

Community Services and Facilities

**2634, 2636, 2640, 2642, and
2654 Eglinton Avenue West and
1856 and 1856A Keele Street**

City of Toronto

Prepared For
Fora Developments

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This Community Services and Facilities (“CS&F”) Study was prepared by Bousfields Inc. to provide a review of the key community services and facilities that are available to residents in the vicinity of the properties municipally known as 2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West and 1856 and 1856A Keele Street in the City of Toronto.



1

Introduction



1.1 Overview

This Community Services and Facilities ("CS&F") Study was prepared by Bousfields Inc. to provide a review of the key community services and facilities that are available to residents in the vicinity of the properties municipally known as 2634, 2636, 2640, 2642 & 2654 Eglinton Avenue West and 1856 & 1856A Keele Street in the City of Toronto (the "subject site"). Key services include publicly funded schools, child care facilities, public libraries, community recreation centres, parks, and human services organizations.

1.2 Proposed Development

The proposal would facilitate the comprehensive redevelopment of the subject site with a 33-storey mixed-use building containing a total of 370 dwelling units, a three-level underground parking garage, as well as 735 square metres and 622 square metres of indoor and outdoor amenity space, respectively. The proposed development contains a total gross floor area of 22,529 square metres, comprised of 22,205 square metres of residential gross floor area and 324 square metres of non-residential (retail) gross floor area, resulting in a density of 16.7 times the area of the lot.

1.3 Purpose

The purposes of this report are to identify the range of existing CS&F resources that are available within the Study Area, to evaluate the ability of these services to accommodate growth, to identify any existing priorities that should be considered in connection with the proposed development, and to determine the demand for new services resulting from the development proposal for the subject site.

The information and analysis presented in this Report is based on the requirements of the modified Community Services and Facilities Scope of Work prepared by Susan Kitchen, a Planner at City Planning's Strategic Initiatives, Policy & Analysis Section, on September 15, 2022.

1.4 Study Area

The Study Area used to complete the community services and facilities inventory is defined by the lands bounded by Lawrence Avenue West to the north, St. Clair Avenue to the south, Caledonia Road to the east, and Jane Street/Rail Corridor to the west (see Figure 1).

The demographic section (Section 2.0) of this report is based upon the boundaries identified by the City of Toronto as the Beechborough-Greenbrook and Keelesdale-Eglinton West neighbourhoods. The Beechborough-Greenbrook neighbourhood extends from Eglinton Avenue West to the south, Greenbrook Drive to the north, CNR Rail to the east, and CNR/CPR Rail to the west. The Keelesdale-Eglinton West Neighbourhood sits south of the Beechborough-Greenbrook neighbourhood and extends from Eglinton Avenue West to the north, Lavender Road to the south, the CNR Rail to the east, and CNR/CPR Rail to the west (see Figure 2).

1.5 Methodology

This report includes an inventory of key publicly funded services and facilities in the Study Area including schools, child care facilities, community centres, parks, and libraries, as well as details on other organizations that provide services to the public including human (social) services. This information has been collected from a variety of sources including the City of Toronto's website and other online resources. Data on enrolment, capacity, service boundaries, and types of programs have been included where available.

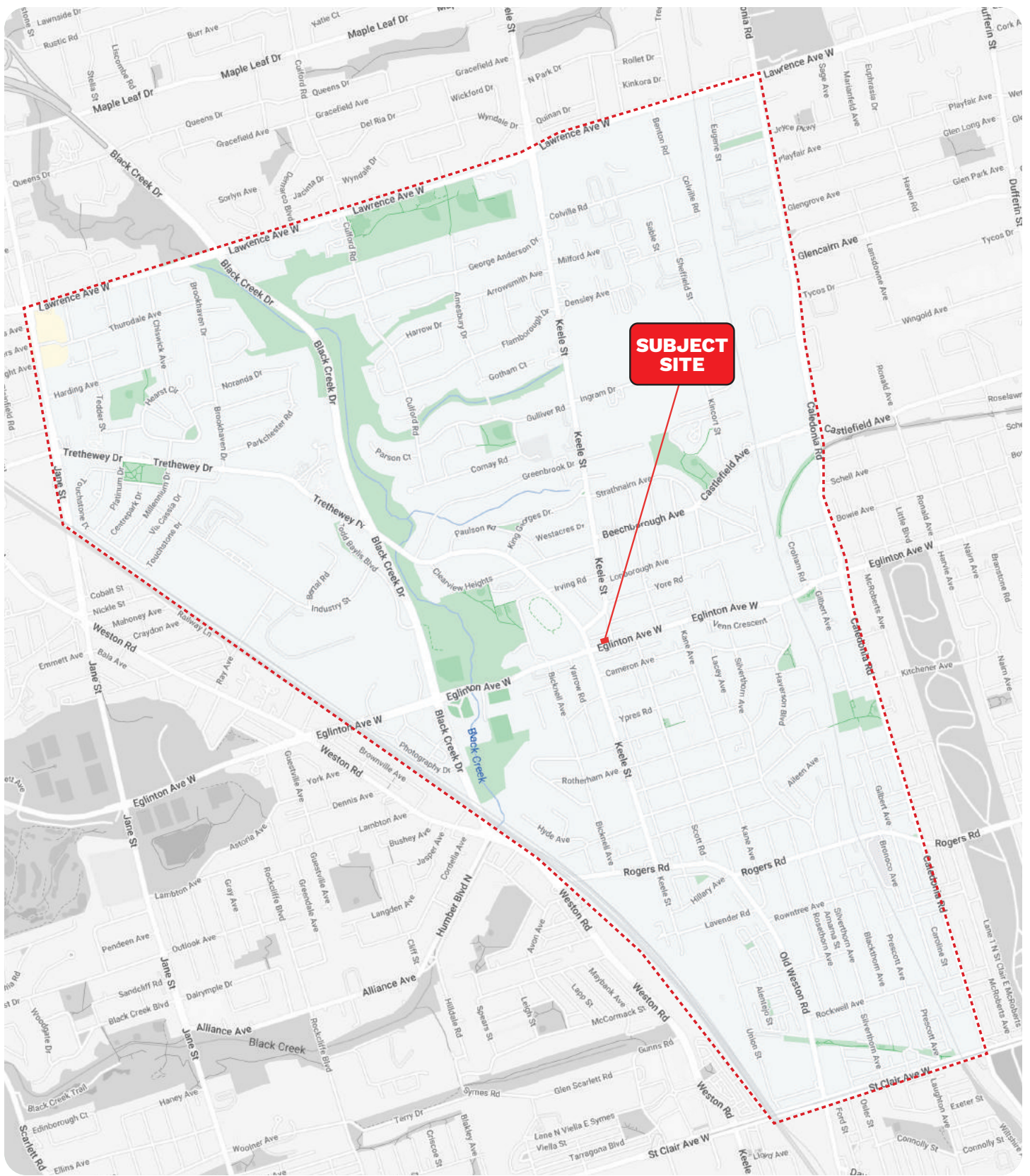


Figure 1 - Study Area Boundaries

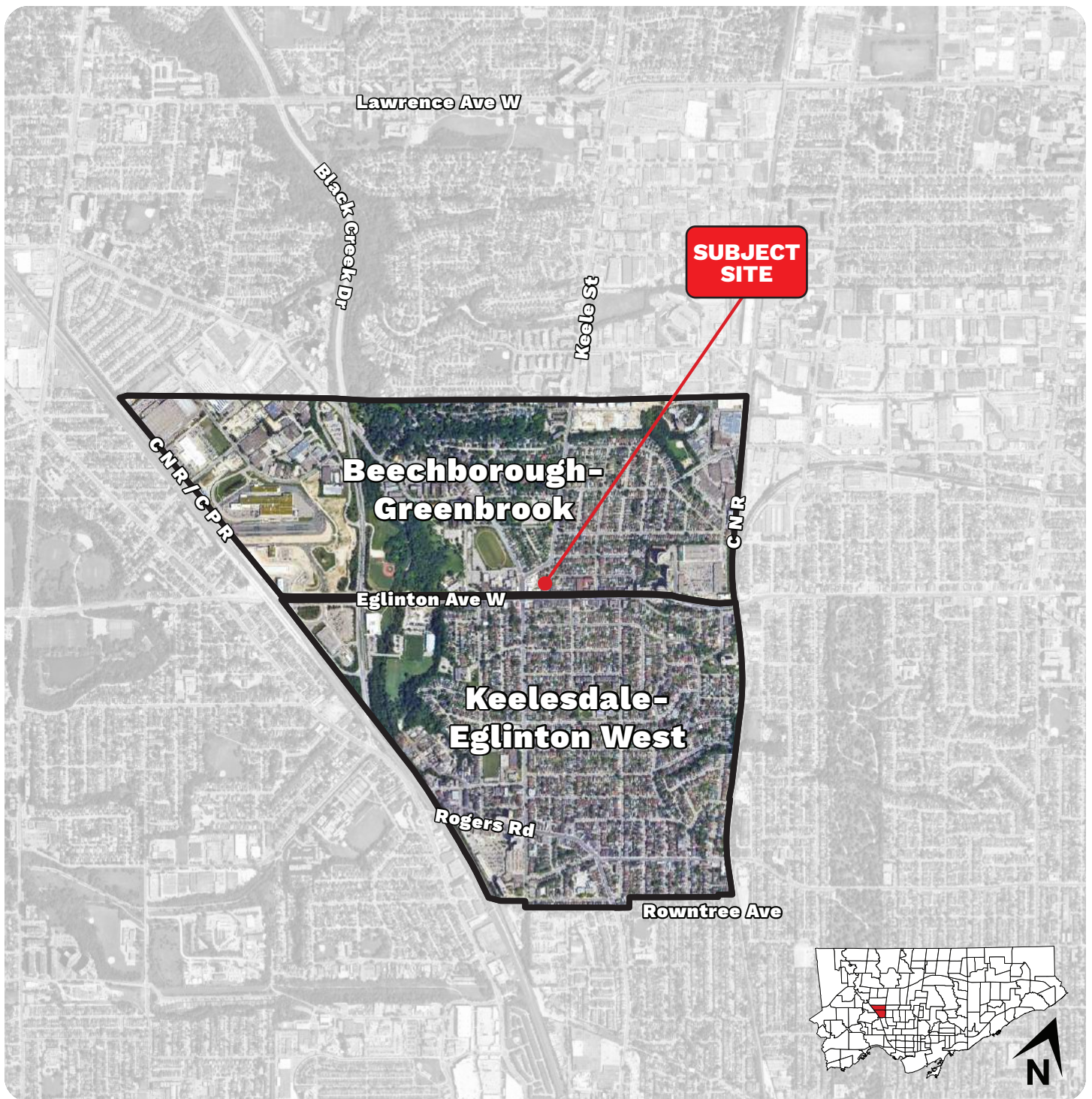


Figure 2 - Beechborough-Greenbrook and Keelesdale-Eglinton West Neighbourhood Boundaries

2

Demographic Profile



2.1 Beechborough-Greenbrook and Keelesdale-Eglinton West

The subject site is located on the border between the Beechborough-Greenbrook and Keelesdale-Eglinton West neighbourhoods in the City of Toronto. The following demographic profile is based on the neighbourhood wide profiles for these areas published by the City of Toronto. The City's neighbourhood profiles contain data from the Census (2011-2016). Neighbourhood characteristics, such as population and family composition, housing variety, and income are highlighted in these profiles.

2.2 Population

Table 1 illustrates how the population distributions by age group have changed within the Beechborough-Greenbrook and Keelesdale-Eglinton West neighbourhoods and the City of Toronto between 2011 and 2016. Between 2011 and 2016, the Study Area population increased from 17,126 to 17,635 people, representing an overall 2.97 percent increase from the 2011 population. Comparatively, the population of the City of Toronto as a whole increased by approximately 4.3 percent between 2011 and 2016. The distributions of the populations by age group remained generally stable, with the largest proportion of the population falling within the Working Age cohort between 2011 and 2016. The Beechborough-Greenbrook and Keelesdale-Eglinton West neighbourhood growth trajectories are generally in line with the overall trend of growth in the broader City of Toronto that occurred from 2011 to 2016.

In 2016, the Study Area had a similar age distribution to the City as a whole, with both having similar proportions of children, youth, working age, and pre-retirement age residents. Between 2011 and 2016, the Study Area experienced a 6.97 percent decrease in children (0-14 years), 0.89 percent growth in youth (15-24 years), 2.01 percent decrease in working age residents (25- 54 years). 17.28 percent increase in pre-retirement residents (55-64 years), and 12.18 percent growth in senior (65+ years) residents.

Table 1 - Population by Age Group (2011 and 2016 Census)

Population by Age Cohort	Beechborough-Greenbrook (2011)		Beechborough-Greenbrook (2016)		Keelesdale-Eglinton West (2011)		Keelesdale-Eglinton West (2016)		City of Toronto (2016)	
	#	%	#	%	#	%	#	%	#	%
0-14 Years (Children)	1,240	19%	1,120	18%	1,700	16%	1,615	15%	398,135	15%
15-24 Years (Youth)	860	13%	845	13%	1,380	13%	1,415	13%	340,270	12%
25-54 Years (Working Age)	2,945	45%	2,745	43%	4,760	45%	4,805	44%	1,229,555	45%
55-64 Years (Pre-retirement)	670	10%	820	13%	1,240	12%	1,420	13%	336,670	12%
65+ Years (Senior)	775	12%	835	13%	1,565	15%	1,790	16%	426,945	16%
Total	6,490	100%	6,365	100%	10,645	100%	11,045	100%	2,731,575	100%

2.3 Family Composition and Size

Table 2 illustrates the family size and composition of the Beechborough-Greenbrook and Keelesdale-Eglinton West neighbourhoods in comparison to the City of Toronto. In terms of family composition, the number of households with 1 person, 2 persons, 3 persons, 4 persons, and 5 or more persons were consistent between both neighbourhoods and the City of Toronto. The proportion of lone parent families was much higher in the Beechborough-Greenbrook neighbourhood compared to the City of Toronto as a whole. In 2016, the majority of households living in both neighbourhoods and the City of Toronto were comprised of 1 or 2 persons, as well as couples with children and/or lone parent families.

The average household size for the Study Area in 2011 was 2.54 and declined by 0.79 percent, to 2.52 in 2016. In both 2011 and 2016, the Study Area had a higher-than-average household size than the City of Toronto as a whole.

Table 2 - Family Composition and Household Size (2016 Census)

Category	Beechborough-Greenbrook (2016)		Keelesdale-Eglinton West (2016)		City of Toronto (2016)	
	#	%	#	%	#	%
Total Number of Census Families	1,745	100%	3,095	100%	718,755	100%
Couples with Children	650	37%	1,425	46%	316,070	44%
Couples Without Children	420	24%	885	29%	250,085	35%
Lone Parent Families	675	39%	785	25%	152,600	21%
1 Person	865	33%	1,150	28%	359,955	32%
2 Persons	750	28%	1,165	28%	333,425	30%
3 Persons	475	18%	745	18%	175,720	16%
4 Persons	320	12%	675	16%	146,580	13%
5 or More Persons	240	9%	445	11%	97,245	9%

As illustrated in **Table 3** below, the most common marital status in the Beechborough- Greenbrook neighbourhood is never married (39 percent), and the most common marital status in the Keelesdale-Eglinton West neighbourhood is married (45 percent). In comparison to the City as a whole, the Beechborough-Greenbrook had a higher percentage of common law, never married, separated, and divorced residents. In comparison to the City as a whole, the Keelesdale-Eglinton West neighbourhood had a higher percentage of married and widowed residents.

Table 3 - Marital Status (2016 Census)

Marital Status	Beechborough-Greenbrook (2016)		Keelesdale-Eglinton West (2016)		City of Toronto (2016)
	#	%	#	%	%
Married	1,800	34%	4,220	45%	43%
Common Law	410	8%	600	6%	7%
Never Married	2,025	39%	3,080	33%	35%
Separated	265	5%	320	3%	3%
Divorced	500	10%	640	7%	7%
Widowed	255	5%	565	6%	5%

2.4 Housing

Table 4 illustrates the housing typologies in the Beechborough-Greenbrook and Keelesdale-Eglinton West neighbourhoods in comparison to the City of Toronto in 2011 and 2016. The majority of dwellings in the Beechborough-Greenbrook neighbourhood were in the form of apartments less than 5 storeys. In the Keelesdale-Eglinton neighbourhood, the majority of dwellings were in the form of single-detached houses. In comparison, the majority of dwellings in the City of Toronto as a whole were in the form of apartments that were 5-storeys and higher. While there were some slight changes between 2011 and 2016, the proportions of various dwelling types in the neighbourhood have generally remained consistent. In the Study Area, similar to the City of Toronto, the proportion of single detached houses declined from 2011 to 2016.

Table 4 - Private Dwelling Structure by Typology and Proportion (2011 and 2016 Census)

Dwelling Category	Beechborough-Greenbrook (2011)	Beechborough-Greenbrook (2016)	Keelesdale-Eglinton West (2011)	Keelesdale-Eglinton West (2016)	City of Toronto (2011)	City of Toronto (2016)
	%	%	%	%	%	%
Single-Detached House	26%	25%	44%	40%	26%	24%
Semi-Detached House	3%	4%	10%	11%	7%	6%
Row House	1%	0%	0%	0%	6%	4%
Apartment, Detached Duplex	3%	4%	10%	8%	4%	15%
Apartment Building, <5 storeys	43%	43%	26%	24%	16%	15%
Apartment Building, 5+ storeys	25%	24%	10%	16%	41%	44%

Table 5 provides an overview of households by tenure. The majority of households in the Beechborough-Greenbrook neighbourhood rented their homes in 2016, with approximately 66 percent of individuals renting and the remaining 34 percent owning their homes. Conversely, the majority of households in the Keelesdale-Eglinton West neighbourhood were property owners in 2016, with approximately 62 percent of individuals owning and the remaining 38 percent renting their homes. In the City of Toronto as a whole, households by tenure were almost evenly split between owners and renters with the proportion of owners being only 6 percent higher.

Table 5 - Households by Tenure (2016 Census)

Tenure	Beechborough-Greenbrook (2016)	Keelesdale-Eglinton West (2016)	City of Toronto (2016)
	%	%	%
Rent	66%	38%	47%
Own	34%	62%	53%

2.5 Socio-Economic Characteristics

Table 6 outlines the proportions of private households in each income level within the Beechborough-Greenbrook and Keeleesdale-Eglinton West neighbourhoods. "Household" refers to a person or group of persons who occupy the same dwelling, which may be family or other non-family members.

In 2016, most households within the Beechborough-Greenbrook and Keeleesdale-Eglinton West neighbourhoods earned an annual income of \$20,000 to \$49,999. The household income levels in these neighbourhoods are generally similar to the broader City of Toronto, with some minor departures. In particular, the proportions of households in the Beechborough-Greenbrook neighbourhood earning between \$10,000 to \$19,999 and \$20,000 to \$49,999 were noticeably larger when compared to households in the City of Toronto and Keeleesdale-Eglinton West neighbourhood. There were also smaller proportions of households in the Beechborough-Greenbrook neighbourhood earning more than \$80,000 compared to the City as a whole. With respect to the Keeleesdale-Eglinton West neighbourhood, there was a noticeably higher proportion of households earning between \$80,000 to \$129,999 compared to the City of Toronto. Finally, compared to both neighbourhoods, the City of Toronto as a whole had a significantly higher proportion of households earning over \$125,000+, thereby suggesting a wealthier population.

Table 6 - Household Income Levels (2016 Census)

Income Level	Beechborough-Greenbrook (2016)	Keeleesdale-Eglinton West (2016)	City of Toronto (2016)
	%	%	%
Under \$10,000	4%	5%	5%
\$10,000 to \$19,999	14%	9%	8%
\$20,000 to \$49,999	36%	30%	25%
\$50,000 to \$79,999	22%	20%	21%
\$80,000 to \$124,999	15%	22%	19%
\$125,000+	10%	14%	22%

Table 7 provides the median household incomes for the Beechborough-Greenbrook and Keeleesdale-Eglinton West neighbourhoods and the City of Toronto in 2011 and 2016. The Beechborough-Greenbrook neighbourhood had a lower median household income compared to the City of Toronto in both 2011 and 2016. While its median household income increased by approximately 20 percent between 2011 and 2016, the neighbourhood's median household income was still more than \$14,000 lower than the City's median across both census years. Likewise, although the Keeleesdale-Eglinton West neighbourhood's median income increased by approximately 28 percent between 2011 and 2016, it still had a lower median household income compared to the City of Toronto in both 2011 and 2016.

The median household income for the Study Area in 2011 was \$41,299 and experienced a growth of 24.69 percent, to a value of \$51,496 in 2016. The median household income was lower in both 2011 and 2016 as compared to the City of Toronto as a whole. Overall, this data indicates that the Beechborough-Greenbrook and Keeleesdale-Eglinton West neighbourhoods became less affluent from 2011 to 2016 in comparison to the remainder of the city.

Table 7 - Median and Average Household Income (2011 and 2016 Census)

Income Level	Beechborough-Greenbrook (2011)	Beechborough-Greenbrook (2016)	Keeleesdale-Eglinton West (2011)	Keeleesdale-Eglinton West (2016)	City of Toronto (2011)	City of Toronto (2016)
	#	#	#	#	#	#
Median Household Income	37,540	\$45,211	\$45,058	\$57,780	\$52,149	\$65,829

Table 8 illustrates the education rates of residents in the Beechborough-Greenbrook and Keelesdale-Eglinton West neighbourhoods as well as the City of Toronto in 2016. In both neighbourhoods, the majority of individuals have obtained a postsecondary certificate, diploma, or degree. Notably, in the Keelesdale-Eglinton West neighbourhood, almost as many residents have no certificate (33 percent), compared to the proportion of residents with postsecondary education (39 percent). Overall, compared to the City of Toronto average, the Beechborough-Greenbrook and Keelesdale-Eglinton West neighbourhoods are proportionally less educated, seeing as between 20 percent and 30 percent more residents in the City of Toronto have completed post-secondary education.

Table 8 - Education Level (2016 Census)

Education Level	Beechborough-Greenbrook (2016)	Keelesdale-Eglinton West (2016)	City of Toronto (2016)
	%	%	%
No Certificate	22%	33%	10%
Highschool	29%	27%	20%
Postsecondary certificate, diploma, or degree	50%	39%	70%

Table 9 illustrates the labour force status of residents in the Beechborough-Greenbrook and Keelesdale-Eglinton West neighbourhoods as well as the City of Toronto, including participation rates, employment rates, and unemployment rates for 2016. The City of Toronto had marginally higher participation rates and employment rates compared to the neighbourhoods in the Study Area. The unemployment rate in the Beechborough-Greenbrook neighbourhood was noticeably higher, with 11.4 percent of the population being unemployed compared to 8.2 percent in the City of Toronto.

Table 9 - Labour Force Status (2016 Census)

Labour Force Status	Beechborough-Greenbrook (2016)	Keelesdale-Eglinton West (2016)	City of Toronto (2016)
	%	%	%
Participation Rate	59.4%	59.9%	64.7%
Employment Rate	52.6%	54.7%	59.3%
Unemployment Rate	11.4%	8.6%	8.2%

Table 10 illustrates the mother tongue of residents in the Beechborough-Greenbrook and Keelesdale-Eglinton West neighbourhoods as well as the City of Toronto between 2011 and 2016.

The most common mother tongue remained similar from 2011 to 2016. English declined by 1 percent from 2011 to 2016, non-official experienced a 0.5 percent increase, and French remained relatively the same from 2011 to 2016. In comparison, the mother tongues in the City of Toronto remained consistent from 2011 to 2016 with 54 percent of residents with the mother tongue of English and 46 percent who primarily spoke non-official languages. Common non-official mother tongue languages in both neighbourhoods are Portuguese, Italian, Spanish, Vietnamese, and Tagalog.

Table 10 - Mother Tongue (2016 Census)

Mother Tongue (Single-Response)	Beechborough-Greenbrook (2011)	Beechborough-Greenbrook (2016)	Keelesdale-Eglinton West (2011)	Keelesdale-Eglinton West (2016)	City of Toronto (2011)	City of Toronto (2016)
	%	%	%	%	%	%
English	57%	56%	40%	39%	54%	54%
Non-Official	42%	43%	60%	60%	46%	46%
French	1%	<1%	0%	<1%	0%	0%



3

Development Activity

To further understand the context of the Study Area, residential development applications and approvals surrounding the subject site were reviewed. There were five (5) under review development applications within the Study Area, two (2) developments under construction, and one (1) application approved by City Council that is not yet under construction. **Table 11** below illustrates key aspects of these developments such as the number of units, gross floor area, and projected populations. **Table 12** includes a summary of the Section 37 community benefits for these applications.

With the information currently available, the estimated population resulting from the development activity in the Study Area is approximately 8,790 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. Further to this, the figures below represent the status of the applications, whether adopted by Council, in-principle by the Local Planning Appeal Tribunal (LPAT) or an approved settlement.

Table 11 - Nearby Development Activity

Address	Status	Unit Count	Type	Tenure	Gross Floor Area (m2)	Unit Mix	Projected Population Yield
2 Bicknell Avenue	Approved	62	Residential	Condo	6,003.91	1B: 2 2B: 44 3B: 16	145
9 Croham Road; 6 Sanderstead Avenue; 2270, 2280, and 2296 Eglinton Avenue West	Under Construction	141	Residential	Rental	10,810	Bachelor: 9 1B: 84 2B: 34 3B: 14	251
2400 Eglinton Avenue West	Under Review	397	Mixed Use (Residential/Retail)	Condo	29,325.50	1B: 237 2B: 120 3B: 40	708
2421 Eglinton Avenue West	Under Review	7	Residential	Freehold	1,021.17	2B: 7	15
1860-1868 Keele Street	Under Review	235	Mixed Use (Residential/Retail)	Rental/Condo	16,171.00	Bachelor: 9 1B: 138 2B: 62 3B: 26	426
2175 Keele Street	Under Construction	244	Residential	Condo/Townhouse	20,387.00	1B: 107 2B: 97 3B: 40	478
25 Photography Drive	Under Review	2,356	Mixed Use (Residential/Retail)	Rental/Condo	186,800.40		5,701.52
955, 965, 971, and 975 Weston Road	Under Review	617	Residential	Condo	49,156.90	Bachelor: 26 1B: 432 2B: 96 3B: 63	1,065
Total		4,059			319,676		8,790

Table 12 - Section 37 Community Benefits

Address	Section 37 Benefits
2175 Keele Street	<p>Prior to the issuance of the first building permit for the development, the owner will pay by cash or certified cheque the amount of \$400,000 toward the following:</p> <ul style="list-style-type: none"> a. \$300,000 towards park improvements in the vicinity of the lands and within Ward 12, with a portion of the monies directed to Woodborough Park, to be determined by the General Manager, Parks, Forestry and Recreation, in consultation with the Ward Councillor; \$50,000 towards one or more public libraries in the vicinity of the lands; and b. \$50,000 towards streetscape improvements on west side of Keele Street in the vicinity of the lands to the satisfaction of the Chief Planner and Executive Director, City Planning. <p>The owner will provide a minimum of 287 square metres as accessible affordable ownership housing, finished to the standard of a condominium, comprising at least 2 two-bedroom units of at least 80 square metres, and 1 three-bedroom unit of at least 100 square metres at a nominal cost to a non-profit affordable ownership housing provider.</p> <p>The owner shall provide and maintain the affordable ownership housing units for a 20-year affordable housing period to each subsequent eligible owner during the affordable housing period. Qualifying purchaser eligibility will conform to the Official Plan Amendment affordable ownership price. Income limits will be established by the City and will generally be tied to what is affordable (e.g., 30 percent of income) to a household based on the unit size. Household size will be tied to unit eligibility (e.g., there must be at least two adults or one adult and one child in the household in order to be eligible for a 2-bedroom unit, at least two adults and two children for a 3-bedroom unit).</p> <p>City Council adopted this item on March 9, 2017, with amendments. See also By-Laws 259-2017 and 260-2017.</p>

9 Croham Road;
6 Sanderstead
Avenue; 2270,
2280, and 2296
Eglinton Avenue
West

Prior to the issuance of the first above grade building permit the Owner shall:

- i. pay to the City the sum of \$200,000.00 to be used towards area parks improvements and/or streetscape improvements; and
- ii. streetscaping and public realm improvements nearby the site with a minimum value of \$270,000.00; and such improvements will ensure that the design of the streetscape improvements comply with the Streetscape Manual to the satisfaction of the Chief Planner and Executive Director, City Planning.

Prior to the issuance of any building permit for the site, excluding shoring and excavation:

- i. the Owner shall have obtained title to the lands shown on Attachment 16 to the report (October 9, 2019) from the Director, Community Planning, North York District, as "Lands to be purchased from the City", such lands to be purchased from the City at fair market value;
- ii. the Owner shall be required to register on title a stratified surface easement on the east-west driveway at the rear of the property to secure unrestricted public access in favour of the City of Toronto and to the satisfaction of the Chief Planner and Executive Director, City Planning, and the Chief Engineer and Executive Director, Engineering and Construction Services;
- iii. the Owner shall provide the City with indemnification for the stratified surface easement to secure unrestricted public access over the private east-west laneway to the satisfaction of the City Solicitor;
- iv. the public plaza at the front of the property shall be maintained by the Owner, at its sole expense, including, but not limited to indemnification provisions for the City, in a manner satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services and the City Solicitor;
- v. the Owner shall be required to secure the design and construction, and provide financial securities for, at no cost to the City, any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report and Stormwater Management Report and Hydrological Review, and related engineering reports ("Engineering Reports"), to support the development.

City Council adopted this item on October 29, 2019, without amendments and without debate. See also By-laws 517-2020, 518-2020, and 519-2020.



4

Community Services and Facilities

4.1 Schools

Table 13 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. Conseil Scolaire (CS) Viamonde school capacity figures are also included; however, the board does not publicly share enrollment and utilization rates. Nonetheless, it is anticipated that additional students brought on by this development can be accommodated by CS Viamonde schools.

Please note that TDSB and TCDSB have developed their own methodologies for identifying schools located within the vicinity of proposed developments, and thus, the catchment area of this section may differ from the Study Area described above and utilized throughout the remaining sections. Schools that are found in the Beechborough–Greenbrook and Keele–Eglinton West neighbourhoods, but outside of TDSB and TCDSB’s Study Areas, may be excluded from **Table 13**.

Table 13 - TDSB and TCDSB Capacity and Enrolment (2021-2022)

School	Address	Capacity	Full-Time Enrollment (2021-2022)	Utilization Rate
Public Elementary School				
Charles E Webster Public School (JK – Grade 8)	1900 Keele Street	600	359	60%
Public Secondary School				
York Memorial Collegiate Institute (Grades 9 – 12)	1700 Keele Street	828	793	96%
Catholic Elementary School				
Immaculate Conception Catholic Elementary School (JK – Grade 8)	23 Comay Road	510	506	99.2%
Catholic Secondary School				
St. Oscar Romero Catholic Secondary School (Grades 9 – 12, Mixed Gender)	99 Humber Boulevard	945	695	73.5%
Dante Alighieri Academy (Grades 9 – 12, Mixed Gender)	60 Playfair Avenue	651	647	99.4%
Loretto College School (Grades 9 – 12, Female Only)	151 Rosemount Avenue	567	424	74.8%
Chaminade Secondary School (Grades 9 – 12, Male Only)	490 Queens Drive	531	906	170.6%
Conseil Scolaire Viamonde Elementary School				
École élémentaire Mathieu-Da-Costa (JK – Grade 6)	116 Cornelius Parkway	250	Unknown**	Unknown**
Conseil Scolaire Viamonde Secondary School				
École secondaire Toronto Ouest (Grades 7 – 12)	330 Lansdowne Avenue	550	Unknown**	Unknown**
		Total	5,432	4,330

* Yields are not reflective of cumulative development in this Study Area. Yields provided applied to the current proposal and the data provided is current. Further analysis including a review of cumulative development will be applied upon receipt of a development application.

**Conseil Scolaire Viamonde does not publicly share enrolment numbers and utilization rates. However, based on the unit types and counts, the board states that it has capacity to accommodate future growth at the above-mentioned schools.

Approximate Pupil Yield of Proposed Development – TCDSB

- Elementary: 18 pupils (Figure supplied by TCDSB)
- Secondary: 3 Pupils (Figure supplied by TCDSB)

The 18 projected Catholic elementary school students may not be appropriately accommodated at Immaculate Conception Catholic Elementary School due to the current enrollment. As per **Table 13**, the school has a utilization rate of 99.2 percent and may have limited space available to expand facilities further. With respect to the anticipated secondary school yield, all 3 of the students may be accommodated at St. Oscar Romero Catholic Secondary School, Dante Alighieri Academy, and/or Loretto College School. As per the TCDSB Capital Plan, Dante Alighieri Academy has been approved for a 1,300-pupil replacement school with occupancy anticipated for 2025 and will likely have capacity to accommodate additional pupils from the proposed development. Moreover, Loretto College is a single gender school (female) which may be a viable option for potential pupils. The remaining school, Chaminade, is over capacity with a utilization rate of 170.6 percent and may not be able to support additional students.

Based on the enrolment figures, there is currently limited capacity at the local TCDSB elementary schools and secondary schools to accommodate the 21 catholic school students anticipated from this development.

Approximate Pupil Yield of Proposed Development – TDSB

- Elementary 32 pupils (Figure supplied by TDSB)
- Secondary: 14 pupils (Figure supplied by TDSB)

The public elementary school in the area (Charles E Webster Public School) has a utilization rate of 60 percent and may have the space to accommodate the projected 32 additional students. Likewise, the secondary school in the study area, York Memorial Collegiate Institute, has a utilization rate of 96 percent and thus, may have limited capacity for new enrollment of 14 pupils. In its communications regarding projected pupil yields, TDSB noted that in May 2019, York Memorial Collegiate Institute received significant damage due to fire. Students from York Memorial Collegiate Institute are currently being accommodated at the former George Harvey Collegiate Institute building (1700 Keele St) until the rebuild of the new York Memorial building at 2690 Eglinton Ave W is complete. The TDSB anticipates that there will be sufficient capacity for this development in the new secondary school. However, there may be accommodation pressures in the long-term when considering the cumulative impact arising from future, unknown residential development in the schools' attendance area. Therefore, based on the enrolment figures, there will be sufficient capacity at the local TDSB elementary and secondary schools 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. The Secondary Program Review Final Report was approved by the TDSB Board of Trustees in November 2020 and completion of Phase 1 of the Review is anticipated for June 2024. Furthermore, the TDSB has identified a study in 2022-2023 to explore a review with Oakwood CI, Jarvis CI, Forest Hill CI, York Memorial CI, Humberside CI, North Toronto CI, and Bloor CI to address declining enrolment and underutilization at Oakwood CI. The TDSB has also identified a study in 2023-2024 to explore a review with Runnymede CI, Humberside CI, and York Memorial CI to address underutilization at Runnymede CI.

It is important to note that it has not been determined if potential students from this development will attend the schools listed in **Table A13** 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.

4.2 Child Care Centres

Table 14 lists 19 child care centres identified within the Study Area. Data pertaining to each child care centre was sourced from City of Toronto's Child care locator website. A total of 1,117 child care centre spaces are provided.

Table 14 - Table A14 – Child Care Service Enrollment in the Study Area

Facility	Fee Subsidy Available	Enrolment/ Vacancy	Infant (0-18 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
C.E Webster After School Program* (1900 Keele Street)	Yes	Capacity	-	-	-	-	-	-
		Vacancy	-	-	-	-	-	-
Silverthorn Day Care (2700 Eglinton Avenue West)	Yes	Capacity	10	10	16	-	-	36
		Vacancy	No	No	No	-	-	-
Immaculate Conception Day Care (23 Comay Road)	Yes	Capacity	10	15	16	52	45	138
		Vacancy	No	Yes	No	Yes	Yes	-
Casa Vera Montessori School (2000 Keele Street)	No	Capacity	-	15	20	-	-	35
		Vacancy	-	Unknown**	Unknown**	-	-	-
Ernie Boccia Creative Child Day Care (1 Northwestern Avenue)	Yes	Capacity	10	20	16	-	-	46
		Vacancy	Yes	Yes	No	-	-	-
Montessori Start Inc (1195 Lawrence Avenue West)	No	Capacity	10	15	17	21	-	63
		Vacancy	Unknown**	Unknown**	Unknown**	Unknown**	-	-
		Vacancy	-	-	-	Yes	Yes	-
Macaulay After School Program* (70 Brookhaven Drive)	Yes	Capacity	-	-	-	-	-	-
		Vacancy	-	-	-	-	-	-

Facility	Fee Subsidy Available	Enrolment/ Vacancy	Infant (0-18 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
Brookhaven Child Care (70 Brookhaven Drive)	Yes	Capacity	-	15	24	52	60	151
		Vacancy	-	Yes	No	Yes	Yes	-
Brookhaven Child Care – St. Bernard (12 Duckworth Street)	Yes	Capacity	-	-	-	52	45	97
		Vacancy	-	-	-	Yes	Yes	-
Prodigy Learning Centre (1545 Jane Street)	Yes	Capacity	-	10	24	-	-	34
		Vacancy	-	Yes	Yes	-	-	66
Donald C. Macdonald Child Care Centre (116 Industry Street)	Yes	Capacity	20	30	16	-	-	66
		Vacancy	Yes	No	No	-	-	-
Macaulay Child Development Centre - Keelesdale (200 Bicknell Avenue)	Yes	Capacity	-	-	24	52	45	121
		Vacancy	-	-	Yes	No	No	-
Silverthorn After School Program* (300 Kane Avenue)	Yes	Capacity	-	-	-	-	-	-
		Vacancy	-	-	-	-	-	-
George Harvey Child Care Centre (1700 Keele Street)	Yes	Capacity	10	15	16	-	-	41
		Vacancy	No	No	No	-	-	-

Facility	Fee Subsidy Available	Enrolment/ Vacancy	Infant (0-18 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
Network Child Care Services – Just Kids Child Care Centre (1695 Keele Street)	Yes	Capacity	10	20	32	-	-	62
		Vacancy	Yes	Yes	Yes	-	-	-
Macaulay Child Development – Regent Street (48 Regent Street)	Yes	Capacity	10	10	24	-	-	44
		Vacancy	Yes	Yes	Yes	-	-	-
General Mercer Early Learning Centre (30 Turnberry Avenue)	Yes	Capacity	10	15	16	13	30	84
		Vacancy	Yes	Yes	No	Yes	Yes	-
Macaulay Child Development – St. Nicholas Of Bari Child Care (363 Rogers Road)	Yes	Capacity	-	-	-	13	15	28
		Vacancy	-	-	-	Yes	Yes	-
Macaulay Fh Miller Public School (300 Caledonia Road)	Yes	Capacity	-	-	-	26	45	71
		Vacancy	-	-	-	Yes	Yes	-
Total Capacity			100	190	261	281	285	1,117

*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.

The Study Area contains 19 child care centres with a total capacity of 1,117 child care spaces. The distribution of the spaces is as follows:

- 100 infants spaces (8.9 percent) ;
- 190 toddler spaces (17 percent);
- 261 pre-school spaces (23.5 percent);
- 281 spaces for children in full-time kindergarten (25.1 percent); and
- 285 spaces for school age children (25.5 percent)

It is estimated that the proposed 370 units will generate demand for approximately 35 child care spaces. This is based on a residential population increase of 689 people (370 units multiplied by the PPU rates for the proposed unit mix as set out in Section 3), of which approximately 16.5 percent would be "Children" as shown in the 2016 Demographic Study Area profile in Section 2 (Average percentage of "Children" are aged 0-14 across both neighbourhoods). 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 35 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 (35 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.

4.3 Public Libraries

There are three (3) public library branches located within the Study Area, including the Amesbury Park, Evelyn Gregory, and St Clair Silverthorn branches. The services and materials offered at these library branches are outlined below.

Amesbury Park Branch

Located at 1565 Lawrence Avenue West, the Amesbury Park Branch is open Tuesday through Saturday and is closed on Mondays. This branch has seating for 47 visitors, provides free Wi-Fi and features six computer workstations that are connected to the internet and include Microsoft Office. The branch also provides equipment for persons with disabilities. Collections at this branch include:

- Audiobooks on CD
- Large print collection
- Adult Literacy Materials
- Small collection in Hindi (DVDs Only), Italian-Adult, and Vietnamese (DVDs Only)

Evelyn Gregory Branch

The Evelyn Gregory Branch is located near the major intersection of Keele Street and Eglinton Avenue West at 120 Trowell Avenue. The branch is open Monday through Saturday and is closed on Sunday. The library offers many services and programs, such as Wi-Fi internet access, 11 computer workstations (all equipped with internet/Microsoft Office), a book discussion group, equipment for persons with disabilities, and seating for 60 people. The materials available at the branch are listed below:

- Adult Literacy Materials
- Audiobooks on CD
- Large Print Collection

The Branch has an 874 sq. ft. auditorium that seats 43 people lecture style and 32 people classroom style. The auditorium is complete with equipment including chairs, a cork board, a flip chart stand, a screen, tables, a TV/DVD player, a VCR, and a whiteboard.

St Clair Silverthorn Branch

The St Clair Silverthorn Branch at 1748 St. Clair Avenue West is located near the Keele Street and St. Clair Avenue West major intersection and is open Tuesday through Sunday and closed on Monday. The branch offers numerous services, such as 24-hour book drop off, Wi-Fi access, five computer workstations (all equipped with internet/Microsoft Office), equipment for persons with disabilities, and seating for 15 people. The materials available at the branch are listed below:

- Adult Literacy Materials
- Small collection in French-Children

The Branch has a 357 sq. ft. meeting room that is equipped with chairs and tables that seat 35 people lecture style or 16 people classroom style, as well as an LCD projector and portable projection screen.

The Toronto Public Library Facilities Master Plan (“FMP”)

The Toronto Public Library Facilities Master Plan (“FMP”) was completed in 2019 with consideration of current planning work being undertaken across the City and related future growth. The Plan sets out Toronto Public Library’s (“TPL”) capital investment priorities to 2028, as well as longer term requirements to account for planning. Appendix A: Facility Condition Index (FCI) Analysis describes current the conditions of TPL branches across the City, ranging from critical, poor, fair, and good. The Amesbury Park Branch was classified as being in ‘Fair’ condition, the second highest designation, with an estimated FCI of 13 percent. The Evelyn Gregory and St Clair Silverthorn branches were both classified as being in ‘Poor’ condition, with estimated FCIs of 30 and 52 percent, respectively.

In order to ensure that equitable and inclusive services are provided to communities of need, Neighbourhood Equity Index scores were collected and used to evaluate community need within the Prioritization Framework. The primary criteria that form the pillars for decision making can be separated into three primary categories: Operational (measures the frequency in which a branch is used and the effectiveness of the physical space that currently serves its users), Investment (considers the financial costs required to meet SOGR, AODA and 21st century library standards), and Market alignment (assesses the congruency between a branch and its external environment, including current and future population, existing footprint, demographics, socio-economic characteristics and location). A unique score for each of the district and neighbourhood libraries was produced using these criteria, with higher scores indicating a priority for capital investment. The Amesbury Park Branch was assigned a score of 3.54, indicating that it is a low priority for investment. Conversely, the St. Clair Silverthorn Branch received a score of 6.83, which classifies it within the top 10 neighbourhood libraries identified as priorities for future investment. Similarly, the Evelyn Gregory Branch, which received a score of 5.05, was selected for library expansion that is not yet board-approved or funded.

4.4 Recreation Centres

There are four (4) publicly funded recreation centres operated by the City of Toronto’s Parks and Recreation Division within the Study Area. The recreation centres within the Study Area are described in **Table 15** below.

It is noted that there may be recreation centres operated by non-profit organizations serving the Study Area, however, these have not been included in this inventory. Given the current COVID-19 pandemic, the services and programs are not listed on the City of Toronto website, and therefore, have not been included in the following table.

Table 15 - Recreation Centres in the Study Area

Location	Description	Facilities
Amesbury Community Centre (1507 Lawrence Avenue West)	Amesbury Community Centre offers a wide range of programs for all ages related to arts, fitness, recreation, and sports.	Computer/Training Room Gymnasium Kitchen Multipurpose Room
The New Generation Youth Recreation Centre (2694 Eglinton Avenue West)	The New Generation Youth Recreation Centre, formerly called Centennial Recreation Centre West, is a shared-use facility with the Toronto District School Board (TDSB). The centre offers a variety of general interest, sports, and camp programs, as well as a dedicated enhanced youth space.	Craft room Gymnasium Indoor Pool Lounge Multipurpose Room
Chris Tonks Arena (95 Black Creek Drive)	The Chris Tonks Arena offers Learn to Skate Programs for all ages, as well as both supervised and unsupervised skating for various age groups.	Indoor Dry Pad Multipurpose Room
York Recreation Centre (115 Black Creek Drive)	York Recreation Centre is a type B fitness facility with a double-sized gymnasium, a weight room, an indoor running track and a fitness studio. The facility also has a green roof and other City of Toronto Green Standard sustainable features. It is one of the City’s free community centres, offering a variety of programs and classes.	Dance Studio Fitness/Weight Room Gymnasium Indoor Pool Indoor Track Kitchen Multipurpose Room

Given the data found in **Table 15**, it is evident that a range of services and programs for those of all ages are available in the Study Area. The recreation centres in the Study Area provide several programs focusing on the arts, recreation, fitness, child care, sports, and social development. In addition to the recreation centres identified in the Study Area, there are also several facilities situated further outside of the Study Area, such as Mount Dennis, Joseph J. Piccininni Community Centre, and Harwood Hall.

Parks, Forestry and Recreation (PFR) Facilities Master Plan FMP (2019-2038)

The Council approved Parks, Forestry and Recreation (PFR) Facilities Master Plan FMP (2019-2038) guides investment in parks and recreation. The Plan has been analyzed for the purposes of this CS&F Study to determine capital improvement investment that has been targeted towards the Study Area that is located in York South Weston Ward 5, formerly known as Ward 12 prior to 2018.

With a growing and increasingly diverse population, additional investment in community recreation centres is required. In total, 11 community recreation centres (CRCs) will be evaluated and pursued for revitalization or replacement, as per Recommendation #1 of the Plan. Falstaff Community Centre in Ward 12 was identified as a CRC in need of replacement and revitalization. Additionally, in accordance with Recommendation #17, opportunities to repurpose single pad arenas to other uses over time will be explored. Chris Tonks Arena in Ward 12 is listed as one of the potential candidates for consideration.

Furthermore, the Council approved Parks, Forestry and Recreation (PFR) Implementation Strategy for the Parks and Recreation Facilities Master Plan 2019 prioritizes and provides timelines for facility projects across the city. As of 2019, the 10-year Capital Budget and Plan projects funding to numerous splash pads, including Maple Leaf Park, which is identified as the third priority after splash pads in ward 24 and 3. Additionally, a replacement facility for Falstaff Community Centre is planned for between 2024 to 2028. The Falstaff Community centre was built in 1971 and currently features a gymnasium, weight room, various program rooms, kitchen, and youth space. Functional deficiencies include the lack of accessibility features (e.g., elevator or receiving area), poor internal designs (e.g., lacks multi-use rooms and storage), sub-standard room/amenity sizes (e.g., small gym, weight room, kitchen), as well as safety and security concerns (e.g., leaking roof and outdated HVAC). The project is in the capital budget and plan; however, construction has not yet been initiated.

4.5 Parks

There are 17 parks located in the Study Area and listed in **Table 16** below. The City of Toronto's Parks and Recreation Division operates these facilities. There may be additional recreation or community hubs operated by non-profit organizations within the Study Area, however, this analysis focused on City-run facilities. Parks and parkettes that do not feature any community facilities have been excluded from this analysis.

Table 16 - Public Parks in the Study Area

Location	Description	Facilities
Harding Park (59 Hearst Circle)	A 2.3-hectare park near Jane Street and Lawrence Avenue West that features a ball diamond and children's playground.	<ul style="list-style-type: none"> • Ball diamond • Playground • Drinking Fountain
Tretheway Park west (665 Tretheway Drive)	A 1.2-hectare park near Tretheway Drive and Millennium drive that features a gazebo, outdoor basketball court, outdoor table tennis, a playground, and sport field.	<ul style="list-style-type: none"> • Drinking Fountain • Gazebo • Outdoor Basketball Court • Outdoor Table Tennis • Playground • Sport Field
Olympia Park (50 Olympia Drive)	A 2.6-hectare park near Black Creek Drive and Lawrence Avenue West that features a mix of open green spaces.	-

Tretheway Park East (121 Trethewey Drive)	A large park near Black Creek Drive and Trethewey Drive that features multiple ponds and a playground.	<ul style="list-style-type: none"> • Parking Lot • Playground • 2 Ponds
James Trimbee Park (25 Plainfield Road)	A small park near Plain Road and Romanway Crescent that has a playground.	<ul style="list-style-type: none"> • Drinking Fountain • Playground
Guilliver Park (55 Gulliver Road)	A 1.4-hectare park near Keele Street and Eglinton Avenue West that features a ball diamond and a children's playground.	<ul style="list-style-type: none"> • Ball Diamond • Drinking Fountain • 5 pieces of Outdoor Fitness Equipment • Playground
Woodborough Park (1486 Castlefield Avenue)	A large park near Castlefield Avenue and Woodborough Avenue that features a ball diamond, outdoor basketball court, and a children's playground.	<ul style="list-style-type: none"> • Ball Diamond • Outdoor Basketball Court • Playground
Haverson Park (65 Woodenhill Court)	A small park near Woodenhill Court and Haverson Boulevard that features a children's playground.	<ul style="list-style-type: none"> • Playground
Silverthorn Parkette	A small park near Scott Road and Ewart Avenue that features a children's playground.	<ul style="list-style-type: none"> • Playground
Keelesdale Park (95 Black Creek Drive)	A small park located near Black Creek Drive and Eglinton Avenue West that features a sports field.	<ul style="list-style-type: none"> • Drinking Fountain • Parking Lot • Sport Field
Bert Robinson Park (400 Caledonia Road)	A 2.1-hectare park near Caledonia Road and Kitchener Avenue that features a youth soccer field, splash pad, a basketball court, and a children's playground.	<ul style="list-style-type: none"> • Drinking Fountain • Outdoor Basketball Court • Playground • Splash Pad • Sport Field
General Mercer School – Wading Pool (30 Turnberry Avenue)	A wading pool situated near Turnberry Avenue and Chambers Avenue and General Mercer School.	<ul style="list-style-type: none"> • Wading Pool
Turnberry North Park (44 Algarve Crescent)	A small park near Algarve Crescent and Terciera Circle that features a children's playground.	<ul style="list-style-type: none"> • Playground
Turnberry South Park (31 Alentejo Street)	A small park near Alentejo Street and Estorill Terrace that features a children's playground.	<ul style="list-style-type: none"> • Playground
S.A.D.R.A Park (455 Old Weston Road)	A small park with a playground, fitness equipment, and ball hockey pad. S.A.D.R.A. is an acronym for Silverthorn and District Ratepayers Association.	<ul style="list-style-type: none"> • Ball Hockey Pad • Drinking Fountain • 7 pieces of Outdoor Fitness Equipment • Playground

Don Panos Parkette (3 Prescott Avenue)	Formerly named St. Clair gardens, Don Panos Parkette is a small park near Prescott Avenue and St Clair Avenue west that features multiple outdoor chess tables.	<ul style="list-style-type: none"> • 3 Outdoor chess tables
Amesbury Park (151 Culford Road)	A 12-hectare multi use park on Lawrence Avenue between Keele Street and Black Creek Drive This park features three ball diamonds, a multipurpose sports field, tennis courts, bocce courts, an outdoor basketball court and two children's playgrounds.	<ul style="list-style-type: none"> • 3 Ball Diamonds • Ball Hockey Pad • Bottle Filling Station • 2 Drinking Fountains • Outdoor Basketball Court • 4 Outdoor Bocce Courts • 2 Outdoor Tennis Courts • 2 Parking Lots • 2 Playgrounds • Splash Pad • Sport Field

Based on **Table 16**, it is evident that the subject site is well served by multiple parks that offer a variety of community facilities, such as playgrounds, basketball and tennis courts, sports fields, outdoor fitness equipment, splash pads, and ball diamonds.

4.6 Human Services

Based on the information and mapping available through United Way and City of Toronto, there are at least 21 human service organizations operating within the Study Area; however, it is anticipated that the actual number of service organizations operating within the Study Area is much greater. **Table 17** outlines the name, location and type of service provided by each of these human service organizations.

Table 17 - Human (Social) Services in the Study Area

Service	Description
Syme Woolner Neighbourhood and Family Centre (2468 Eglinton Avenue West)	The Syme Woolner Neighbourhood and Family Centre (SWNFC) is a not-for-profit organization that is geared towards children, youth, and families. The centre offers housing support and community services, such as information and referral, assistance with tenant issues, legal information, and advocacy, resume assistance, and computer skills development.
York Humber Employment and Social Services (605 Rogers Road)	York Humber Employment and Social Services provides financial benefits through Ontario Works, as well as employment and social supports to people living in Toronto. Examples of services include financial assistance, child and family support, a housing stabilization fund, as well as health and social supports.
Unison Health and Community Services, Keele-Rogers (1651 Keele Street)	Unison Health and Community Services offers a variety of services to people of all ages, cultures, and backgrounds. Examples of programs include health services (e.g., family planning, prenatal care, and sexuality counselling), health promotion (e.g., child and parenting programs, seniors' programs, women's programs, and youth programs), housing assistance (e.g., client advocacy, eviction prevention, housing search, and information/referral)
COSTI Immigrant Services (2301 Keele Street)	COSTI Immigrant Services offers various programs for new immigrants related to employment, mental health, housing, language training, refugee services, settlement/citizenship, skills training, and women's services.

Service	Description
North York Harvest Food Bank (116 Industry Street)	North York Harvest Food Bank is the primary food bank for northern Toronto, distributing millions of pounds of food each year. The organization collects, sorts, and distributes food to a network of neighbourhood food programs including food banks, shelter, prenatal programs, meal programs, and community kitchens in northern Toronto.
FoodShare Toronto (120C Industry Street)	FoodShare Toronto is an organization that provides many services, such as community food programs, baby and toddler nutrition information and training, community food growing programs, and affordable food markets.
Reconnect Community Health Services (2562 Eglinton Avenue West)	Reconnect Community Health Services offers numerous services and programs, such as adult day programs (e.g., recreational, motivation, and therapeutic activities for adults with disabilities), information and referrals (e.g., health services, home supports, transportation, and meals), a health and wellness centre for seniors, home support services, meals on wheels, and transportation services. Adults 55 years and older, and/or adults with cognitive and/or physical disabilities are eligible.
Midaynta Community Services (1541 Jane Street)	Midaynta Community Services provides housing assistance and connections, counselling, employment and training support, settlement and orientation services, translation and interpretation, family violence and child welfare counselling, and senior services. The services are available to newcomers in the City of Toronto and its vicinity.
York Hispanic Centre (1652 Keele Street)	York Hispanic Centre provides emergency food delivery for isolated seniors, assists the Hispanic community in accessing vaccines and information, and offers an array of settlement services, such as information and referral, translation, housing assistance, legal advice, educational workshops, and student/volunteer placements.
York Town Family Services (1541 Jane Street)	York Town Family Services is a service hub including mental health counselling and access to partner agency services, such as primary health care, employment, mentorship, harm reduction, and resources. Children, youth, and young adults aged 29 years or younger are eligible.
Learning Enrichment Foundation (116 Industry Street)	The Learning Enrichment Foundation is a Toronto-based organization that provides multiple services with a focus on skills training and economic development. It fosters community economic development through employment and training services, newcomer/settlement services, and programs for youth and seniors.
Hazel Burns Hospice (2562 Eglinton Avenue West)	Hazel Burns Hospice has visiting hospice volunteers who offer companionships, as well as care and emotional support, in-home and virtually to people living with a life-limiting illness.
Lumenus Community Services (1700 Keele Street)	Lumenus Community Services provides educational and therapeutic learning experiences, individual counselling, social and recreational activities, and family support.
For Youth initiative (1652 Keele Street)	For Youth Initiative is a non-profit that has served, inspired, and advocated for thousands of teens and young adults in York South-Weston since 1995. It offers a settlement program, community connections mentorship program, as well as job search workshops. Newcomer youth aged 13 to 24 years old are eligible.
Horizons for Youth (422 Gilbert Avenue)	Horizons for Youth offers an emergency shelter and short-term housing program, including food packages and meals, clothing and personal needs, emotional support and informal counselling, crisis intervention, clinical referral and assessment, case management and advocacy, housing workshops, life skills training, community referral, day programs, and drop-in services. Youth aged 16 to 24 years old who are homeless or under-housed are eligible.
First Portuguese Canadian Cultural Centre of Toronto (60 Caledonia Road)	First Portuguese Canadian Cultural Centre of Toronto offers services for older adults, adults, and children, such as a senior's day centre, ESL and Portuguese classes, children's daycare services, and summer camps.

Service	Description
Hospitality Workers Training Centre (116 Industry Street)	Hospitality Workers Training Centre offers hands-on occupational training, support, employment services and referrals. Individuals 18 years and older, who are residents of and eligible to work in Ontario, including unemployed newcomers and young adults, and Ontario Works or Ontario Disability Support Program (ODSP) recipients, are eligible.
Youth Employment Services (2562 Eglinton Avenue West)	Youth Employment Services offers a job central program (paid, 3-week group-based employability and life skills workshop followed by 10-week work placement), individual counselling, job search assistance, supportive referrals, and subsidized work placements. At risk and homeless youth aged 15 to 30 years old who are unemployed and out of school, not receiving Employment Insurance benefits, and facing barriers to employment, are eligible.
Across Boundaries: An Ethnoracial Mental Health Centre (51 Clarkson Avenue)	Across Boundaries provides Case Management (e.g., counselling, drop-in programs, and harm reduction) for members of racialized communities. Persons 16 years and older from racialized communities with mental health illnesses are eligible.
North York Women's Centre (116 Industry Street)	North York Women's Centre provides support, information and referrals to community-based services, community collaboration, and hosted programs. Services relate to women empowerment, violence prevention and support, as well as healthy living and community building. Women in the surrounding area are eligible.
Toronto Foundation For Student Success (2 Trethewey Drive)	Toronto Foundation For Student Success offers a variety of programs, such as student nutrition programs, screening for vision and hearing programs, a medical clinic, and an emergency fund for children and youth. Toronto District School Board Students are eligible.

As shown in **Table 17**, there is a wide variety of human services available within the Study Area. Organizations are in place to provide food banks, employment services (including those geared towards youth and newcomers), hospice services, cultural services, rehabilitation and counselling, recreation programs, mentorship and youth programs, seniors' programs, advocacy and information, housing accommodation, as well as settlement assistance and legal services for new immigrants and refugees.

Based on the foregoing, it is evident that the Study Area is well served by a mix and range of human service organizations that provide a variety of types of programs and services geared toward residents. However, there should be additional services in place within the Study Area to provide vaccination and transportation assistance, public emergency services, legal help, as well as address the needs of Indigenous peoples.

5

Conclusion

5.1 Neighbourhood Demographics

The following conclusions can be drawn from the analysis of the demographic information provided in Section 2:

- Between 2011 and 2016, the Study Area experienced a population increase from 17,126 to 17,635 people, representing a 2.97 percent population increase. The working age residents made up for the largest portion of the population with a total of 7,550 residents.
- Family composition was generally consistent between both neighbourhoods and the City of Toronto. In 2016, the majority of families were 1- or 2-person households comprised of couples with children or lone parent families. Notably, the proportion of lone parent families was much higher in the Beechborough- Greenbrook neighbourhood as compared to the City of Toronto.
- The most common marital status in the Beechborough- Greenbrook and Keelesdale-Eglinton West neighbourhoods were never married and married, respectively. Compared to the City of Toronto, the Beechborough-Greenbrook neighbourhood had a higher percentage of common law, never married, separated, and divorced residents, whereas the Keelesdale-Eglinton West neighbourhood had a higher percentage of married and widowed residents.
- The majority of dwellings in the Beechborough-Greenbrook neighbourhood were in the form of apartments less than 5 storeys. In the Keelesdale-Eglinton neighbourhood the majority of dwellings were single-detached houses. The majority of households in the Beechborough-Greenbrook neighbourhood rented their homes in 2016, whereas most households in the Keelesdale-Eglinton West neighbourhood were property owners.
- The median household income for the Study Area in 2011 was \$41,299 and grew 24.69 percent to \$51,496 in 2016. The median household income is lower in both 2011 and 2016 as compared to the City of Toronto.
- Most households within both neighbourhoods earned an annual income of between \$20,000 to \$49,999. The City of Toronto as a whole had a significantly higher proportion of households earning over \$125,000.
- In both neighbourhoods, the majority of individuals had obtained a postsecondary certificate, diploma, or degree. Overall, compared to the City of Toronto average, these neighbourhoods are proportionally less educated, seeing as between 20 percent and 30 percent more residents in the City of Toronto have completed post-secondary education.
- The City of Toronto had marginally higher participation rates and employment rates in 2016 compared to the neighbourhoods in the Study Area. However, the unemployment rate in the Beechborough-Greenbrook neighbourhood was noticeably higher.
- The most common mother tongue remained similar from 2011 to 2016. Common non-official mother tongue languages in both neighbourhoods are Portuguese, Italian, Spanish, Vietnamese, and Tagalog.

5.2 Community Services and Facilities

Overall, the subject site is well served by a mix and range of community services and facilities, including schools, child care centres, libraries, recreation centres, parks, and human services.

Schools

There are four (4) catholic secondary schools, one (1) Catholic elementary school, one (1) public elementary school, and one (1) public secondary school, within the Study Area. There are also two (2) Conseil Scolaire Viamonde schools in the area, including an elementary school and a secondary school. While the school board does not publicly share enrollment numbers and utilization rates, the board states that based on unit types and counts, it has the capacity to accommodate future growth at these schools. Furthermore, the TCDSB elementary school within the catchment area of the subject site (Immaculate Conception Catholic Elementary School) is operating nearly at capacity and may not be able to accommodate the projected population of 18 catholic school students. Three (3) of the four (4) Catholic secondary schools are operating below capacity, and the remaining Catholic secondary school (Chaminade) is operating well above capacity and may not be able to support additional students. All 3 of the projected catholic secondary school students may be accommodated at St. Oscar Romero Catholic Secondary School, Dante Alighieri Academy, and/or Loretto College School.

Moreover, there is currently limited capacity at local TDSB schools to accommodate the total 32 elementary school and 14 secondary school students anticipated from this development. The elementary school in the area (Charles E Webster Public School) has a utilization rate of 60 percent and may have the space to accommodate additional students. Likewise, the secondary school in the Study Area, York Memorial Collegiate Institute, has a utilization rate of 96 percent and thus, may have limited capacity for new enrollment.

Based on current enrolment numbers, there is limited space for both elementary and secondary students to be accommodated at the schools that serve the proposed development.

Child Care Centres

There are a total of 19 child care facilities (1,117 spaces) within the Study Area, 17 of which provide subsidized spaces when available. The proposal is expected to produce demand with an estimated 35 children requiring child care who may be partially accommodated by the existing facilities within the Study Area, subject to age and care requirements. It is understood that there is increasing pressure on the child care system across the City, and the development activity in the Study Area, which may generate an estimated population of 8,790 additional people if all applications are approved, may result in limited child care availability in this area in the future.

Libraries

There are three public library branches located within the Study Area, including the Amesbury Park, Evelyn Gregory, and St Clair Silverthorn branches. The services and materials offered are outlined below. Each branch offers many services, such as Wi-Fi internet access, computer workstations, equipment for persons with disabilities, seating, and large print collections.

According to the Toronto Public Library Facilities Master Plan ("FMP"), The Amesbury Park Branch was classified as being in 'Fair' condition, the second highest designation, with an estimated FCI of 13 percent. The Evelyn Gregory and St Clair Silverthorn branches were both classified as being in 'Poor' condition, with estimated FCIs of 30 and 52 percent, respectively. In order to ensure that equitable and inclusive services are provided to communities of need, Neighbourhood Equity Index scores were collected and used to evaluate community need within the Prioritization Framework. A unique score for each of the district and neighbourhood libraries was produced using specific criteria, with higher scores indicating a priority for capital investment. The Amesbury Park Branch was assigned a score of 3.54, indicating that it is a low priority for investment. Conversely, the St. Clair Silverthorn Branch received a score of 6.83, which classifies it within the top 10 neighbourhood libraries identified as priorities for future investment. Similarly, the Evelyn Gregory Branch, which received a score of 5.05, was selected for library expansion that is not yet board-approved or funded.

Recreation Centres

There are four publicly funded recreation centres operated by the City of Toronto's Parks and Recreation Division within the Study Area. The recreation centres in the Study Area provide several programs focusing on the arts, recreation, fitness, child care, sports, and social development. In addition to the identified recreation centres, there are also several facilities situated further outside of the Study Area, such as Mount Dennis, Joseph J. Piccininni Community Centre, and Harwood Hall.

Additionally, the Council approved Parks, Forestry and Recreation (PFR) Facilities Master Plan FMP (2019-2038) details numerous capital improvement investment projects that have been targeted towards the Study Area and vicinity, including a replacement centre for Falstaff Community Centre, repurposing of the Chris Tonks Arena, and funding for numerous splash pads, such as Maple Leaf Park.

Parks

There are 17 parks located in the Study Area that offer a variety of facilities, such as playgrounds, basketball and tennis courts, sports fields, outdoor fitness equipment, splash pads, and ball diamonds. There may be additional recreation or community hubs operated by non-profit organizations within the Study Area, however, this analysis focused on City-run facilities. Parks and parkettes that do not feature any community facilities have been excluded from this analysis.

Human Services

There are at least 21 human service organizations providing services to residents within the Study Area, some of which offer a variety of different services and programs. These organizations provided food banks, employment services (including those geared towards youth and newcomers), hospice services, cultural services, rehabilitation and counselling, recreation programs, mentorship and youth programs, seniors' programs, advocacy and information, housing accommodation, as well as settlement assistance and legal services for new immigrants and refugees. However, there are a lack of services related to vaccination and transportation assistance, public emergency services, legal help, as well as services to address the needs of Indigenous peoples.

5.3 Development Activity

As of September 2022, there were five (5) under review development applications within the Study Area, two (2) developments under construction, and one (1) application approved by City Council that is not yet under construction. Amongst the approved applications, there was over \$1,000,000 in Section 37 community benefit contributions. The estimated population generated from these developments is approximately 8,790 persons (based on proposed unit types).

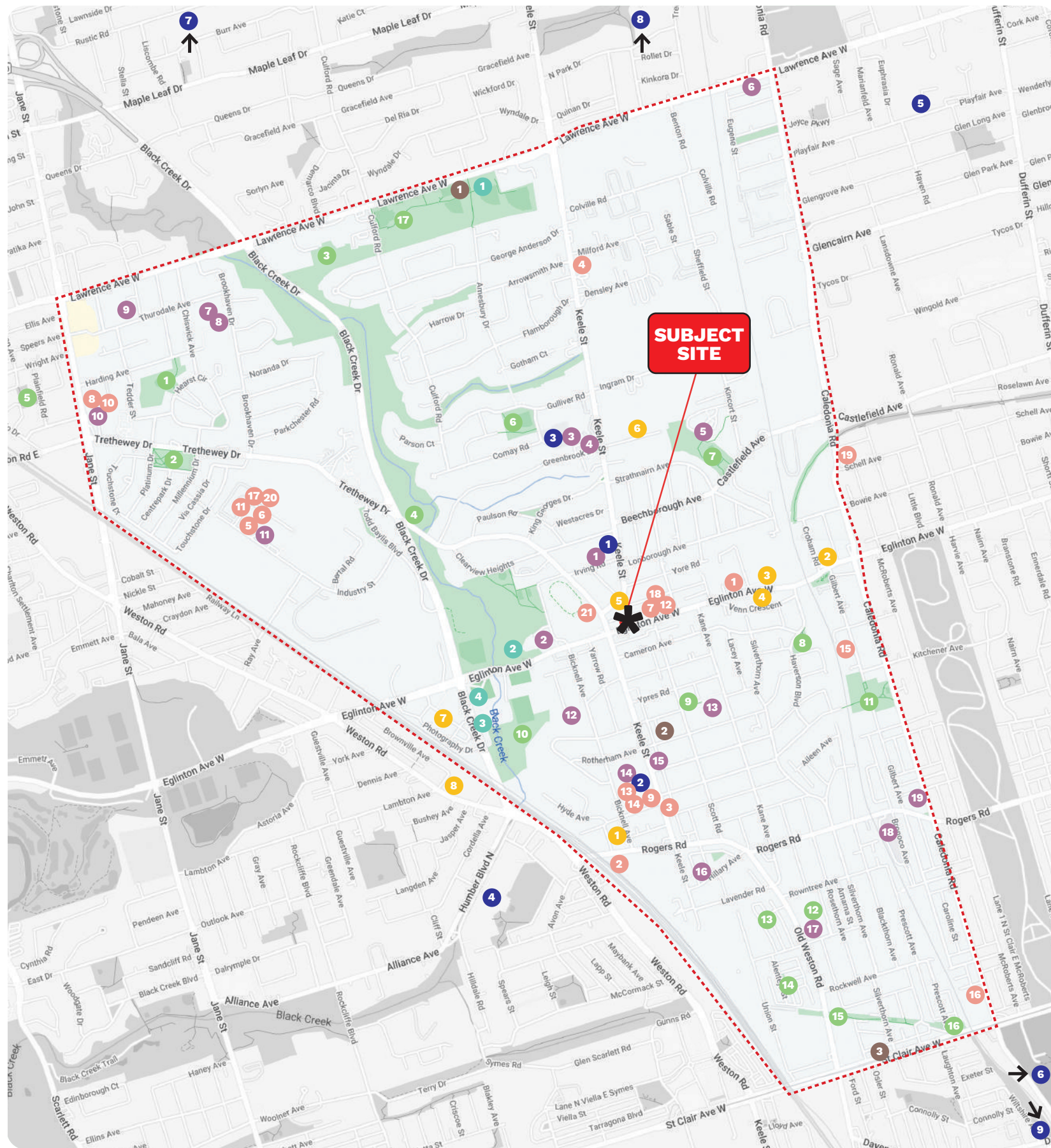
5.4 Conclusions & Recommendations

Overall, this CS&F Study has found that the Study Area contains a broad range of community services and facilities from all of the key service sectors that were surveyed. As demonstrated in the Demographic Profile, the Beechborough-Greenbrook and Keelesdale-Eglinton West neighbourhoods have experienced some population growth and are comprised largely of working age residents and families with children. As a result, there is a higher demand for community services and facilities with this population in comparison with other groups. A high population of families with children may signal the need for additional daycare space or schools now as well as in the future. Notwithstanding, it is important that the residents of this area continue to have access to various community services and facilities, which will require continued investment in existing resources and the addition of new resources where appropriate.

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. The subject site is situated with access to nearby child care facilities, libraries, human services organizations, recreation centres, and schools. Nonetheless, the area would benefit from additional nearby schools and child care centres that are under capacity, as well as human services organizations centered around vaccination and transportation assistance, emergency services, legal help, as well as services addressing the needs of Indigenous peoples. Notably, the development activity in the Study Area, which has an estimated population of 8,790 people, and/or 9,447 people after accounting for residents projected from the proposed development, may place pressure on existing child care centres in this area in the future. Additional community services and facilities of all types will be required to sustain the existing and future population.

The proposed development would provide an abundant supply of housing in a high-rise tower and support the development of adjacent higher order transit infrastructure, which would be especially beneficial for young families and working professionals. The development proposal is also transit supportive, as it is located adjacent to the Keelesdale LRT Station on TTC Line 5 Eglinton, which is scheduled to open in 2023, and is situated with excellent access to frequent transit service. The proposal also seeks to support the anticipated population increases with well thought-out, community informed services and benefits. In particular, the proposed outdoor and indoor amenity space would supply necessary community, green, and open space in the neighbourhood in order to foster healthy communities and social interaction. Overall, the development will contribute to the evolution of the Study Area neighbourhoods by improving existing services within the area and providing additional opportunities for community-based gatherings and functions.

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.



Community Services and Facilities Map

Study Area

Subject Site

Schools

1. Charles E Webster Public School
2. York Memorial Collegiate Institute
3. Immaculate Conception Catholic Elementary School
4. St. Oscar Romero Catholic Secondary School
5. Dante Alighieri Academy
6. Loretto College School
7. Chaminade Secondary School
8. École élémentaire Mathieu-Da-Costa
9. École secondaire Toronto Ouest

Child Care Services

1. C.E Webster After School Program
2. Silverthorn Day Care
3. Immaculate Conception Day Care
4. Casa Vera Montessori School
5. Ernie Boccia Creative Child Day Care
6. Montessori Start Inc
7. Macaulay After School Program
8. Brookhaven Child Care
9. Brookhaven Child Care – St. Bernard
10. Prodigy Learning Centre
11. Donald C. Macdonald Child Care Centre
12. Macaulay Child Development Centre - Keelesdale
13. Silverthorn After School Program
14. George Harvey Child Care Centre
15. Network Child Care Services – Just Kids Child Care Centre
16. Macaulay Child Development – Regent Street
17. General Mercer Early Learning Centre
18. Macaulay Child Development - St. Nicholas Of Bari Child Care
19. Macaulay Fh Miller Public School

Parks

1. Harding Park
2. Trethewey Park West
3. Olympia Park
4. Trethewey Park East
5. James Trimbee Park
6. Guillver Park
7. Woodborough Park
8. Haverson Park
9. Silverthorn Parkette
10. Keelesdale Park
11. Bert Robinson Park
12. General Mercer School - Wading Pool
13. Turnberry North Park
14. Turnberry South Park
15. S.A.D.R.A. Park
16. Don Panos Parkette
17. Amesbury Park

Human Services

1. Syme Woolner Neighbourhood and Family Centre
2. York Humber Employment and Social Services
3. Unison Health and Community Services, Keele-Rogers
4. COSTI Immigrant Services
5. North York Harvest Food Bank
6. FoodShare Toronto
7. Reconnect Community Health Services'
8. Midaynta Community Services
9. York Hispanic Centre
10. York Town Family Services
11. Learning Enrichment Foundation
12. Hazel Burns Hospice
13. Lumenus Community Services
14. For Youth initiative
15. Horizons for Youth
16. First Portuguese Canadian Cultural Centre of Toronto
17. Hospitality Workers Training Centre
18. Youth Employment Services
19. Across Boundaries: An Ethnoracial Mental Health Centre
20. North York Women's Centre
21. Toronto Foundation For Student Success

Libraries

1. Amesbury Park
2. Evelyn Gregory
3. St Clair Silverthorn

Recreation

1. Amesbury Community Centre
2. The New Generation Youth Recreation Centre
3. Chris Tonks Arena
4. York Recreation Centre

Surrounding Developments

1. 2 Bicknell Avenue
2. 9 Croham Road; 6 Sanderstead Avenue; 2270, 2280, and 2296 Eglinton Avenue West
3. 2400 Eglinton Avenue West
4. 2421 Eglinton Avenue West
5. 1860-1868 Keele Street
6. 2175 Keele Street
7. 25 Photography Drive
8. 955, 965, 971, and 975 Weston Road

