

15.01

COMMUNITY SERVICES & FACILITIES

5.1 Schools

Table 15 outlines the capacities, enrolments and utilization rates for schools within the catchment area for both the Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB). Contact with the School Boards was made in February 2018. In addition to school data, staff provided the yield factor/ pupil yield figures for the proposed development based on a total of 716 residential units.

Table 15 - TDSB and TCDSB Capacity and Enrolment

	Capacity	Full-Time Enrolment	Utilization Rate	Portables
Public Elementary School				
Jesse Ketchum Jr & Sr PS	603	483	80.1%	1
Jarvis Collegiate Institute	1095	696	63.56%	0
Total	1698	1179	71.83%	1
Public Secondary School				
Central Technical School	2931	1134.79	38.72%	0
Northern Secondary School	1785	1784.86	99.99%	0
Total	4716	29,19.65	69.35%	0
Catholic Elementary School				
Our Lady of Lourdes (JK-8)	683	581	85.1%	0
Total	683	581	85.1%	0
Catholic Secondary School				
St. Mary's (9-12)	714	641	89.8%	0
St. Patrick Catholic (9-12)	1152	691	60.0%	0
Marshall McLuhan (9-12)	969	1059	109.1%	0
Total	2,835	2,389	84.3%	0

There are two public elementary schools serving the subject site; Jesse Ketchum Jr & Sr PS and Jarvis Collegiate Institute, both of which are operating under capacity (80.1 percent and 63.6%, respectively) and are able to accommodate additional students. With respect to secondary schools, there two serving the subject site; Central Technical School and Northern Secondary School. Where Central Technical School is operating 61.2 percent under capacity, Northern Secondary School is operating at full capacity and may not be able to accommodate additional students.

There is only one Catholic elementary school serving the subject site, operating at a utilization rate of approximately 85 percent. There are three secondary Catholic schools serving the subject site, two of which are under capacity (89.8 and 60 percent full). In contrast, the third Secondary School (Marshall McLuhan) is approximately 9 percent over capacity and may not be able to accommodate additional students.

5.1.1 PUPIL YIELD

The TDSB and TCDSB have provided the appropriate multipliers to calculate the additional pupil yields from the proposed 716 unit development.

PUPIL YIELD OF PROPOSED DEVELOPMENT - TDSB

Elementary: 6 pupils (Based on a pupil yield of 0.01)

Secondary: 6 pupils (Based on a pupil yield of 0.01)

Based on the enrolment figures provided by the TDSB, the 12 projected students generated from the proposed development could be accommodated at the schools serving the subject site. The 6 projected elementary-aged students could enrol at either Jesse Ketchum Junior and Senior Public School (120 available student spaces) or Jarvis Collegiate Institute (399 available student spaces).

Similarly, the estimated 6 secondary students could enrol at Central Technical School, as it was reported to have 1,796 available student spaces.

PUPIL YIELD OF PROPOSED DEVELOPMENT - TCDSB

Elementary: 8 pupils (Figure supplied by TCDSB)

Secondary: 4 pupil (Figure supplied by TCDSB)

The TCDSB anticipates 12 Catholic Students to be generated from the proposed development, all of which could be accommodated by the schools identified in **Table 15**. The 8 elementary-aged students could attend Our Lady of Lourdes Catholic Elementary School, which is operating approximately 15 percent below capacity. Likewise, the 4 secondary students could be accommodated at two of the three Secondary Catholic schools presented in Table 15. St. Mary's was reported to have 73 student spaces available and St. Patrick Catholic was reported to have 461 available spaces.

In light of the conclusions drawn from the above analysis, it is noted that it has not been determined if potential students from this development will attend the schools listed in **Table 15**. This level of detail will occur later in the application review process, when the TDSB and TCDSB determine where prospective students will attend school. Furthermore, considering that school statistics change year by year, it is possible that by the time the proposed development is fully realized, capacity and available student spaces may change from what is reported in this CSF.

5.2 Child Care Services

Table 16 provides a listing of City of Toronto child care services located within, or directly adjacent to, the Study Area, including overall capacity and reported vacancies. There are a total of 10 child care facilities, 7 of which provide subsidized spaces, if available. Child Care providers were called in February 2018.

Table 16 - Enrolment/Reported Vacancies within Study Area

Facility	Fee Subsidy Available	Enrolment / Reported Vacant					
			Infant (0 to 18 months)	Toddler (18 months to 2.5 years)	Pre-school (2.5 to 5 years)	School Age (6 to 12 years)	Total
Annex Montessori School 427 Bloor St. W.*	N	Capacity	-	10	24	-	34
		Vacancy	-	-	-	-	0
Dr. Eric Jackman Institute of Child Study Laboratory School Nursery 45 Walmer Rd.	N	Capacity	-	-	20	-	20
		Vacancy	-	-	5	-	5
Friends Day Care Centre 60 Lowther Ave.*	Y	Capacity	-	-	24	-	24
		Vacancy	-	-	-	-	0
Hestor How Day Care Centre 100 Queen St. W.	Y	Capacity	12	20	44	-	76
		Vacancy	-	-	-	-	0
Jesse Ketchum Satellite Early Learning & Child Care Centre 61 Davenport Rd.	Y	Capacity	-	-	-	40	40
		Vacancy	-	-	-	4	4
Mothercraft: Toronto Eaton Centre 14 Trinity Sq.	Y	Capacity	10	10	32	80	132
		Vacancy					
Queen's Park Child Care Centre 900 Bay St.	Y	Capacity	10	30	40	-	80
		Vacancy	-	-	-	-	0
Ryerson Early Learning Centre * 350 Victoria St.	Y	Capacity	-	25	40	-	65
		Vacancy	-	-	-	-	0
Taddle Creek Montessori School 39 Spadina Rd.	N	Capacity	-	-	-	84	84
		Vacancy	-	-	-	-	0
University of Toronto Early Learning Centre - OISE 252 Bloor St. W.	Y	Capacity	-	10	16	-	26
		Vacancy	-	-	-	-	0
*Child care facility could not be reached, so zero spaces assumed					Total Capacity	581	
					Total Vacancy	9	

There are a total of 581 child care spaces within and immediately adjacent to the Study Area. The distribution of those spaces are as follows: infant, 32 (5.5 percent); toddler, 105 (18 percent); pre-school, 240 (41 percent); and school age, 204 (35 percent). It is a notable gap that the area has less infant and toddler spaces than the other age groups.

As of February 2018, there were a reported 9 child care spaces available, all of which were for the pre-school and school aged children. Child Care centres that had capacity for infants and toddlers were full, or could not be reached.

5.2.1 PROJECTED CHILD CARE YIELD

It is estimated that the proposed 716 units may generate the demand for approximately 21 (20.8) child care spaces. This is based on a residential population increase of 1,074 people (716 units multiplied by 1.5, the average household size in the Study Area), of which 6 percent (or 64.5) would be "Children" as shown in the City of Toronto's Neighbourhood profile ("Children are aged 0-14). The projected number of children is then multiplied by the women's labour force participation rate in the Toronto CMA - 63.1 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.

5.2.2 ANALYSIS

The projected number of children generated from the proposed development requiring child care (21 children) may not be fully accommodated by the existing facilities serving the area. It is unknown at this time the age of those children, although the Study Area has a notable gap in the availability of Infant and Toddler spaces. As previously mentioned, the Study Area contains proportionally more spaces for pre-school and school aged children.

The above analysis was based on limited contact with child care facilities within the Study Area, as not all could be reached. As such, additional vacancies may become available during the review of this application.

5.3 Public Libraries

There are three public libraries within the Study Area. A brief description of the services and programs offered at each location is provided below:

City Hall (Neighbourhood Branch)

Located at 100 Nathan Phillips Square, City Hall is open Monday through Friday from 10am to 6pm, and offers seating for 50. This branch features 9 computer work stations that are connected to the internet and include Microsoft Office, wi-fi, and equipment for persons with disabilities. Collections include:

- Audiobooks on CD
- Large print collection
- Small collection in Chinese, and French-Audit (DVDs Only)

Some of the programs and classes at the branch scheduled on a recurring basis in the upcoming months include: Family Time: Ready for Reading events, Children's programs, and Book Clubs.

Spadina Road (Neighbourhood Branch)

Located at 10 Spadina Road, the Spadina Road branch is open Monday through Saturday and offers seating for 32. This branch features 4 computer work stations that are connected to the internet and include Microsoft Office, wi-fi, and equipment for persons with disabilities. Collections include:

- Audiobooks on CD
- Adult Literacy Material
- Special Collections: Native People's Resource Collection
- Small collection in French-Audit (DVDs Only)

Some of the programs and classes at the branch scheduled on a recurring basis in the upcoming months include: Family Time: Ready for Reading events, Children's programs, and Book Clubs.

Toronto Reference Library

Located at 789 Yonge Street, The Toronto Reference Library is the largest public library in Toronto, and offers an extensive collection of material including different language, mapping, history, and news resources. Not only is there an extensive collection of material available at the Toronto Reference Library, there is also a large amount of equipment for persons with varying disabilities, providing accessibility and aid.

This location is open everyday, differing in hours between weekdays and weekends. From Monday through Friday, the library is open from 9am to 8:30pm, Saturdays from 9am to 5pm, and Sundays from 1:30pm to 5pm. Available at the Toronto Reference library, are 40 computer work stations that are connected to the internet, and equipped with Microsoft Office. Wifi is also available, along with seating for 1,250. This location can also be used as a meeting space for 15 people with a room available for reservation that is equipped with a flip chart stand, table and chairs, and a whiteboard.

5.4 Recreation

Although there are no recreation centres located directly within the Study Area, noted in this report are the three Recreation centres that are within close proximity to the Study Area boundaries. **Table 17** below summarizes these recreation centres.

Table 17 - Community Recreation Centres within Study Area

Location	Facilities	Services/Programs
Harrison Pool 15 Stephanie St.	<ul style="list-style-type: none"> • Dressing Room • Indoor Pool 	<ul style="list-style-type: none"> • Swimming
John Innes Community Recreation 150 Sherbourne St.	<ul style="list-style-type: none"> • Craft Room • Dance Studio • Fitness/Weight Room • Games Room • Gynasium • Indoor Pool • Kitchen • Lounge • Multipurpose Room • Preschool 	<ul style="list-style-type: none"> • Crafts • Child Dance Classes, • Cooking Classes • Adult Fitness Classes • Various Sports Programs • Swimming classes • Drop-In Sport and Fitness programs • Drop-In Games Nights
Wellesley Community Centre 495 Sherbourne St.	<ul style="list-style-type: none"> • Fitness/Weight Room • Kitchen • Gynasium • Lounge • Multipurpose Room 	<ul style="list-style-type: none"> • Arts/ Crafts • Child/Youth Dance • Early Child Music • Adult Fitness Classes • Youth Cooking Classes • Various sports Programs • Drop in Sport and Fitness programs • Drop-in Games Night

5.5 Parks

Table 18 below lists the parks and their available amenities within the Study Area.

Table 18 - Parks and Amenities within the Study Area (City of Toronto)

	Off-Leash Area	Playground	Splash Pad	Bocce Court	Wading Pool	Baseball Diamond	Drinking Fountain	Tennis	Picnic Area	Area (ha)
Alexander Street Parkette		X								0.14
Arena Gardens*		X					X			0.21
Barbara Hall Parks	X	X	X				X			0.71
Belmont Parkette										0.03
Bloor-Bedford Parkette*										0.04
Boswell Parkette*										0.01
East of Bay Park										0.41
Ed and Anne Mirvish Parkette										0.10
Frank Stollery Parkette										0.05
George Hislop Parkette		X								0.24
Gwendolyn MacEwan Parkette										0.09
Huron Street Playground		X					X			0.21
James Canning Gardens		X								0.15
Jay Macpherson Green										0.20
Jean Sibelius Square		X					X		X	0.48
Jesse-Ketchum Park						X				1.26
Joseph Burr Tyrell Park*		X								1.12
Joseph Sheard Parkette										0.06
Larry Sefton Park		X								0.33
Marlborough Place Parkette										0.14
McGill Parkette										0.20
Nathan Phillips Square		X								5.15
Paul Kane House Parkette*										1.04
Paul Martel Park*										1.04
Queen's Park										6.94
Ramsden Park		X				X		X		5.54
Seaton Park										0.06
Sergeant Ryan Russell Parkette										0.22
Taddle Creek Park		X								0.32
Town Hall Square										0.15
Vermont Square Park*	X	X		X	X				X	1.14

	Off-Leash Area	Playground	Splash Pad	Bocce Court	Wading Pool	Baseball Diamond	Drinking Fountain	Tennis	Picnic Area	Area (ha)
Village of Yorkville Park										0.36
Yonge Theatre Block Park										0.61
Total										28.75

* - The area of the park was calculated by Bousfields Inc. using Toronto Maps_v2 (www.toronto.ca)

X – Denotes the recreational facility and/or amenity.

Within the Study Area there are a total of 33 parks and parkettes, of which 12 have at least a playground. Other amenities found within the parks inventory include drinking fountains, baseball diamonds, bocce courts, as well as off-leash and picnic areas.

5.6 Hospitals & Emergency Services

Within the Study Area, there are a total of 6 Hospitals. These hospitals include Holland Orthopaedic & Arthritic Centre, The Hospital for Sick Children (Sick Kid’s), the Salvation Army Toronto Grace Health Centre, St. Michael’s Hospital, Toronto General Hospital, and the Women’s College Hospital. A summary of each hospital is located below.

Holland Orthopaedic Centre at 43 Wellesley St E, is a branch of the Sunnybrook Health Sciences group of hospitals and specializes in orthopaedic, musculoskeletal and arthritic care and education. The centre’s major focus is on musculoskeletal injury, total joint replacement and major biological restoration.

The Hospital for Sick Children (Sick Kids) is located at 555 University Avenue. Affiliated with the University of Toronto, it is Canada’s most research-intensive hospital and the largest centre dedicated to improving children’s health in the country. As innovators in child health, Sick Kids improves the health of children by integrating care, research and teaching. In 2011/2012 Sick Kids saw more than 218,000 clinic, medical day care and diagnostic visits, nearly 63,000 emergency visits, and performed nearly 12,000 operating room cases

The Salvation Army Grace Health Centre, located at 650 Church St, is a 119-bed facility providing medically complex, specialized care and services to those individuals who require Complex Continuing Care, Post Acute Care Rehabilitation and Palliative Care.

St. Michael’s Hospital, located at 30 Bond Street, is a teaching and research hospital which also acts as downtown Toronto’s adult trauma centre, a hub for neurosurgery, complex cardiac and cardiovascular care, diabetes and osteoporosis care, minimally invasive surgery and care of the homeless and

disadvantaged. The hospital is fully affiliated with the University of Toronto, providing medical education to health-care professionals in more than 23 disciplines.

Toronto General Hospital (TGH), located at 200 Elizabeth Street, has numerous medical and surgical program specialties including heart disease, kidney disease, transplantation, eating disorders, tropical disease, women’s health, nephrology, immunodeficiency and psychiatry. The Emergency Department at TGH treats more than 26,000 patients each year.

Women’s College Hospital, located at 76 Grenville Street, advocates for the health of women, and improves healthcare options for all by developing, researching, teaching and delivering new treatments and models of integrated care. This hospital specialized in health care for women, with female specific programs such as osteoporosis, breast care, gynecology, prenatal and postpartum care, and women’s mental health.

In addition, there are also emergency services located within the Study Area include and includes Fire Stations 312, 314, and 344, Ambulance Service Station 45, and Police Service Station Headquarters.

5.7 Human Services

According to the United Way and City of Toronto, there are 44 human service organizations operating within the Study Area. **Table 19** outlines the title, type of services, and location of each of these human service organizations (some of which receive City funding).

Table 19 - Human Services located within the Study Area (City of Toronto)

Organization	Address	Service Category
416 Community Support for Women	170 Bloor St. W. Suite 1006	Individual and group counselling for women 16 years and older dealing with both addiction and mental health issues
519 Community Centre	519 Church St.	Multiservice centre offering social and recreation programs and group meetings for all ages
Aboriginal Housing Support Centre	106 Edward St.	Centre providing assistance in applying for social housing for Aboriginal residents, with priority given to Aboriginal persons with low or moderate incomes at risk of losing their housing
Big Brothers Big Sisters of Toronto	61 Davenport Rd.	Community-based mentoring program that matches youths with adult volunteer mentors to help the youth reach their potential
Canadian Centre for Victims of Torture	194 Jarvis St., 2nd Floor	Services include medical, mental health and social care as well as legal help, crisis intervention, interpretation and settlement services
Catholic Children’s Aid Society	26 Maitland St.	Child protection services for catholic children under 16 years and their families

Central Toronto Youth Services	65 Wellesley St. E. Suite 300	Mental health centre for youth 13-24 years with serious mental health illness (primarily psychotic disorders)
Children's Aid Society of Toronto	30 Isabella St.	Family counselling and supervision, and child protection services for children 16 and under and their families
Community Living Toronto	20 Spadina Rd.	Day programs, family support and other services for children, youth and adults with developmental disabilities
Corsage Project	25 Spadina Rd.	For young women graduating from high school with limited financial resources. Distributes donated formal gowns for high school prom
Covenant House Toronto	20 Gerrard St. E	Non-profit registered charity offering youth aged 16-24 years residing in shelters job search strategies, and business clothing
Developmental Services Ontario	2 Surrey Pl.	Centre for adults 18 and older with a developmental disability who are not currently receiving development services
Elizabeth Fry Toronto	444 Yonge St., College Park 2nd Floor	A safe space for women to develop skills and supports women who are, have been, or are at risk of coming into conflict with the law
Family Service Ontario	138 Pears Ave	Non-profit, registered charity that works with individuals and families to achieve greater resilience and stability in more just and supportive communities
Fred Victor	210 Dundas St. W.	Community mental health organization offering support services for persons 16 years and older with severe mental health problems and their families
Good Neighbour's Club	170 Jarvis St.	Drop in centre for men 50 years and over. Services include congregate meals, emergency clothing, shower and laundry facilities, hospital and home visiting, client intervention and assistance, counselling, and limited escort to medical appointments.
Hincks-Dellcrest Centre	440 Jarvis St.	Mental health centre with in-home, outpatient and residential services for children, youth and their families. Also rural program, mobile family resource centre, and support for families with newborns or expecting a child

Homes First Society	490 Huron St. 287 Jarvis St. 140 Spadina Rd. 164 Spadina Rd.	A non-profit organization that provides affordable, stable housing and support services to break the cycle of homelessness for people with the fewest housing options
Hong Fook Mental Health Association	130 Dundas St. W.	Centre that addresses the mental health concerns of the Cambodian, Chinese, Korean, and Vietnamese communities in the Greater Toronto Area
Interval House Inc.	131 Bloor St. W. Suite 200	Emergency shelter and support services, including court support, counselling and support groups, children's program and 24 hour crisis line for assaulted women and their children, Also, building economic self-sufficiency, job development and transitional housing programs
Jewish Family and Child Services of Greater Toronto	35 Madison Ave.	Centre that supports the healthy development of individuals, children, families, and communities through prevention, protection, counselling, education and advocacy services within the context of Jewish values
La Passerdelle IDE	2 Carlton St.	Centre that offers employment, business, and cultural skills programs for Francophone youth and young adults aged 18 to 35 years from all cultural origins
Millennium Support and Care Group	7 Hayden St. Suite 303	Housekeeping and homemaker support, nursing care, and transportation to medical appointments for seniors and persons with disabilities
Native Canadian Centre of Toronto	16 Spadina Rd.	Social and recreation activities, youth services, community lunches and outreach. Other services include communication and referrals, advocacy and urban orientation, seniors services and cultural awareness

Native Child and Family Services of Toronto	30 College St.	Provides a range of services with a focus on children, youth and families for all self-declared Native people, including family violence treatment and prevention, individual and family counselling, caregiver and child program, teaching circles and traditional healing.
Ontario Institute for Studies in Education of the University of Toronto	252 Bloor St. W. Room 7-296	Therapeutic services for adults, adolescents with interpersonal, emotional, or learning problems and children with learning and/or academic and/or social and emotional problems
Employment Ontario	625 Church St. 1st Floor	Support for new apprentices for persons 16 years or older with a minimum of Grade 10 education
Oolagen Youth Mental Health	591 Huron St.	Emotional counselling for young men and women 13-18 years who require residential treatment
Planned Parenthood of Toronto	36B Prince Arthur Ave.	Community health centre providing primary and sexual health care services to youth 13 to 29 years.
Progress Place	576 Church St.	Community -based psychosocial rehabilitation centre for adults aged 18-65 with significant mental health problems
Salvation Army	78 Admiral Rd. 160 Jarvis St.	Residential and day treatment centre assessment plus 9 week treatment program for women 18 years and older who are alcohol and chemical dependent including those using methodone
Social Planning Toronto	2 Carlton St. Suite 1001	Conducts policy research and analysis to improve the quality of life of all residents of Toronto, focusing on the non-profit community services sector
St. Alban's Boys and Girls Club	843 Palmerston Ave.	Social and recreation programs day camps, after school clubs, homework clubs, computer clubs, substance abuse prevention, leadership training, literacy
Toronto Community Hostel	344 Bloor St. W. Suite 402 191 Spadina Rd.,	Emergency shelter and settlement services for homeless singles, families and refugees

Toronto Drug Treatment Court	60 Queen St. W.	Non-violent adult offenders who are dependent on drugs and have charged with minor property crimes or prostitution
Toronto Mental Health and Addiction Access Point	661 Yonge St. 4th Floor	Coordinated intake for intensive case management, assertive community treatment teams, early psychosis intervention, and supportive housing for individuals 14 years and older that live within the City of Toronto
Transition House Inc.	162 Madison Ave.	Short term supportive residential centre for men 16 years and over coping with an addiction, including life skills, recreation and social programs
Trinity Square Cafe	10 Trinity Sq.	A community-based recovery program through employability and interpersonal skills development offered to people 18 years and older living with mental illness
Turning Point Youth Services	95 Wellesley St. E.	Residential and nonresidential programs and services for youth 12-18 years with social, emotional, and behavioral difficulties, and their families
Yellow Brick Road Holistic Center	258 Dupont St.	Holistic health services specializing in Colonic hydrotherapy and detoxification
YMCA of Greater Toronto	20 Grosvenor St. 3rd Floor	YMCA branch that offers immigrant services for youth aged 13-24 years. Provides settlement information
Youth in Motion	20 Queen St. W. suite 1000	Offers Motivational career and educational programs and mentorship programs for young women and men 16 to 30 years
Youthdale Treatment Centre	227 Victoria St.	Residential treatment centres in various locations for youth 12-18 years with motional, behavioral, and adjustment difficulties
YWCA Toronto	87 Elm St.	Multiservice organization for all women, and girls, with programs in three areas - Girls and Family programs, Employment and training, housing and support

5.8 Places of Worship

There are a total of 33 Places of Worship within the Study Area. As seen in **Table 20**, a majority of the facilities cater to the Christian Faith but there are locations for Catholic, Buddhist, Muslim, Bahai, and Hindu community members as well.

Table 20 - Places of Worship in the Study Area (City of Toronto)

Places of Worship	Faith	Address
Anglican Church House	Christian	28 Ted Rogers Way
Anglican Church of Canada	Christian	227 Bloor St. E.
Bloor St. United Church	Christian	300 Bloor St. W.
Christian Science Committee	Christian	204 St. George St.
Church of Messiah	Christian	240 Avenue Rd.
Church of the Holy Trinity	Christian	10 Trinity Sq.
Church of the Redeemer	Christian	162 Bloor St. W.
Church Scientology	Scientology	696 Yonge St.
Covenant Christian Church	Christian	455 Huron St.
Dharma Friends	Buddhist	177 Mutual St.
Downtown Mosque	Muslim	100 Bond St.
First Church of Christ	Christian	196 St. George St.
First Luteheran Church	Christian	116 Bond St.
International Society for Hare Krishn	Hindu	243 Avenue Rd.
The Islamic Centre	Muslim	98 Bond St.
Metropolitan United Church	Christian	56 Queen St. E.
Nalanda College of Buddhist Studies	Buddhist	47 Queen's Park Cres. E.
Nalandabodhi Toronto Study Group	Buddhist	55 Maitland St.
New Apostolic Church	Christian	407 Dupont St.
Sanctuary	Christian	23 Charles St. E.
St. Alban the Martyr	Christian	112 Howland Ave.
St. Andrew's United Church	Christian	117 Bloor St. E.
St. Basils Church	Christian	50 St. Joseph St.
St. George's Greek Orthodox Church	Orthodox	115 Bond St.
St. Michael's Roman Catholic	Catholic	200 Church St.
Stone Church Pontecostal	Christian	45A Davenport Rd.
Tengye Ling Tibetan Temple	Buddhist	11 Madison Ave.
The Jesuits of Upper Canada	Catholic	1323 Bay St.
Theravada Buddhist Community	Buddhist	316 Dupont St.
Toronto Bahai Centre	Bahai	288 Bloor St. W.
Toronto Christadelphians	Christian	728 Church St.
Toronto Diamond Way Buddhist Center	Buddhist	25 St. Nicholas St.
Toronto Monthly Meeting	Christian	60 Lowther Ave.
Walmer Road Baptist Church	Christian	38 Walmer Rd.

[16.0]

CONCLUSION

Neighbourhood Demographics

The Demographic Area had a population of 87,685 in 2016. This figure is higher than what was reported for 2011, which represents a net population growth of 21 percent. With respect to demographics, Working Age residents accounted for the majority of the population (53 percent), and Couples with Children were the most common familial structure in the Area. Private households in the Neighbourhoods were commonly occupied by two persons. In 2016, the average household size in the Area was 1.5 persons, which is lower than the City of Toronto average.

Dwellings in the Area are mostly located in Apartments greater than 5 storeys (81 percent), followed by Apartments less than 5 storeys (13 percent). Low-rise built forms, which includes single-detached, semi-detached, row and detached duplexes, were less common in the Area (6 percent).

After-tax, households in the Demographic Area were earning approximately \$68,077 in 2011, which is slightly lower than the City-wide figure. With respect to education, the vast majority of the Area has completed a post-secondary certificate, diploma or degree, and almost 70 percent of the Area (over the age of 15) is participating in the labour force. Lastly, in accordance with the 2011 Census, the majority of immigrants within the Demographic Area were born in Canada, or had arrived before 2001.

Nearby Development Activity

There were 16 proposed and/or approved developments within the area surrounding the subject site. Of those, 3 have been approved, 6 are under construction or built and 7 are under review by Staff or before the Ontario Municipal Board.

The estimated population generated from the proposed/approved developments was approximately 10,590 persons. This was determined by multiplying the total unit count by the average household size for the Downtown (1.71 persons). When the same multiplier was applied to the proposed development, the estimated number of residents was calculated to be 1,225 persons. It is important to note that as a preliminary calculation, total unit count was used and not unit type. As such, the estimated population for the immediate area, based on the developments listed in **Table 13** is 11,815 persons.

Considering that the applications/approvals are at various stages of the planning process, the increase in local population may occur incrementally. It cannot be determined at this time the degree of impact these proposals / approvals may have on the local community services and facilities. The demographic make-up of this population is unknown, as is the number of residents which will require accommodation from either child care facilities or the school boards. However, the City has identified the Yonge/Yorkville area as a priority area for CS&F opportunities (see Section 4.0).

Community Services and Facilities

In terms of school accommodation, the projected 12 public school students that are expected to result from the proposed development can be accommodated at both the elementary and Secondary serving the subject

site. With respect to TCDSB schools, the projected 12 catholic school students expected to result from the proposed development may also be accommodated within the Catholic schools serving the Subject Site, with the exception of Marshall McLuhan Secondary School, which is currently over capacity by roughly 10 percent. It is important to note that these conclusions are based on the data provided by TDSB and TCDSB staff. The school boards will be determined at a later date if students from the proposed development will/can attend the schools listed in this report.

There are a total of 10 childcare facilities within the Study Area, 7 of which provide subsidized spaces (if available). This development is expected to produce an estimated 21 children who may require childcare. Based on the information collected from the near-by child care providers, the projected demand could exceed the current available spaces of facilities within the Study Area. According to staff, there are currently a total of 9 vacancies, 5 in the pre-school and 4 in the school age cohorts.

The City Hall, Spadina Road and Toronto Reference Library public library branches are located within the boundaries of the Study Area. Each site has computer work stations (with Internet) and equipment for persons with disabilities. Since the Toronto Reference Library is one of the largest public libraries in Toronto, it offers an extensive collection of materials and has enough seating for 1,250 persons.

There are no recreation centres located directly within the Study Area, however, considering the site's location, there are three community recreation centres that are operated by the City of Toronto just outside of the boundaries, the Harrison Pool, John Innes Community Recreation, and Wellesley Community Centre. Each location contains facilities and programs suitable for creative, sports and fitness, and child care uses.

There are a total of 33 parks and parkettes located within the Study Area, which totals approximately 28.75 hectares of green space. Popular park amenities that can be found in most of these parks include Playgrounds, Drinking Fountains, and Baseball Diamonds.

In terms of health care, there are a total of 6 hospitals located within the Study Area, of which, two specialize in particular disciplines (The Hospital for Sick Children (Sick Kid's) and the Women's College Hospital). In addition to the 6 hospitals, there are also emergency services including fire stations, ambulance service stations and the Police Service Headquarters.

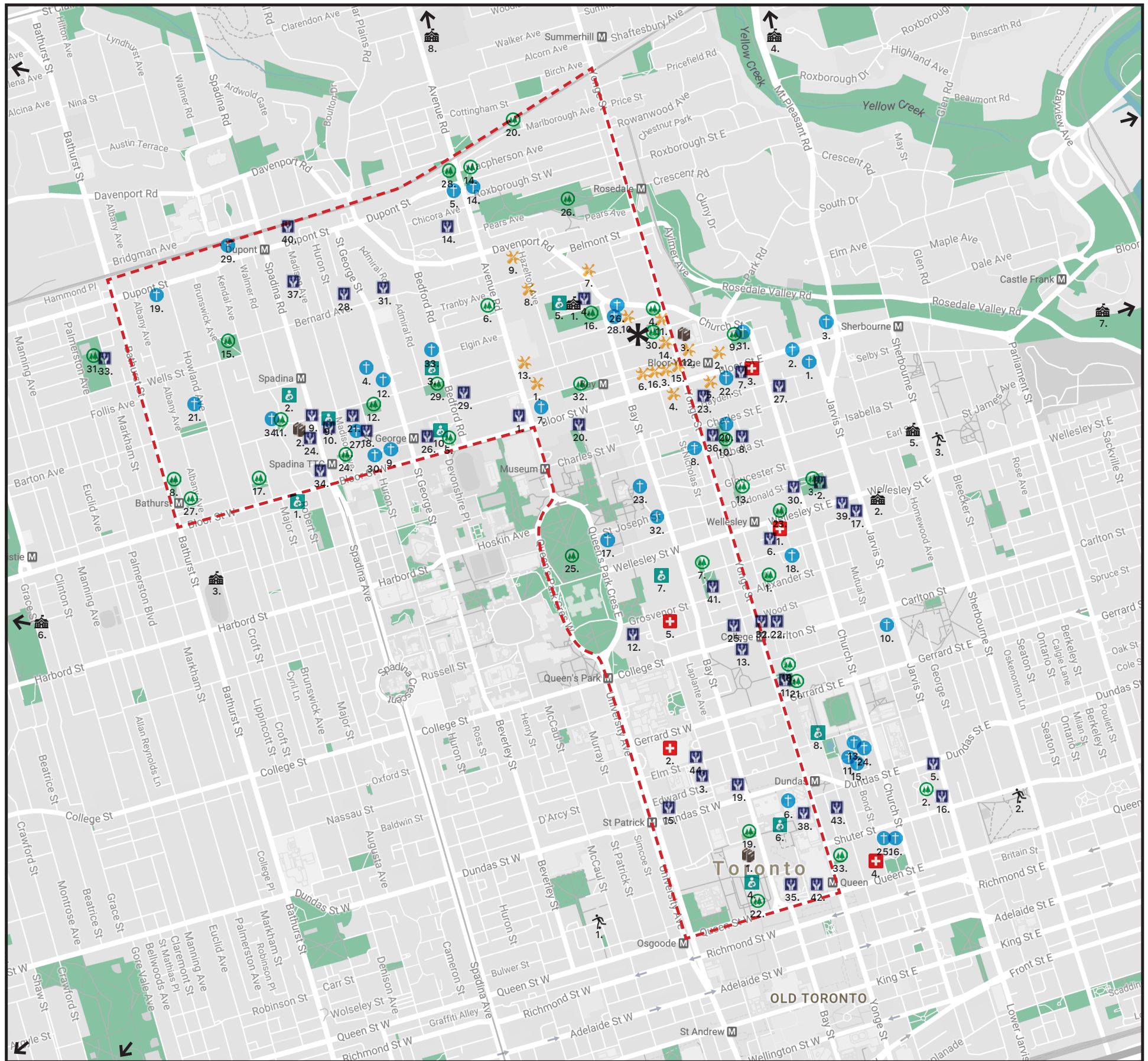
There are a total of 43 human service providers that operate within the Study Area, some of which operating at multiple locations. Generally, these providers offered social, health, and employment services. There are a total of 34 Places of Worship, with most locations catering to the Christian Faith, but other locations offering service for Catholic, Buddhist, Muslim, Bahai, and Hindu communities.

Conclusion

Based on the existing community services and facilities summarized above, the proposed development may not pose a significant strain on the community services and facilities in the Study Area. The TDSB and TCDSB schools serving the subject site may be able to enrol the elementary and

secondary students produced by the development. With respect to child care, there is an existing service gap in the availability of Infant and Toddler spaces in the Study Area. Of the child care centres that could be reached, the available spaces were for pre-school and school aged children.

The potential impacts that the proposed development, in combination of the adjacent developments, may have on the local community services and facilities is unknown. The growth of the Downtown is recognized by the City, and policies and guidelines have been proposed to facilities new ways in which to expand and improve community service and facility creation, distribution and access in the Downtown area (see Section 3).



SCHOOLS

1. Jesse Ketchum Jr & Sr PS
2. Jarvis Collegiate Institute
3. Central Technical School
4. Northern Secondary School
5. Our Lady of Lourdes
6. St. Mary's
7. St. Patrick Catholic
8. Marshall McLuhan



CHILD CARE SERVICES

1. Annex Montessori School
2. Dr. Eric Jackman Institute of Child Study Laboratory School Nursery
3. Friends Day Care Centre
4. Hestor How Day Care Centre
5. Jesse Ketchum Satellite Early Learning & Child Care Centre
6. Mothercraft: Toronto Eaton Centre
7. Queen's Park Child Care Centre
8. Ryerson Early Learning Centre
9. Taddle Creek Montessori School
10. University of Toronto Early Learning Centre - OISE



HUMAN SERVICES

1. 416 Community Support for Women
2. 519 Community Centre
3. Aboriginal Housing Support Centre
4. Big Brothers Big Sisters of Toronto
5. Canadian Centre for Victims of Torture
6. Catholic Children's Aid Society
7. Central Toronto Youth Services
8. Children's Aid Society of Toronto
9. Community Living Toronto
10. Corsage Project
11. Covenant House Toronto
12. Developmental Services Ontario
13. Elizabeth Fry Toronto
14. Family Service Ontario
15. Fred Victor
16. Good Neighbour's Club
17. Hincks-Dellcrest Centre
18. Homes First Society
19. Hong Fook Mental Health Association
20. Interval House Inc.
21. Jewish Family and Child Services of Greater Toronto
22. La Passerdelle IDE
23. Millenium Support and Care Group
24. Native Canadian Centre of Toronto
25. Native Child and Family Services of Toronto
26. Ontario Institute for Studies in Education of the University of Toronto
27. Employment Ontario
28. Oolagen Youth Mental Health
29. Planned Parenthood of Toronto
30. Progress Place
31. Salvation Army
32. Social Planning Toronto
33. St. Alban's Boys and Girls Club
34. Toronto Community Hostel
35. Toronto Drug Treatment Court
36. Toronto Mental Health and Addiction Access Point
37. Transition House Inc.
38. Trinity Square Cafe
39. Turning Point Youth Services
40. Yellow Brick Road Holistic Center
41. YMCA of Greater Toronto
42. Youth in Motion
43. Youthdale Treatment Centre
44. YWCA Toronto



LIBRARIES

1. City Hall
2. Spadina Road
3. Toronto Reference Library



HOSPITALS

1. Holland Orthopaedic
2. The Hospital for Sick Children
3. The Salvation Army Grace Health Centre
4. St. Michael's Hospital
5. Toronto General Hospital
6. Women's College Hospital



RECREATION

1. Harrison Pool
2. John Innes Community Recreation
3. Wellesley Community Centre



PLACES OF WORSHIP

1. Anglican Church House
2. Anglican Church of Canada
3. Bloor St. United Church
4. Christian Science Committee
5. Church of Messiah
6. Church of the Holy Trinity
7. Church of the Redeemer
8. Church Scientology
9. Covenant Christian Church
10. Dharma Friends
11. Downtown Mosque
12. First Church of Christ
13. First Lutheran Church
14. International Society for Hare Krishna
15. The Islamic Centre
16. Metropolitan United Church
17. Nalanda College of Buddhist Studies
18. Nalandabodhi Toronto Study Group
19. New Apostolic Church
20. Sanctuary
21. St. Alban the Martyr
22. St. Andrew's United Church - OISE
23. St. Basil's Church
24. St. George's Greek Orthodox Church
25. St. Michael's Roman Catholic
26. Stone Church Pontecostal
27. Tengye Ling Tibetan Temple
28. The Jesuits of Upper Canada
29. Theravada Buddhist Community
30. Toronto Bahai Centre
31. Toronto Christadelphians
32. Toronto Diamond Way Buddhist Center
33. Toronto Monthly Meeting
34. Walmer Road Baptist Church



PARKS

1. Alexander Street Parkette
2. Arena Gardens
3. Barbara Hall Parks
4. Belmont Parkette
5. Bloor-Bedford Parkette
6. Boswell Parkette
7. East of Bay Park
8. Ed and Anne Mirvish Parkette
9. Frank Stollery Parkette
10. George Hislop Parkette
11. Gwendolyn MacEwan Parkette
12. Huron Street Playground
13. James Canning Gardens
14. Jay Macpherson Park
15. Jean Sibelius Square
16. Jesse-Ketchum Park
17. Joseph Burr Tyrell Park
18. Joseph Sheard Parkette
19. Larry Sefton Park
20. Marlborough Place Parkette
21. McGill Parkette
22. Nathan Phillips Square
23. Paul Kane House Parkette
24. Paul Martel Park
25. Queen's Park
26. Ramsden Park
27. Seaton Park
28. Sergeant Ryan Russell Parkette
29. Taddle Creek Park
30. Town Hall Square
31. Vermont Square Park
32. Village of Yorkville Park
33. Yonge Theatre Block Park

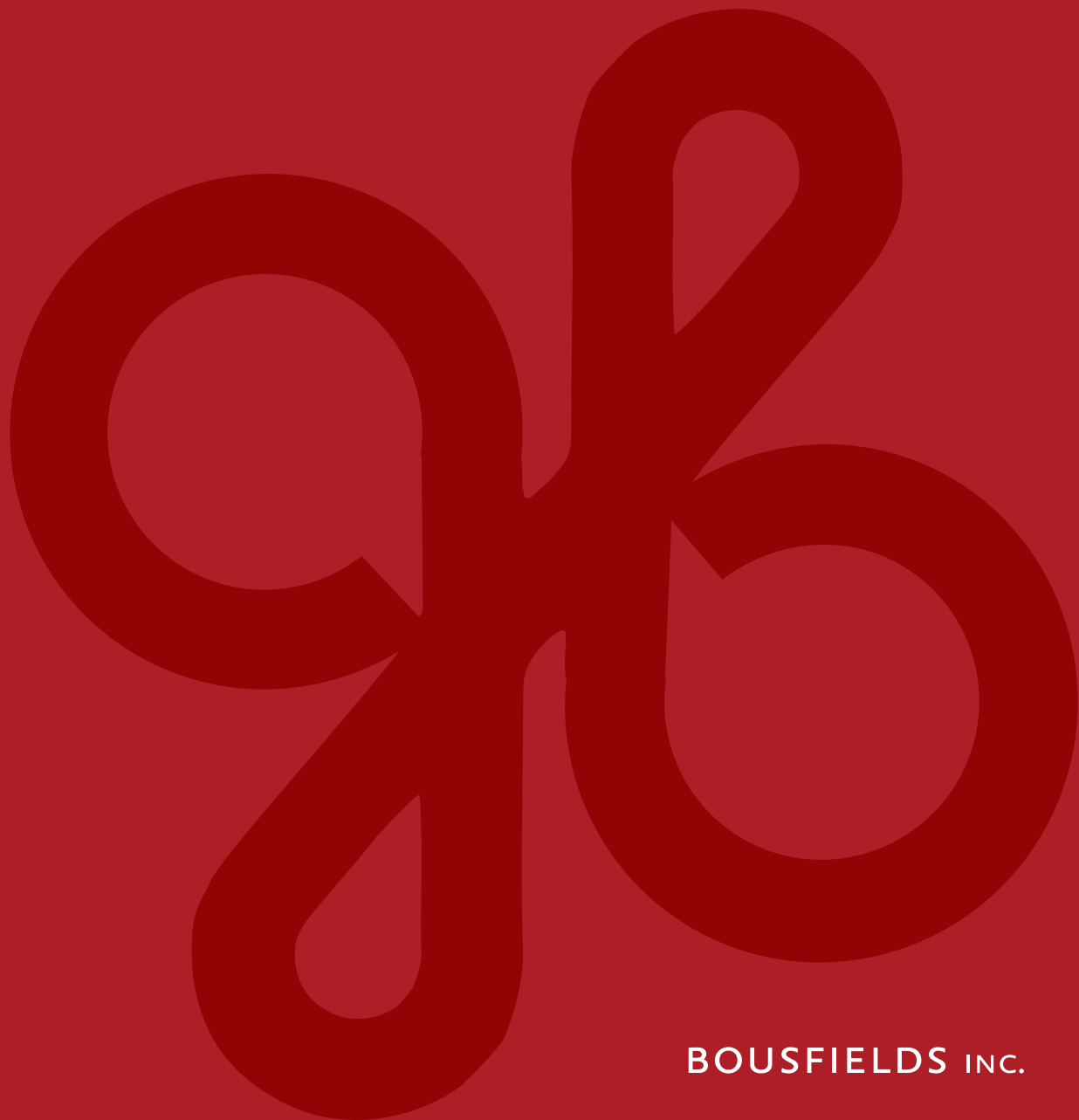


SURROUNDING DEVELOPMENTS

- | | |
|-------------------------|---------------------------|
| 1. 21 Avenue Road | 12. 771 Yonge Street |
| 2. 80 Bloor Street | 13. 140 Yorkville Avenue |
| 3. 2 Bloor Street West | 14. 1 Yorkville Avenue |
| 4. 1 Bloor Street West | 15. 2-8 Cumberland Street |
| 5. 1 Bloor Street East | 16. 50 Cumberland Street |
| 6. 50 Bloor Street West | |
| 7. 100 Davenport Road | |
| 8. 34 Hazelton Avenue | |
| 9. 126 Hazelton Avenue | |
| 10. 48 Scollard Street | |
| 11. 874 Yonge Street | |

--- Study Area Boundary

COMMUNITY FACILITIES



BOUSFIELDS INC.