between 2011 and 2021, the average household income for the Primary Study Area also rose from \$110,083 to \$140,786 (28%), as did the city as a whole from \$87,038 to \$121,200 (39%).

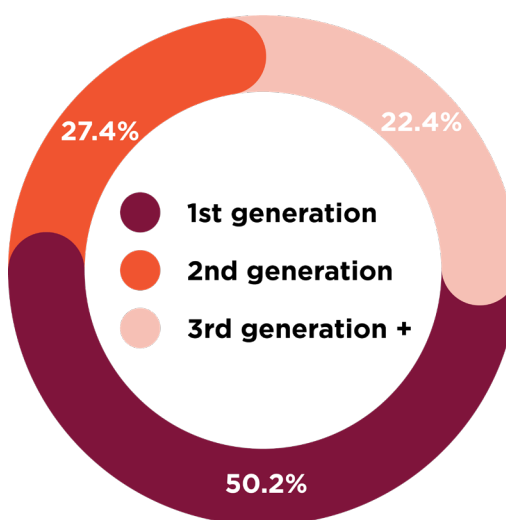
The CS&F Study Area also has a declining rate of low-income households (measured using the Low-Income Cut Off from Statistics Canada), which has decreased from 14.4% in 2011 to 10.3% in 2021. The Primary Study Area's Low-Income Cut Off rate also decreased from 15% to 9.8%, as did the rate for the city as a whole from 19.3% to 13.2% during the same time frame.

## Immigration

Within the CS&F Study Area in 2021, 43.5% of residents identified as immigrants and 4.7% as non-permanent residents, compared to 47% and 4.2% for the Primary Study Area, and 46.6% and 5.3% for the city as a whole, respectively. Figure 4 shows that 50% are first generation, 27% are second generation and 22% are third generation or more. Additional census data indicates that most of the immigration to the area occurred over 20 years ago, most notably between 2001-2005 and prior to 1981.

Within the CS&F Study Area, 36.6% of the population identifies as a visible minority with the following groups being the most common of this visible minority population:

- Filipino (35.4%)
- Black (13.6%)
- Latin American (13.0%)
- Chinese (9.8%)



**Figure 5.** Generation status among immigrants in the CS&F Study Area in 2021.

## Commuter Trends

Commuter trends have seen considerable change over the five-year period (Figure 6). Between 2016-2021, the CS&F Study Area has seen an 10.1% decline in public transit usage, and a 6.1% increase in private vehicle usage for both drivers and passengers. Additional data shows a 1.7% increase in walking and a 2.2% increase in “other” modes of commuting while cycling has remained constant at 1.2%.

The City’s average modal share changes are similar, with a slightly higher percentage of private households commuting by private vehicles (53.7% for drivers and 7.3% as passengers)

and fewer households taking transit to work (26.2%). The Primary Study Area’s average percentage of commuting by private vehicles is comparable at 51.3% for drivers, slightly lower at 5.6% as passengers, and higher at 32.8% for public transit.

Table 1 shows that the commute times for the CS&F Study Area have improved between 2016 and 2021, where a greater proportion of the population has commute durations less than 30 minutes. These changes may be attributed to the rise of remote work which has enabled people to work from home and reduced traffic congestion during the COVID-19 pandemic on city roads.

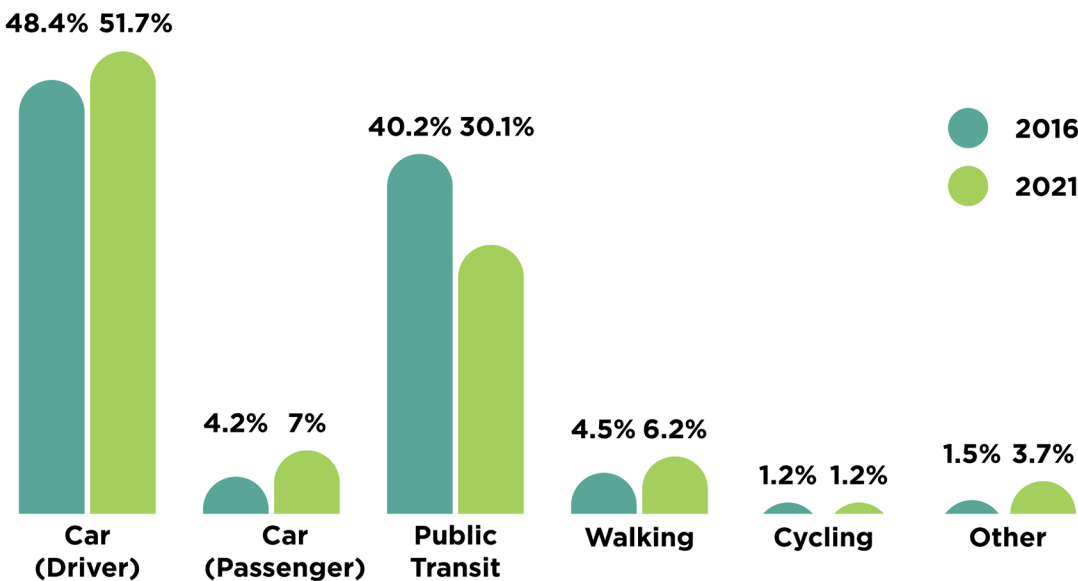


Figure 6. Commuting trends between 2016 and 2021 for the CS&F Study Area.

Commute Duration	2016 (%)	2021 (%)
< 15 minutes	12	17
15-29 minutes	27	32
30-44 minutes	35	30
45-59 minutes	14	11
> 60 minutes	12	10

Table 1. Commute durations between 2016 and 2021 for the CS&F Study Area.

# Sector Inventory

## Community Recreation

Toronto's community recreation centres (CRCs) are important destinations that provide local opportunities for recreation, socialization and learning new skills. There are four CRCs and two community spaces serving the Primary Study Area, considering a two-kilometre radius catchment area. Two of them are located within the CS&F Study Area: Glen Long Community Recreation Centre and Viewmount Community Space.

The CRCs are mapped in Figure 7 and listed in Table 2.

Glen Long is a mid-size CRC that offers a class B gymnasium, a multipurpose room, seasonal outdoor pool and skating rink, indoor bocce courts, a kitchen, and washrooms. Glen Long Community Recreation Centre hosts a variety of registered and drop-in programs for all ages. These activities provide multiple and affordable opportunities for nearby residents to socialize and get active within their own neighbourhood.

Viewmount Community Space is located within Viewmount Park. It provides a clubhouse for the Viewmount Park Tennis Club, a multipurpose room and kitchen. The Community Space does not provide dedicated rooms for other specific sports activities.

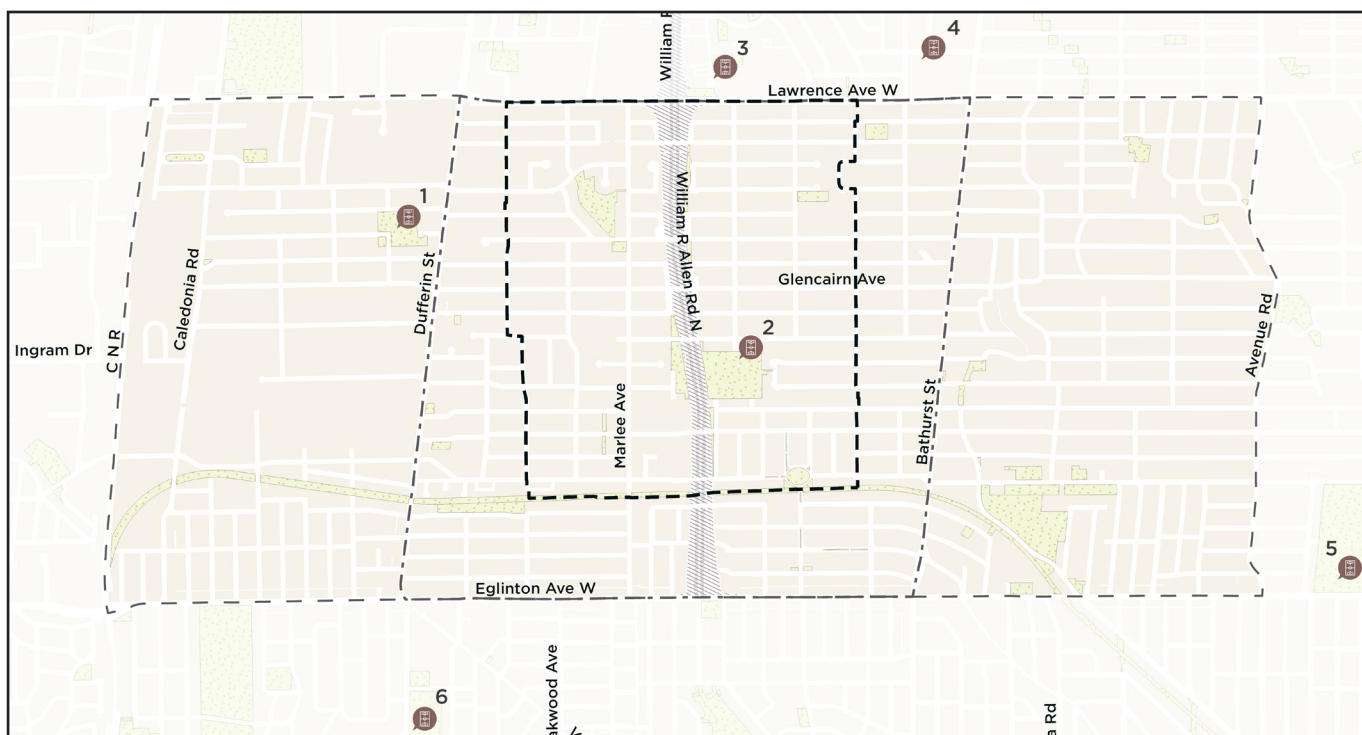


Figure 7. Map showing community recreation centres which serve the Primary Study Area.

**Table 2.** Facility details for Community Recreation Centres serving the Primary Study Area.

Community Recreation Centre	Map ID	Address	Size (m <sup>2</sup> )	Amenities	Notes
<b>Glen Long CRC</b>	<b>1</b>	35 Glen Long Avenue	1,604	<ul style="list-style-type: none"> <li>• Outdoor pool</li> <li>• Outdoor playspace</li> <li>• Outdoor skating rink</li> <li>• Indoor gymnasium</li> <li>• Indoor bocce court</li> <li>• Kitchen</li> </ul>	Drop-in programs include: <ul style="list-style-type: none"> <li>• Daycare</li> <li>• Bingo</li> <li>• Basketball</li> <li>• Bocce</li> <li>• Pickleball</li> <li>• Soccer</li> </ul>
<b>Viewmount Community Space</b>	<b>2</b>	169 Viewmount Avenue	209	<ul style="list-style-type: none"> <li>• Clubhouse</li> <li>• Washrooms</li> </ul>	Hosts tennis club
<b>Lawrence Heights CRC</b>	<b>3</b>	5 Replin Road	2,028	<ul style="list-style-type: none"> <li>• Computer/ Training Room</li> <li>• Youth Space</li> <li>• Gymnasium</li> <li>• Kitchen</li> <li>• Multipurpose Room</li> <li>• Outdoor Pool</li> <li>• Preschool</li> </ul>	CRC to be relocated. Plans include a new child care centre, a larger pool, an activated rooftop, a social services office, and more.
<b>Barbara Frum Community Space</b>	<b>4</b>	20 Covington Road	808	<ul style="list-style-type: none"> <li>• Kitchen</li> <li>• Multi-Purpose Room</li> </ul>	Programs include: <ul style="list-style-type: none"> <li>• Art Club</li> <li>• Sports</li> <li>• Day Camps</li> <li>• Cooking Classes</li> <li>• Dance Classes</li> </ul>
<b>North Toronto Memorial CRC</b>	<b>5</b>	200 Eglinton Avenue West	6,921	<ul style="list-style-type: none"> <li>• Craft Room</li> <li>• Fitness/ Dance Studio</li> <li>• Gymnasium</li> <li>• Indoor and Outdoor Pool</li> <li>• Kitchen</li> <li>• Lounge</li> <li>• Multipurpose Room</li> <li>• Outdoor Rink</li> </ul>	Drop-In programs include: <ul style="list-style-type: none"> <li>• Art programs</li> <li>• Fitness TO</li> <li>• Court sports</li> <li>• Ball and ice hockey</li> <li>• Swimming programs</li> </ul>
<b>Fairbank Memorial CRC</b>	<b>6</b>	2213 Dufferin Steet	1,700	<ul style="list-style-type: none"> <li>• Gymnasium</li> <li>• Indoor Bocce Court</li> <li>• Fitness Room</li> <li>• Craft Room</li> <li>• Games Room</li> <li>• Multipurpose Room</li> </ul>	<ul style="list-style-type: none"> <li>• Multilevel facility with variety of programs for all ages</li> <li>• Home to York Fairbank Centre for Seniors</li> <li>• High registration rates for camps and sports programs</li> <li>• Higher drop-in attendance for fitness in adult sport programs</li> <li>• Increased demand for drop-in programs in the last 5 years</li> </ul>



Within the two-kilometre catchment radius, there are four other CRCs outside of the CS&F Study Area including:

- Lawrence Heights Community Recreation Centre
- Barbara Frum Community Space
- North Toronto Memorial Community Recreation Centre
- Fairbank Memorial Community Recreation Centre.

The Lawrence Heights CRC and North Toronto Memorial CRC are larger CRCs that provide more amenities such as multipurpose rooms, larger pools, indoor running facilities, dance studios, and more. Barbara Frum Community Space is co-located with a Toronto Public Library branch that serves the neighbourhood as well. Fairbank Memorial CRC, classified as a mid-size facility, is home to the York Fairbank Centre for Seniors and provides multiple programs for all ages with an emphasis on fitness and sports programs.

The existing Lawrence Heights CRC will soon be relocated nearby, next to Flemington Park and Public School, and co-located with a childcare centre. The existing CRC will remain in service until the replacement facility is completed. The new CRC is planned to be one of the City's largest, and will significantly increase the recreational facilities and programming offered. The planned CRC includes a swimming pool, gymnasium with raised track, fitness and multipurpose rooms, community kitchen, enhanced youth space and active rooftop. The project is currently in the design phase.

## Schools

School sites and facilities play an important role as learning institutions and community spaces. Each school board undertakes ongoing evaluation and monitoring to inform program and real estate planning. There are a total of 14 schools within and/or serving the CS&F Study Area including nine elementary schools and five secondary schools, of which five are Catholic schools.

### Toronto District School Board (TDSB)

There are five TDSB elementary schools within the CS&F Study Area, as mapped in Figure 8 and listed in Table 3.

In 2024, four out of the five TDSB elementary schools are operating under capacity, with the exception of West Preparatory School which is nearly at capacity. Table 3 provides the capacity, enrolment, and utilization rates.

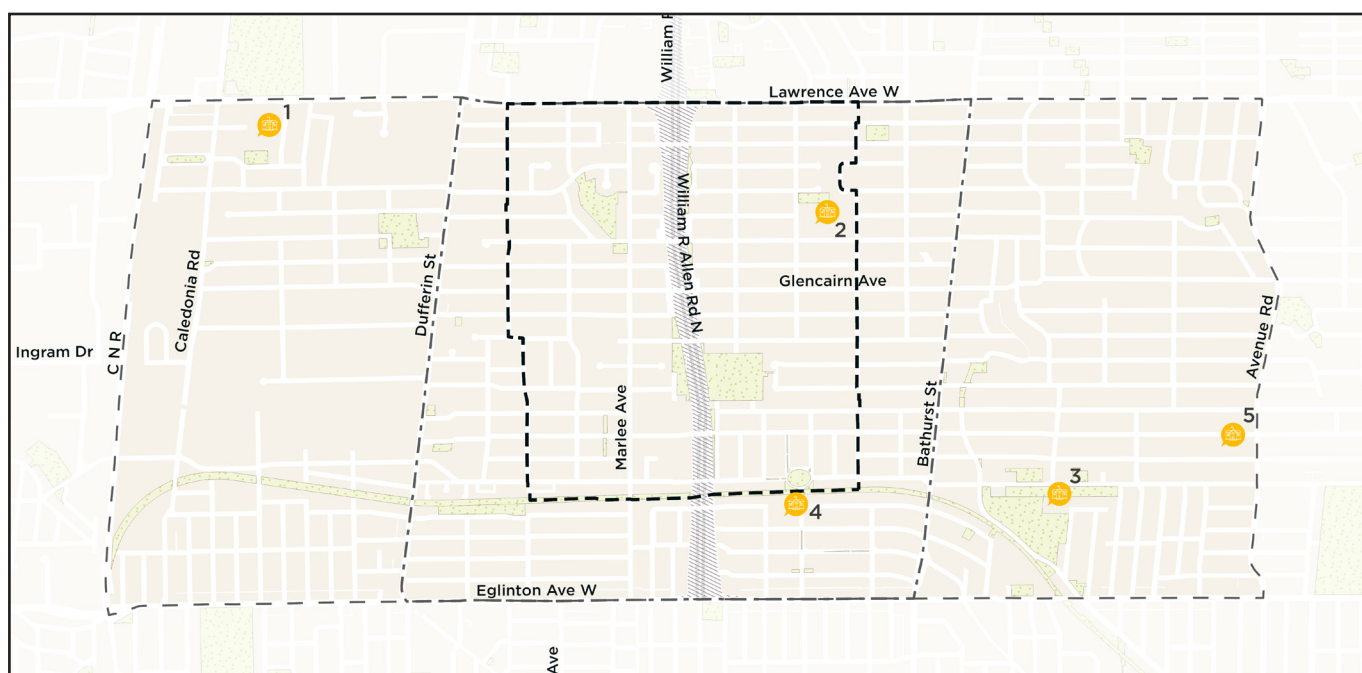
TDSB collects data for its "Learning Opportunities Index" (LOI) which measures external challenges affecting student success. The LOI, shown in Table 3, considers median family income, percentage of families whose income is below the low-income measure, percentage of families receiving social assistance, adults with low education, adults with university degrees, and non-two parent families. Each of these components are measured to create a score for every school in Toronto. A higher score indicates students experience a greater number of external challenges which may affect their educational success.



**Table 3.** TDSB elementary school data retrieved in October 2024.

School Name	Map ID	Capacity	Enrolment 2024	Utilization	LOI Score	Projected Enrolment 2036
Joyce Public School	1	354	171	48%	0.81572	208
Glen Park Public School *	2	539	401	74%	0.58992	478
North Preparatory School	3	272	232	85%	0.26027	312
West Preparatory School	4	543	528	97%	0.22740	535
Allenby Junior Public School	5	813	679	84%	0.02111	431

\* indicates Early French Immersion program offering.



**Figure 8.** Map showing the five TDSB elementary schools in the CS&F Study Area.

Allenby Junior Public School, and North and West Preparatory Junior Schools are all located on the east side of the CS&F Study Area and feature low LOI scores and low rankings, whereas schools on the west side of Allen Road have higher LOI scores, in particular, Joyce Public School.

TDSB secondary schools are mapped in Figure 9 and listed in Table 4. Currently, there is one TDSB secondary school located in the CS&F Study Area: Forest Hill Collegiate Institute (CI). Just outside of the CS&F boundary and serving the area, there are three other public secondary schools including John Polanyi

CI, Lawrence Park CI, and North Toronto CI. Forest Hill CI is slightly over capacity and accommodation pressures will continue to be monitored by the TDSB.

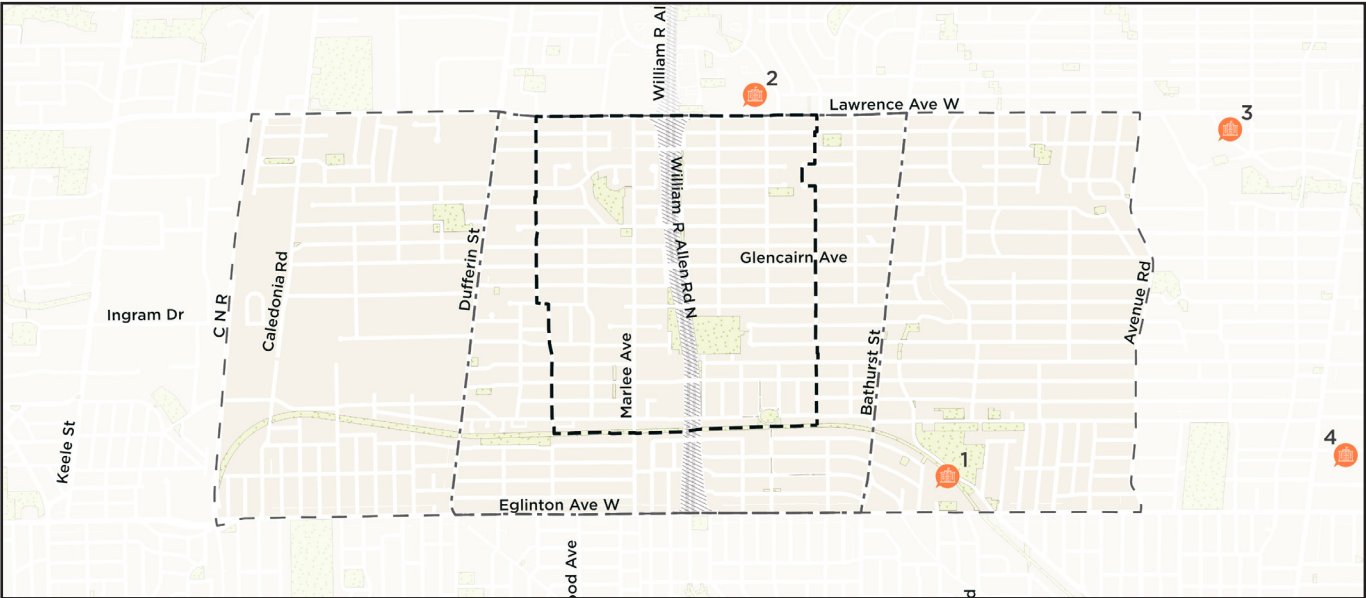
The enrolment boundaries between John Polanyi CI and Forest Hill CI run between Stayner Avenue/Hillhurst Boulevard and Briar Hill Avenue, leaving John Polanyi CI to accommodate most of the population growth around the Glencairn Subway Station.

All secondary schools are located on the east side of Allen Road and opportunities exist to improve active transportation

**Table 4.** TDSB secondary school data retrieved in October 2024.

School Name	Map ID	Capacity	Enrolment	Utilization	Within Study Area
Forest Hill CI	1	801	839	105%	Yes
John Polanyi CI	2	1032	503	49%	No
Lawrence Park CI*	3	882	1257	143%	No
North Toronto CI	4	1233	1204	98%	No

\* indicates Early French Immersion program offering.



**Figure 9.** Map showing TDSB secondary school locations serving the CS&F Study Area.

connections between the residential areas on the west side of Allen Road and the secondary schools.

### Toronto Catholic District School Board (TCDSB)

The Toronto Catholic District School Board (TCDSB) operates four elementary schools and one secondary school in the CS&F Study Area boundary, listed in Table 5 and mapped in Figure 10. One elementary school, Sts. Cosmas and Damian is operating over capacity, while St. Charles and Regina Mundi are operating below target capacity at 76%

and 64% respectively. Our Lady of the Assumption oversubscription is currently managed on site in portable classrooms however a planned new TCDSB school to the north of this area will alleviate that pressure in the coming years.

Regina Mundi was recently renovated to a new larger facility, and new development expected along Dufferin Street will put additional pressure on the schools on the west side of the study area. However, the Lawrence-Allen Secondary Plan identifies land for a TCDSB elementary school, which could alleviate demand.

Table 5. TCDSB school data retrieved in 2025.

School Name	Map ID	Capacity	Enrolment	Utilization
Sts. Cosmas and Damian	1	432	470	109%
Regina Mundi	2	519	332	64%
St. Charles	3	366	278	76%
Our Lady of Assumption	4	225	369	164%
Dante Alighieri Secondary School	5	816	655	80%

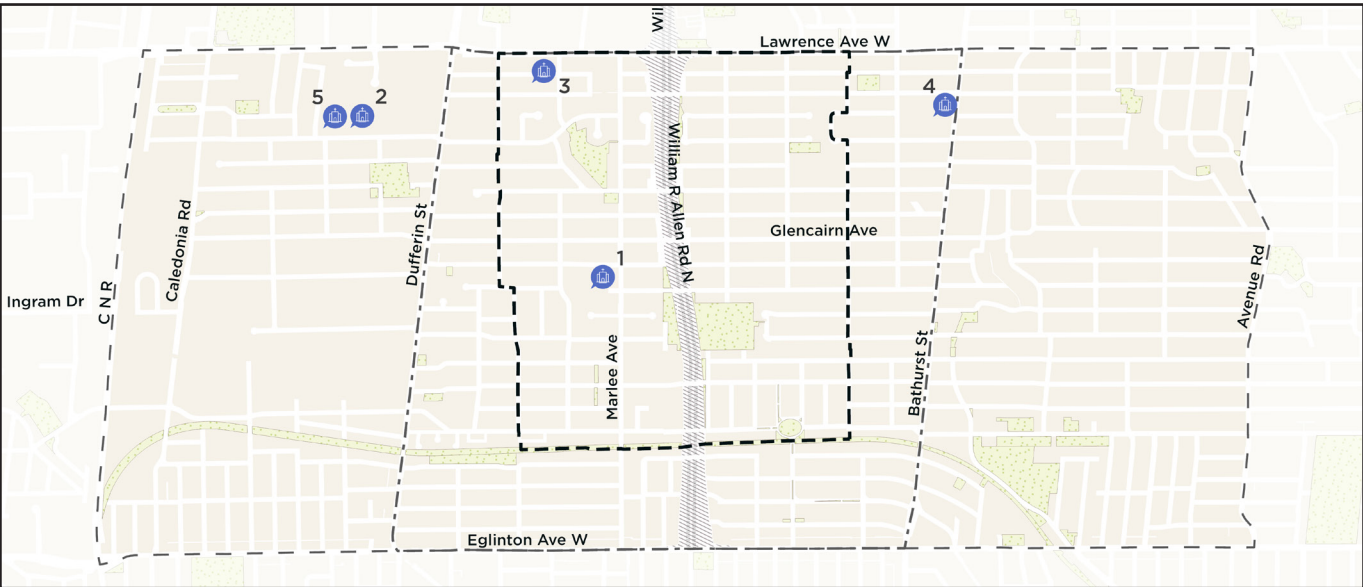


Figure 10. TCDSB schools in the CS&F Study Area.

Future boundary alignment within the Primary Study Area would be determined based on future development pipeline projections and completed capital solutions in the area.

Dante Alighieri Academy is currently operating in a temporary location (2 St. Andrew's Boulevard) located west of the CS&F boundary, while the current Dante Alighieri Catholic Secondary School (70 Playfair Avenue) is being rebuilt. The new Dante Alighieri Academy school will have an enrolment capacity of 1300 students and is anticipated to open in September 2026.

## Human Services

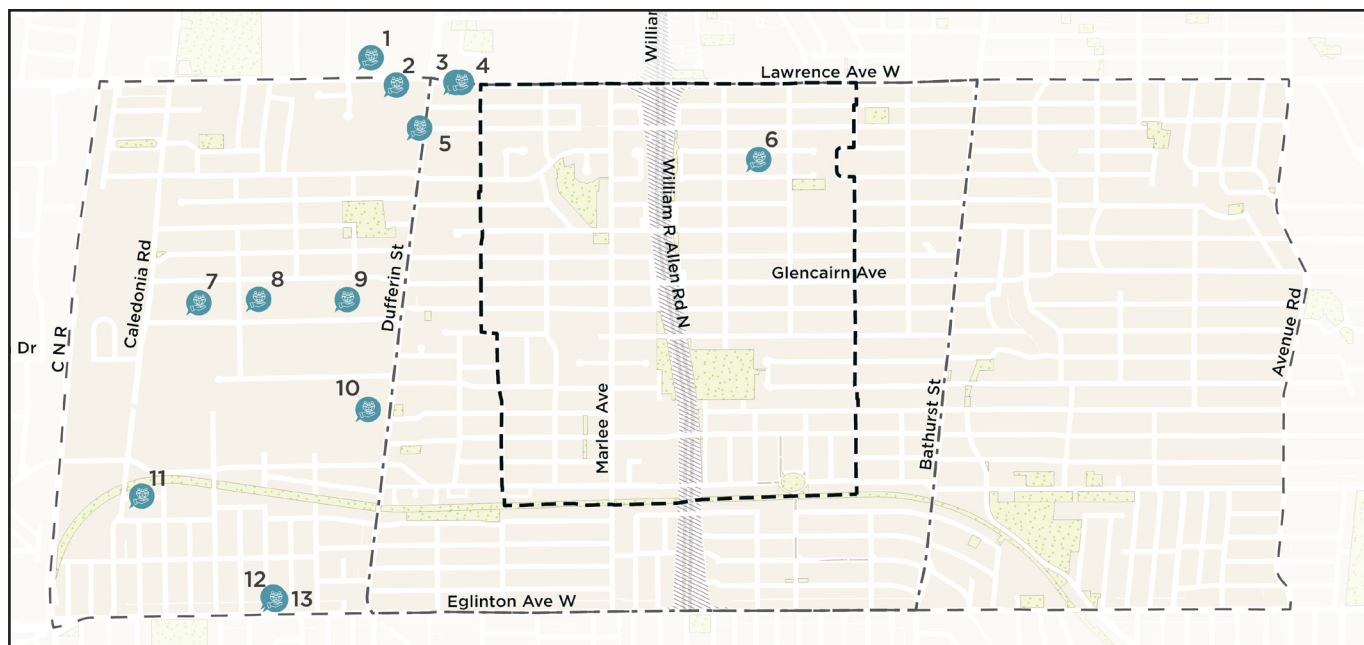
Human services include non-profit services related to housing, health, employment, immigration, and community development. These services are fundamental in building strong communities by providing people with access to support systems and services. These services are provided in a wide

variety of spaces that range from typical office spaces to rented spaces in schools, CRCs, and places of worship.

The CS&F Study Area benefits from a wide range of human services that are predominantly located on the west side of the study area. These facilities provide services to access affordable housing, mental health supports, employment services, immigration assistance, and supportive services for people with disabilities. The human services are mapped in Figure 11 and listed in Table 6.

## Social Development

Social development services are supported by 11 facilities providing child care, immigration services, community services, and health care. This range of services supports residents of the area of different ages, ethnicities, and abilities with facilities nearby that serve their unique needs to create a healthy community. There are also a number of social services available in Lawrence Heights north of the CS&F Study Area



**Figure 11.** Map showing the human services available in the CS&F Study Area. Location numbers relate to items listed in Table 6.

**Table 6.** Data for human services (excluding housing services) located within the CS&F Study Area.

Address	Map ID	Agency Name	Service
970 Lawrence Ave W	1	Alliance for Healthier Communities	Community Health Centre
901 Lawrence Ave W	2	Columbo Centre	Community Health Centre
783 Lawrence Ave W	3	Youth Employment Services	Employment Services
793 Lawrence Ave W	4	Patronato INCA Canada	Immigration Services
3010 Dufferin St	5	Villa Colombo	Immigration Services
14 Fraserwood Ave	6	Chai-Tikvah Foundation	Supportive Services for People with Disabilities
160 Tycos Dr	7	Greater Toronto Area Injured Worker Resource Centre	Employment Services
120 Tycos Dr	8	Salvation Army, Broadview Village	Supportive Services for People with Disabilities
74 Tycos Dr	9	JVS Toronto	Supportive Services for People with Disabilities
2700 Dufferin St	10	Canadian Mental Health Association, Toronto Branch	Mental Health and Addiction Support Services
51 Clarkson Ave	11	Across Boundaries: An Ethnoracial Mental Health Centre	Mental Health and Addiction Support Services
2010 Eglinton Ave W	12	Macaulay Centres for Children	Child Care Provider
2010 Eglinton Ave W	13	Yorktown Family Services	Child Care Provider

boundary, which will be redeveloped and improved in alignment with the Lawrence-Allen Revitalization Plan.

### Employment Supports

Employment services are provided by the Greater Toronto Area Injured Worker Resource Centre and the Youth Employment Services (YES). The Injured Worker Resource Centre is a partnered service with WSIB to assist workers who have been injured with accessing health and insurance services. YES is a provincial-wide registered charity that assists youth with access to employment

opportunities and provides youth with counseling and job training programs. Both of these facilities are located on the west side of the CS&F Study Area.

### Housing

Housing services are provided by five organizations, mapped in Figure 12 and listed in Table 7. The Kehilla Residential Programme provides members of the Jewish community who are struggling with the cost of living with a monthly stipend to assist with housing costs.



The organization also partners with developers to access city-mandated affordable housing units and integrate low-rent and inclusive housing with their housing assistance in new developments.

Another major housing service in the area is the Villa Colombo community complex, which comprises the Villa Colombo Homes for the Aged and the Villa Colombo Senior Apartments. The Homes for Aged facility is a 391-bed not-for-profit long-term care provider catering to Italian-Canadians. The Villa Colombo Senior Apartments is a subsidized independent apartment complex for more than 700 seniors across three buildings.

Villa Colombo Senior Apartment applicants must apply for housing subsidies through the City's rent-geared-to-income program and wait for a room to become available at the complex.

Currently, the waitlist is estimated to be up to 2-3 years for a 1- or 2-bedroom unit. The complex benefits from the services and programs offered on-site including meals-on-wheels, social programs, and assisted living.

Within the rest of the CS&F Study Area, there are at least three affordable housing developments currently under review or construction that will bring affordable units to market. The site at 1250 Eglinton Avenue West has been identified by CreateTO for potential intensification to include rent controlled units, 165 Elm Ridge Drive will deliver 106 rent-geared-to-income units operated by Reena Inc., and 3000 Dufferin Street is a large-scale private rental housing development developed by Pinedale Properties that will include 10 rent controlled units, among other prospective housing projects in the area.



**Figure 12.** Map showing the housing-related community services and facilities available in the CS&F Study Area. Location numbers relate to items listed in Table 7.

**Table 7.** Long-term care and affordable housing providers in the CS&F Study Area.

<b>Address</b>	<b>Map ID</b>	<b>Agency Name</b>	<b>Service</b>
<b>3050 Dufferin St</b>	<b>1</b>	Villa Colombo Senior Apartments	Affordable Housing Provider
<b>40 Playfair Ave</b>	<b>2</b>	Villa Colombo Homes for the Aged	Long-Term Care Home
<b>61 Fraserwood Ave</b>	<b>3</b>	Reena Foundation	Affordable Housing Provider
<b>525 Lawrence Ave W</b>	<b>4</b>	Kehilla Residential Programme	Affordable Housing Provider
<b>3050 Bathurst St</b>	<b>5</b>	Toronto Community Housing Corporation (TCHC)	Affordable Housing Provider
<b>155 and 165 Elm Ridge Dr</b>	<b>6</b>	Reena Group Home	Affordable Housing Provider
<b>668 Roselawn Ave</b>	<b>7</b>	Dorothy Klein Seniors Housing Inc	Long-Term Care Home

## Child Care

Child care refers to licensed centre and home-based care for children aged 0-12 years. The CS&F Study Area currently includes 22 child care centres, mapped in Figure 12 and listed in Tables 8 and 9, and one Home Child Care Agency providing space for up to 24 children in four licensed homes.

Table 9 shows the number of spaces by age group provided by each centre. Of the total 1,920 spaces in the CS&F Study Area, 1,086 spaces are for infant, toddler and preschool care. With 2,755 children aged 0-4 living in the CS&F Study Area, there are enough licensed child care spaces to serve only 39% of children. This is below the Licensed Child Care Strategy target of 50%.

The Canada-Wide Early Learning and Child Care program has resulted in high demand for all age groups and in particular, infant to preschool care. With only 481 subsidized spaces available in this community for children aged 0-4 years (and only 20 subsidized infant

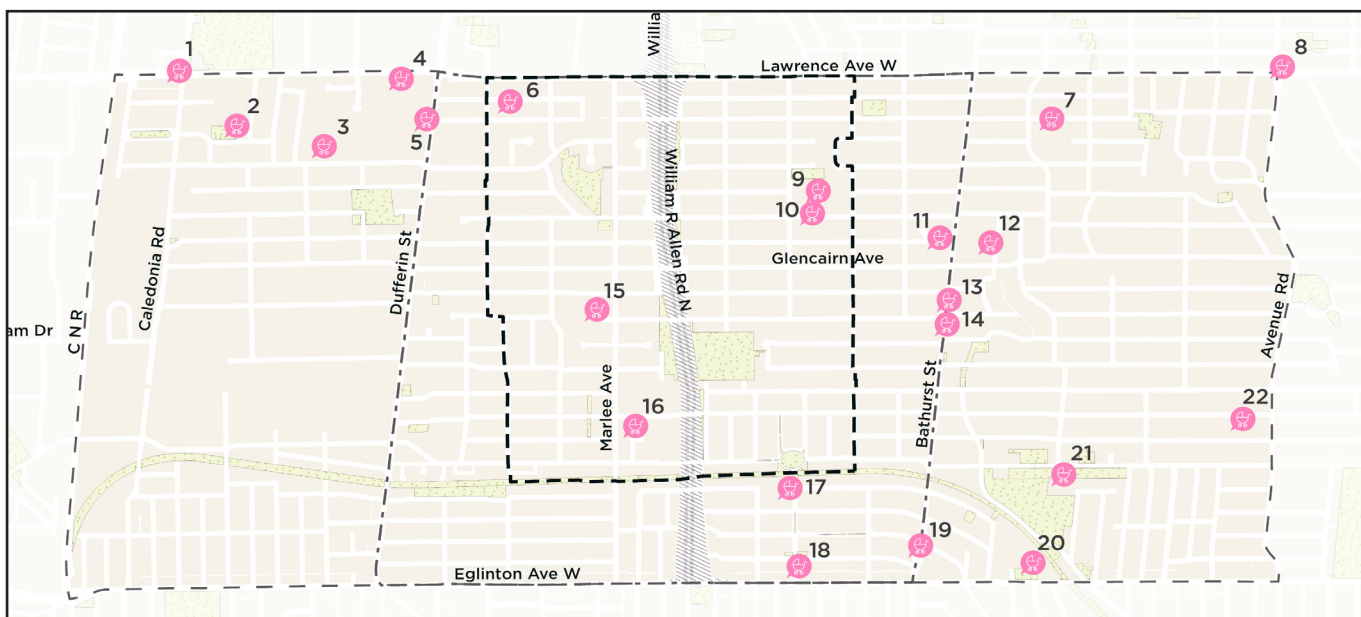
spaces), many lower income families who rely on a child care fee subsidy are unable to access child care.

In order to meet current and future demand, additional spaces for all 0-4 age groups (and infants in particular) are required. Operators must be non-profit in order to be eligible for a Service Agreement for Fee Subsidy with the City of Toronto.

### EarlyON Child and Family Centres

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

These provincially-funded centres provide programs that help strengthen adult-child relationships, support parent education, and foster healthy child development. It was reported that there are currently no operating or capital funds available for new EarlyON centres, but there is interest in reviewing opportunities for spaces that may be suitable for program relocations.



**Figure 13.** Map showing child care facilities throughout the CS&F Study Area.



**Table 8.** Child care inventory for facilities in the CS&F Study Area.

<b>Location Name</b>	<b>Map ID</b>	<b>Auspice</b>	<b>Building Type</b>	<b>Address</b>	<b>Canada Wide Enrolled</b>	<b>Fee Subsidy Available</b>
Montessori Start Inc	1	Commercial Agency	Other	1195 Lawrence Ave W	No	No
Rejoyce Caledon Community Child Care	2	Non Profit Agency	School	26 Joyce Pky	Yes	Yes
Columbus Early Learning Centres - Regina Mundi	3	Non Profit Agency	School	60 Playfair Ave	Yes	Yes
Leonardo Da Vinci Academy Of Arts & Science	4	Non Profit Agency	Other	901 Lawrence Ave W	No	No
Casa Del Zotto Children's Centre	5	Non Profit Agency	High Rise Apartment	3010 Dufferin St	Yes	Yes
Columbus Early Learning Centres - St Charles	6	Non Profit Agency	School	50 Claver Ave	Yes	Yes
Yeshivat Yesodei Hatora	7	Non Profit Agency	Place of Worship	77 Glen Rush Blvd	Yes	No
Avenue Road Nursery School	8	Commercial Agency	Place of Worship	1498 Avenue Rd	Yes	Yes
Dalemount Child Care	9	Non Profit Agency	School	101 Englemount Ave	Yes	Yes
Gan Sameach	10	Commercial Agency	Place of Worship	585 Glengrove Ave	Yes	No
Brightpath Academy - Forest Hill	11	Commercial Agency	Place of Worship	5 Glen Park Ave	Yes	No
Netivot Hatorah - South Campus	12	Non Profit Agency	Place of Worship	470 Glencairn Ave	Yes	No
Score Day Camp	13	Commercial Agency	Other	2760 Bathurst St	No	No
Eitz Chaim Schools Vm	14	Non Profit Agency	School	2742 Bathurst St	Yes	No
Plasp Sts. Cosmas And Damian C.S	15	Non Profit Agency	School	111 Danesbury Ave	Yes	Yes
Macaulay - Marlee Child Care Centre	16	Non Profit Agency	Other	145 Marlee Ave	Yes	Yes
West Prep Children's Centre Of Toronto	17	Non Profit Agency	School	70 Ridge Hill Dr	Yes	Yes
The Village Shul And Learning Centre Of Toronto	18	Non Profit Agency	Place of Worship	1072 Eglinton Ave W	Yes	No
Alive Montessori & Private School	19	Commercial Agency	Place of Worship	2 Wembley Rd	Yes	No
Holland-Bloorview Kids Rehab.	20	Non Profit Agency	Purpose Built	666 Eglinton Ave W	Yes	Yes
Alternative Primary School Parent Group	21	Non Profit Agency	School	1100 Spadina Rd	Yes	Yes
Allenby Day Care	22	Non Profit Agency	School	391 St Clements Ave	Yes	Yes

**Table 9.** Child care inventory showing number of child care spaces by age group.

<b>Location Name</b>	<b>Map ID</b>	<b>Infant</b>	<b>Toddler</b>	<b>Pre-School</b>	<b>Kinder-garten</b>	<b>School Age</b>	<b>Total Spaces</b>
Montessori Start Inc	1	10	15	17	21	0	63
Rejoyce Caledon Community Child Care	2	0	0	20	39	45	104
Columbus Early Learning Centres - Regina Mundi	3	10	30	48	26	30	144
Leonardo Da Vinci Academy Of Arts & Science	4	0	0	32	0	0	32
Casa Del Zotto Children's Centre	5	0	30	48	0	0	78
Columbus Early Learning Centres - St Charles	6	0	0	0	26	45	71
Yeshivat Yesodei Hatora	7	0	0	142	0	0	142
Avenue Road Nursery School	8	0	45	48	0	0	93
Dalemount Child Care	9	0	0	32	26	55	113
Gan Sameach	10	0	0	24	0	0	24
Brightpath Academy - Forest Hill	11	10	30	32	0	0	72
Netivot Hatorah - South Campus	12	0	15	20	44	0	79
Score Day Camp	13	0	0	88	0	0	88
Eitz Chaim Schools Vm	14	0	30	46	0	0	76
Plasp Sts. Cosmas And Damian C.S	15	0	0	0	13	30	43
Macaulay - Marlee Child Care Centre	16	10	15	24	0	0	49
West Prep Children's Centre Of Toronto	17	0	15	32	52	60	159
The Village Shul And Learning Centre Of Toronto	18	0	30	40	0	0	70
Alive Montessori & Private School	19	0	0	24	23	0	47
Holland-Bloorview Kids Rehab	20	0	15	16	0	0	31
Alternative Primary School Parent Group	21	0	0	12	26	45	83
Allenby Day Care	22	0	15	16	78	150	259
<b>Total</b>		<b>40</b>	<b>285</b>	<b>761</b>	<b>374</b>	<b>460</b>	<b>1920</b>

## Libraries

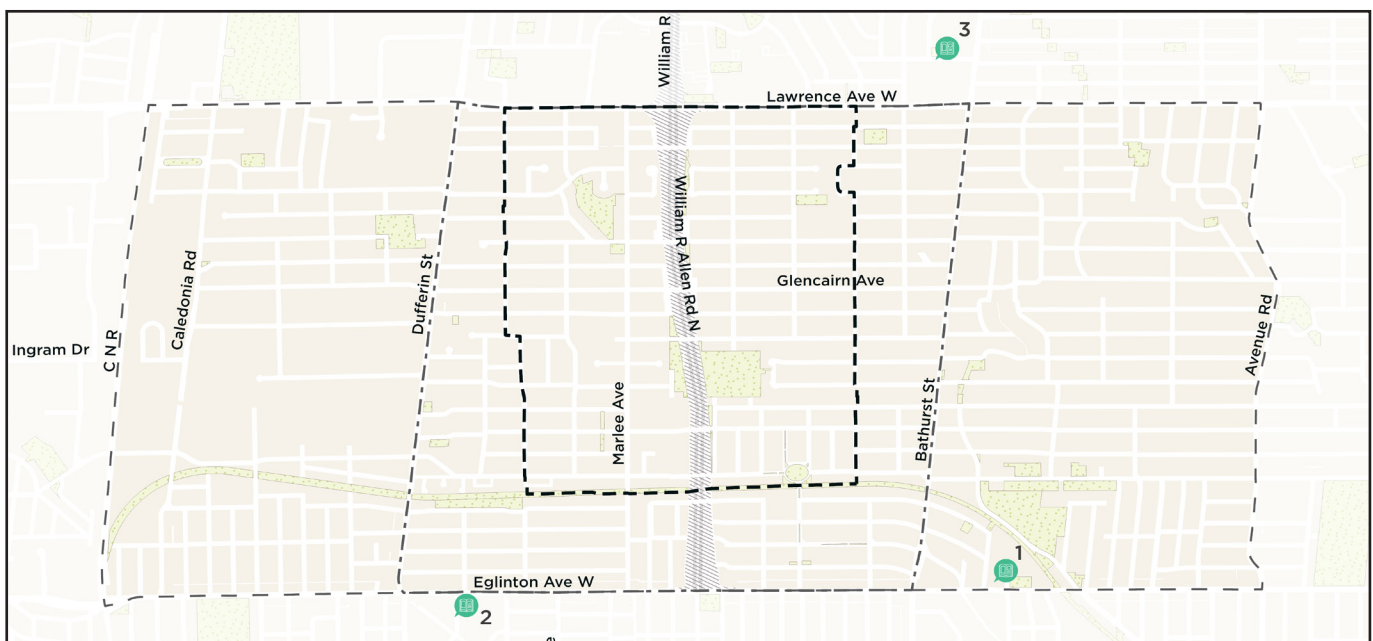
There is one library located within the CS&F Study Area, Forest Hill Library, with three other libraries serving the CS&F Study Area, mapped in Figure 14 and listed in Table 10. The Facility Condition Index (FCI) is a measure developed in the Toronto Public Library (TPL) Facilities Master Plan to measure the total repair costs compared to total replacement costs for the building. A higher FCI score indicates major repairs needed that may warrant a total building replacement.

The Forest Hill library is located on Eglinton Avenue W. in the southeast corner of the CS&F Study Area. The library is roughly 10,000 square feet and served nearly 24,000 people within its catchment boundary in 2021. The library has the highest FCI score of the libraries serving the CS&F Study Area, but there are currently no plans for renovating or improving the branch.

The Maria A. Shchuka library is located on Eglinton Avenue W. and primarily serves the southwest corner of the CS&F Study Area. The branch is located in a modern building and features meeting rooms, computer stations, youth programming, and an art exhibition space.

The Barbara Frum Branch is located northeast of the CS&F boundary and is in “fair” condition. The branch is well equipped, offering a variety of programs and amenities such as book discussion groups, quiet study rooms, computer stations, and a kitchen. The library is identified for future capital improvements in the TPL Facilities Master Plan.

The Amesbury Park library is located outside of the CS&F Study Area boundary on the west side. The branch provides a variety of programs and amenities including computer coding classes, after school programs, computer stations, and seating for 47 people.



**Figure 14.** Map showing libraries serving the CS&F Study Area. The Amesbury Park branch is not displayed on this map. It is located within Amesbury Park, south of Lawrence Avenue West and east of Culford Road.

**Table 10.** Library inventory serving the CS&F Study Area.

<b>Library Name</b>	<b>Map ID</b>	<b>Address</b>	<b>Facility Condition Index (FCI)</b>	<b>TPL Facilities Master Plan Condition</b>
<b>Forest Hill</b>	<b>1</b>	700 Eglinton Ave. W.	15%	Fair
<b>Maria A. Shchuka</b>	<b>2</b>	1745 Eglinton Ave. W.	7%	Fair
<b>Barbara Frum</b>	<b>3</b>	20 Covington Rd.	13%	Fair
<b>Amesbury Park</b>	<b>Not shown on map</b>	1565 Lawrence Ave. W.	13%	Fair

# Summary of Findings

## Demographics

Within the CS&F Study Area, demographic analysis highlights the following:

- The CS&F Study Area shows a declining population between 2011-2021.
- Compared to the City of Toronto average, the CS&F Study Area has a higher proportion of children and youth, seniors, families, and newcomers.
- Household average incomes are increasing and the proportion of low-income households is decreasing.
- The CS&F Study Area features a highly educated population with greater average incomes than the city as a whole.
- There is a significant first-generation immigrant population.
- The majority of households occupy either single-detached homes or apartment buildings (5-storeys or greater).

The area's demographics are important considerations for the Study, as these factors influence the needs and use of CS&F programs in the community.

## Community Recreation

The CS&F Study Area is geographically well served by four CRCs and two community spaces and current data

shows that most of them are operating around the optimum capacity (~75%).

The North Toronto Memorial CRC has been recently renovated and provides several updated amenities for the area. The Lawrence Heights CRC will be relocated and is planned to be one of the City's largest recreation facilities. While these two CRCs are just outside of the CS&F Study Area, they will provide catchment programs and services to the community.

In Phases 2 and 3 of the Growing Glencairn Study, growth estimates and identification of a preferred growth option will inform the impact of estimated growth on these facilities. Improvement needs will also be informed by the Parks and Recreation Facilities Plan, that considers information on projected growth.

## Schools

Most of the public schools in the CS&F boundary are currently under capacity with some room for growth. The Catholic schools show a greater degree of need for additional capacity, as two out of four Catholic elementary schools are currently at or over capacity. Phases 2 and 3 of the Study will consider the estimated pupil accommodation needs for schools. The School Boards have several tools to address pupil accommodation pressures which may include exploration of capital projects.

## Human Services

The CS&F Study Area benefits from a wide range of human services in the area, with many of these services provided by non-profit organizations that focus on specific communities.

According to the 2022 Greater Toronto Non-Profit Community Space Survey, many non-profit organizations struggle to find affordable spaces to operate because of a lack of funding and high rental costs.

The City's Community Space Tenancy (CST) is a program where the City leases City-owned or City-managed spaces to eligible non-profit organizations for a nominal, below market rent. Following the growth estimates and identification of preferred options through Phases 2 and 3, the Study will identify CST needs and priorities.

Existing human services in the area, such as the Kehilla Residential Programme, also provide opportunities to add affordable housing capacity through new developments. The Study will consider affordable housing opportunities in alignment with City-wide housing plans, strategies and programs.

## Child Care

The child care service provision level for children 0-4 currently falls below the City's target of 50%, and there are very few spaces for infants and toddlers. This provision level makes this area one of the highest priority for expansion of child care services and it is recommended that any new or expanded child care facilities include infant and toddler care. The needs and priorities for child care

facilities will continue to be assessed in Phases 2 and 3 of the Study to align with the growth estimates and preferred option.

## Library

The CS&F Study Area is geographically well served by four libraries. Each of these libraries are in "fair" condition according to the TPL Facilities Master Plan and offer a range of programs and services for the community in the CS&F Study Area. The Barbara Frum branch is also slated for capital improvements in the future, which will further improve user experience once completed. Growth projections conducted in Phase 2 of the Study will determine whether additional service improvements to the libraries in the area are needed.

## Next Steps

This CS&F Background Report provides background and information on the community services and facilities currently serving the Primary Study Area. It informs Phase 2 of the Study, which will include development of options to guide future growth within the Primary Study Area, including corresponding growth estimates.

Phase 2 of the Study will include identifying required investments in community services and facilities to support growth, healthy living and complete inclusive communities. This will include considerations such as equitable access to CS&F and potential co-location opportunities through future development.

