

Appendix A



Community Services & Facilities Report

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1 Introduction

A detailed study of the community services and facilities in the North York Centre Secondary Plan area is currently being undertaken by the City of Toronto as part of the North York at the Centre initiative. The North York at the Centre initiative will build on and integrate recent initiatives in the study area, such as Reimagining Yonge, and broader city-wide initiatives. The Community Services and Facilities (CS&F) Strategy prepared as part of the North York at the Centre initiative will include an analysis of current conditions and future needs, and recommend improvements to child care facilities, schools, libraries, recreation facilities, and human services. The CS&F Strategy will be developed in three parts, including a CS&F Background Report, CS&F Directions Report, and final CS&F strategy. Along with the recently completed plans for Downtown (TOCore), Midtown (Yonge-Eglinton Secondary Plan), and the ongoing Our Scarborough Centre study, the North York at the Centre initiative will contribute to a contemporary policy framework for Toronto's Centres.

The preliminary background report for the North York at the Centre Initiative was released in August 2023. The report provides important background information related to the North York at the Centre Initiative study area, such as its historical context, policy and regulatory context, people and housing needs, land use, public realm, built form, community services and facilities, arts and culture, municipal servicing and utilities, and aligned initiatives.

With respect to community services and facilities, the preliminary background report notes that a wide array of community services and facilities serve the North York Centre study area, many of which are located outside of the North York Centre. There are currently 36 human service providers, eight (8) child care facilities, three (3) publicly funded elementary schools, and two (2) publicly funded secondary schools, that are currently located within North York Centre. The North York Central Library is the only library branch located within North York Centre, and one public recreation facility, the Douglas Snow Aquatic Centre, is located in the Centre. It is noted that a full community services and facilities study will be undertaken as part of the Secondary Plan review to provide a more complete picture of these assets as well as to examine the needs of the existing local community and of planned future populations.

Based on recommendations from the Strategic Initiatives Policy and Analysis (SIPA) branch and in recognition that a full CS&F for the North York Centre Secondary Plan area is currently being developed by the City of Toronto, a scoped Community Services and Facilities Study was prepared by Bousfields Inc. The CS&F was prepared in support of the proposed development, in line with the standard scope of work for CS&F Studies for sites within the City of Toronto. The study includes information regarding school pupil and childcare yields anticipated to be generated by the subject proposal, a summary of nearby development applications, as well as a discussion of how the application would contribute to the achievement of a complete community.

2 North York Centre Secondary Plan Study Area

The study area used to complete the community services and facilities inventory is based upon the boundaries identified by the City of Toronto as the North York at the Centre initiative study area.

The study area for the North York at the Centre initiative is consistent with the current North York Secondary Plan boundary, which is bounded by Yonge and Highway 401 to the south, Drewry Avenue and Cummer Avenue to the north, Beecroft Road to the west, as well as Doris Avenue and Kenneth Avenue to the east.

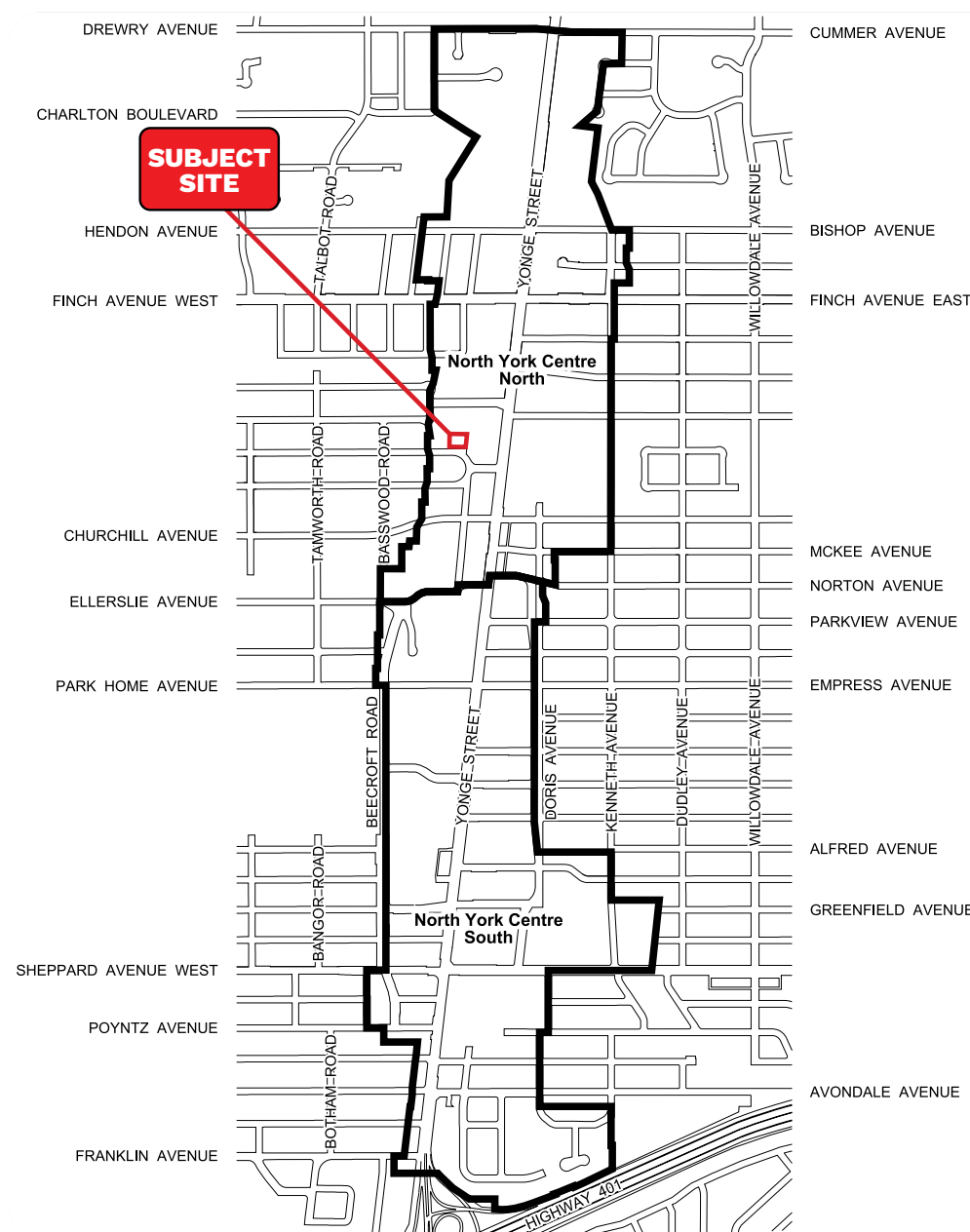


Figure 1 - North York Secondary Plan, Map 8-1 - Secondary Plan Boundaries

3 Proposed Community Services & Facilities

One of the goals of the City of Toronto Official Plan is the achievement of complete communities that are inclusive, accessible, and affordable for people of all ages, incomes, and abilities. The proposed development will contribute to the achievement of a complete community through expanding the range of housing in the area in a compact, transit oriented built form, and by redeveloping the subject site with a variety of new facilities and improvements, including various indoor and outdoor amenity spaces.

3.1 Indoor & Outdoor Amenity Spaces

The indoor and outdoor amenity spaces provided within the proposed development will support the livability of a vertical community and provide extended living spaces for gathering and community building. While the new development does not include any non-residential uses, it proposes outdoor and indoor amenity areas and reinvigorated pedestrian pathways, providing safe and convenient access to open space in the neighbourhood. The proposed development will also provide a variety of new, family-friendly amenities for residents of the new building. For example, the proposal contemplates a pet-friendly area at grade connected to several levels of indoor amenity space. In accordance with Policy 3.1.3(11) of the Official Plan, the proposed outdoor and indoor amenity spaces will be high-quality, well-designed, and consider the needs of all ages and abilities over time and throughout the year, including but not limited to seniors, families, and children.

Overall, the proposal will contribute to the achievement of a complete community through the redevelopment of the subject site with a variety of new facilities and/or facility improvements. It will support the creation of a complete community in which people of all ages and at all stages of the family life cycle can live, work, and play.

4 Nearby Development Activity

To further understand the context of the study area, residential development applications and approvals surrounding the subject site were reviewed. A total of 16 residential development applications were found within a 1,000 metre radius of the subject site. There were five (5) under review applications, two (2) applications under appeal at the Ontario Land Tribunal (formerly called the Ontario Municipal Board (OMB)), six (6) applications that have been approved by City Council or the Ontario Land Tribunal, and three (3) applications for developments that have since been constructed. **Table A1** below illustrates key aspects of these developments such as the number of units, tenure, gross floor area, and projected populations.

With the information currently available, the estimated population resulting from the development activity surrounding the site is approximately 7,536 residents (excluding the proposed development). The details of each application are provided in the table below.

The estimated population was calculated by building and unit type according to the City of Toronto's Design Criteria for Sewers and Watermains. The relevant rates are:

- 3.1 ppu for 3-bedroom apartment units
- 2.1 ppu for 2-bedroom apartment units and
- 1.4 ppu for 1-bedroom or bachelor apartment units.

Where unit mixes were not available or undetermined, the average household size for the City of Toronto (2.42) was applied.

Table 1 - Nearby Development Activity

Address	Status	Unit Count	Type	Tenure	Gross Floor Area (m2)	Unit Mix	Projected Population Yield
5400 Yonge Street & 15 Horsham Avenue	OLT Approved	533	Mixed Use (Residential/Retail)	Condo	30,380	1B: 251 2B: 92 3B: 57	721
5320-5334 Yonge Street & 11 Churchill Avenue	Under Review	862	Mixed Use (Residential/Retail)	Rental / Condo	58,094.55	Studio: 14 1B: 528 2B: 231 3B: 89	1,520
5294-5304 & 5306 Yonge Street	OLT Approved	265	Mixed Use (Residential/Retail)	Condo	9,510.15	-	642
36-40 Churchill Avenue	Constructed	14	Residential (Townhouse)	Townhouse	-	-	34
72 Church Avenue	Under Review	14	Residential	-	1,462.1	Studio: 3 1B: 1 2B: 7 3B: 3	30
68-78 Churchill Avenue	Appealed to OLT	44	Residential (Townhouse)	Townhouse	8,158	-	107
5182-5190 Yonge Street	Constructed	374	Mixed Use (Residential/Retail)	Condo	24,699.15	-	906
5203-5215 Yonge Street & 11 Parkview Avenue	OLT Approved	270	Mixed Use (Residential/Retail)	Condo	18,700	-	654
5576 Yonge Street	Under Review	608	Mixed Use (Residential/Retail)	Condo	41,413	Studio: 32 1B: 366 2B: 154 3B: 56	1,054
31 Finch Avenue East & 32-38 Olive Avenue	Council Approved	350	Residential	Condo	20,264	-	847
57, 59, 61, and 63 Finch Avenue West	Constructed	42	Residential (Townhouse)	Townhouse	-	-	102
52 Finch Avenue West	Under Review	2	Mixed Use (Residential/Office)	Condo	417.50	-	5
40-48 Hendon Avenue	OLT Approved	30	Residential (Townhouse)	Townhouse	3,500	-	73
5051-5061 Yonge Street	Appealed to OLT	365	Mixed Use (Residential/Retail)	Condo	28,983.52	Studio: 27 1B: 194 2B: 101 3B: 43	655
11, 13, 15, and 19 Altamont Road	OLT Approved	26	Residential (Townhouse)	Townhouse	4,650	-	63
104-114 Finch Avenue East	Under Review	57	Mixed Use (Residential/Retail)	-	4,458.04	Studio: 10 1B: 31 2B: 15 3B: 11	123
Total		3,856			225,706		7,536

5 Child Enrollment & School Pupil Yields

5.1 Childcare Enrollment

Table A2 lists 10 child care centres identified within the Study Area. Data pertaining to each child care centre was sourced from the City of Toronto's Child care locator website. A total of 925 child care centre spaces are provided.

The Study Area contains 10 child care centres with a total capacity of 925 child care spaces. The distribution of the spaces is as follows:

- 70 infants spaces (7.6 percent);
- 140 toddler spaces (15.1 percent);
- 324 pre-school spaces (35 percent);
- 115 spaces for children in full-time kindergarten (12.4 percent); and
- 276 spaces for school age children (29.8 percent)

It is estimated that the proposed 305 units will generate demand for approximately 18 child care spaces. This figure is based on a residential population increase of 528 people (305 units multiplied by the PPU rates described in section 1.2), of which approximately 11 percent would be "Children" (aged 0-14) in the Willowdale West neighbourhood, as shown in the 2016 neighbourhood profile. The projected number of children is then multiplied by the women's labour force participation rate in the Toronto CMA – 61.7 percent. A further multiplier of 50 percent is used to approximate the number of children needing care at a child care centre. This is the level of service standard set out by the City's Children's Services Division and is consistently applied to development applications.

Notwithstanding the foregoing, it is our opinion that the childcare yield would be lower than 18 children given that school aged children older than 12 years typically do not require childcare, whereas, the "Children" category includes those aged 0-14 years. The projected number of children generated from the proposed development who will require child care (18 children) may be accommodated by the existing facilities within the Study Area, subject to age and care requirements. In addition to projected yields and capacities of existing child care centres in this neighbourhood(s), child care needs will be informed by the City of Toronto Children's Services identification of priority child care areas.

The number of available childcare spaces, and/or the capacities of the centres, that have been reported in this CS&F review may change by the time the development has been approved and constructed. Further, there may be additional private home-based childcare services offered in the area that would not be captured by this analysis. In addition to the projected yields and capacities of existing child care centres in this neighbourhood, child care needs will be informed by the City of Toronto Children's Services identification of priority child care areas.

Table 2 - Child Care Service Enrollment in the Study Area

Facility	Fee Subsidy Available	Enrollment/ Vacancy	Infant (0 to 18 Months)	Toddler (18 Months to 2.5 years)	Pre-school (2.5 to 5 years)	Kindergarten (4 to 6 years)	School Age (6 to 12 years)	Total
St. Cyril's Before and After School Programme 18 Kempford Boulevard	Yes	Capacity	-	-	-	26	70	96
		Vacancy	-	-	-	Yes	Yes	-
Yonge-Churchill Child Care Cere 5350 Yonge Street	No	Capacity	10	30	48	13	-	101
		Vacancy	Unknown*	Unknown*	Unknown*	Unknown*	-	-
McKee McKids Enrichments Centre 35 Church Avenue	Yes	Capacity	-	-	24	50	90	164
		Vacancy	-	-	No	No	Yes	-
Yorktown Montessori School 349 Kenneth Avenue	No	Capacity	-	-	30	-	11	41
		Vacancy	-	-	Unknown*	-	Unknown*	-
Lansing Co-Op Nursery School 80 Church Avenue	No	Capacity	-	-	40	-	-	40
		Vacancy	-	-	Unknown*	-	-	-
Kids & Company 5650 Yonge Street	No	Capacity	10	25	30	-	-	65
		Vacancy	Unknown*	Unknown*	Unknown*	-	-	-
Yonge Hearts Child Care Centre 5176 Yonge Street	Yes	Capacity	20	30	64	-	-	114
		Vacancy	No	No	No	-	-	-
The Neighbourhood Group Yonge and Sheppard Child Care Centre 30 Sheppard Avenue East	Yes	Capacity	10	20	32	-	-	62
		Vacancy	Yes	Yes	Yes	-	-	-
Petit Pearson Child Care 7 Snowcrest Avenue	Yes	Capacity	-	15	24	26	105	170
		Vacancy	-	No	No	Yes	Yes	-
Network – Lansing Child Care Centre 49 Bogert Avenue	Yes	Capacity	20	20	32	-	-	72
		Vacancy	Yes	No	Yes	-	-	-
Total			70	140	324	115	276	925

*Capacity and enrolment data was unavailable for this child care centre. This child care centre does not have a service agreement with the City of Toronto and therefore it is not assessed by the City for quality standards and vacancy information is not collected.

5.2 School Pupil Yields

Table A3 contains the addresses, capacities, enrollments, and utilization rates of Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB) elementary and secondary schools within the study area.

Table 3 - TDSB and TCDSB Capacity and Enrolment (2022-2023)

School	Address	Capacity	Full-Time Enrollment (2022-2023)	Utilization Rate
Public Elementary School				
Churchill Public School (Kindergarten to Grade 5)	188 Churchill Avenue	520	406	78%
Willowdale Middle School (Grades 6 to 8)	225 Senlac Road	513	530	103%
Public Secondary School				
Northview Heights Secondary School (Grades 9 to 12)	550 Finch Avenue West	1,707	1,559	91%
Catholic Elementary School				
St. Antoine Daniel (JK to Grade 8)	160 Finch Avenue West	216	312	144.4%
Catholic Secondary School				
Marshall McLuhan (Grades 9 to 12, Mixed Gender)	1107 Avenue Road	969	1,040	107.3%
James Cardinal McGuigan (Grades 9 to 12, Mixed Gender)	1440 Finch Avenue West	987	1,006	101.9%
Brebeuf College (Grades 9 to 12, Male Gender)	211 Steeles Avenue East	1,008	643	63.8%
St. Joseph's Morrow Park (Grades 9 to 12, Female Gender)	3379 Bayview Avenue	798	511	64%
Total		6,718	4,968	135%

* Yields are not reflective of cumulative development in this study area. Yields provided apply to the current proposal and the data provided is current as of August 21, 2023. Further analysis including a review of cumulative development will be applied upon receipt of a development application.

Approximate Pupil Yield of Proposed Development – TCDSB

- Elementary: 5 pupils (Figure supplied by TCDSB)
- Secondary: 2 Pupils (Figure supplied by TCDSB)

The 5 projected Catholic elementary school students may be accommodated at St. Antoine Daniel Catholic School. As per **Table A3**, the elementary school has a utilization rate of 144.4 per cent and thus, will likely have limited capacity for additional pupils. There are currently no vacancies for catholic elementary school students.

With respect to the anticipated secondary school yield, the 2 projected students may be accommodated at Brebeuf College and/or St. Joseph's Morrow Park, a male and a female gender school, respectively. There are approximately 652 vacancies for catholic secondary school students. The two other catholic secondary schools in the catchment area, including Marshall McLuhan Catholic Secondary School and James Cardinal McGuigan Catholic High School, are operating above capacity with utilization rates of 107.3% and 101.9%, respectively, and will likely have insufficient space to accommodate the pupils projected from this development. Overall, there is sufficient space to accommodate catholic secondary school students projected for this development, and limited space to accommodate the projected catholic elementary school students.

It is noted that St. Antoine Daniel Catholic Elementary School will be replaced with a new 510 pupil school as part of the TCDSB capital plan. The anticipated opening date for the new building is 2025. The new replacement school may have additional capacity to accommodate pupil overflow from schools in the catchment area, as well as elementary school students anticipated from this development.

Based on the enrolment figures, there is currently limited capacity at the local TCDSB elementary schools and secondary schools to accommodate the 7 catholic school students anticipated from this development.

Approximate Pupil Yield of Proposed Development – TDSB

- Elementary 24 pupils (Figure supplied by TDSB)
- Secondary: 9 pupils (Figure supplied by TDSB)

The elementary schools in the area, Churchill Public School and Willowdale Middle School, have utilization rates of 78 per cent and 103 per cent, respectively, and may have limited space to accommodate the 24 additional elementary school students. There are approximately 114 vacancies for public elementary school students. Likewise, the secondary school in the study area, Northview Heights Secondary School, has a utilization rate of 91 per cent and thus, may have limited capacity for new enrollment of 9 pupils. There are approximately 148 vacancies for public secondary school students. Overall, there is sufficient space to accommodate the public and secondary school students projected for this development.

In its communications regarding projected pupil yields, TDSB noted that there is currently insufficient capacity at the local middle school to accommodate students anticipated from this development. Therefore, based on the enrolment figures, there is currently limited capacity at the local TDSB elementary schools and sufficient capacity at the secondary school to accommodate the public school students anticipated from this development.

The TDSB is currently undertaking a comprehensive review of secondary schools, with the primary objectives being to ensure that all students have equitable access to programs or opportunities, reduce excess capacity, and to 'right-size' TDSB's network of secondary schools. The current review may result in the closure of some TDSB secondary schools or changes to some of the current secondary school boundaries. In addition, changes to the provision of some secondary programs, such as French as a Second Language-related programs, may be impacted as a result of the group reviews. Completion of Phase 1 of the Review is anticipated for June 2024.

It is important to note that it has not been determined if potential students from this development will attend the schools listed in **Table A3** and whether they will choose Public or Catholic schools. This level of detail will be considered later in the application review process when the TDSB and TCDSB determine where prospective students will attend school. As such, the TDSB and TCDSB may accommodate students outside of the area until adequate funding or spaces become available. Furthermore, it is also important to consider that schools' statistics change year by year due to a variety of factors such as affordability, tenancy, unit size and availability/proximity to commercial and community amenities, and that by the time the proposed development is fully realized, the overcapacity issues may be resolved. Monitoring of these numbers will be important as specific details of the proposed development are finalized and as other developments in the area build out.

6 Conclusion

One of the goals of the City of Toronto Official Plan is the achievement of complete communities that are inclusive, accessible, and affordable for people of all ages, incomes, and abilities. The proposed development will contribute to the achievement of a complete community through expanding the range of housing in the area in a compact, transit oriented built form, and by redeveloping the subject site with a variety of new facilities and improvements, including various indoor and outdoor amenity spaces.

With respect to schools, the approximate pupil yield of the proposed development is five (5) catholic elementary school students, two (2) catholic secondary school students, 24 public elementary school students, and nine (9) public secondary school students. There are two (2) public elementary schools, one (1) public secondary school, one (1) catholic elementary school, and four (4) catholic secondary schools within the study area. In total, there are 114 vacancies for public elementary school students, 148 vacancies for public secondary school students, zero vacancies for catholic elementary school students, and 652 vacancies for catholic secondary school students. Overall, there is sufficient space to accommodate public elementary and secondary schools, and limited space to accommodate the projected catholic elementary school students.

With respect to childcare, the Study Area contains 10 child care centres with a total capacity of 925 child care spaces. It is estimated that the proposed 305 units will generate demand for approximately 18 child care spaces.

Based on the information provided above, it is our opinion that prospective residents of the proposed development will be served by and have access to various community services and facilities in the Study Area. However, the community and study area would benefit from the addition of any and all of the reviewed community services and facilities, particularly schools and childcare centres, to accommodate the projected yield from the proposed development and surrounding applications.

Our recommendation may be revised in the future should further details become available or should City priorities shift. We trust that the information and conclusions presented in this Study will be sufficient for the City's purposes at this time. Should more information regarding the provision of services summarized in this CS&F Study be required, further investigations can be completed with a scope of work to be determined in consultation with City staff.