

December 19, 2018

Kevin Friedrich
Planner, Community Planner
Toronto and East York District
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Mr. Friedrich,

**Re: *Community Services & Facilities (CS&F) Study – Addendum Letter
Application No. 18 135369 STE 27 OZ
11-25 Yorkville Avenue & 16-18 Cumberland Street***

1.0 OVERVIEW

On behalf of our client 11 Yorkville Partners Inc., our office prepared a Community Services and Facilities (“CS&F”) Study, as part of an Official Plan Amendment and rezoning application for the lands known as 11-25 Yorkville Avenue & 16-18 Cumberland Street (the “subject site”). As you are aware, the original application was filed with the City in March 2018 for the subject site. The original proposal sought to redevelop the subject site with a 62-storey mixed-use building fronting onto Yorkville Avenue, and a second 2-storey retail building fronting onto Cumberland Street.

Since the original application was filed, our office received comments from Strategic Initiatives, Policy & Analysis (SIPA) and Parks Forestry & Recreation (Area Studies & Acquisitions). In their comments dated May 31, 2018 and July 10, 2018, staff requested additional commentary on emerging facility and service gaps, as well as CS&F priorities. This letter is an addendum to the CS&F Report (dated March 2018), and responds to the comments issued by City staff.

2.0 PROPOSED DEVELOPMENT

The initial March 2018 redevelopment proposal was for two buildings on the subject site; a 62-storey mixed-use building fronting onto Yorkville Avenue, and a second 2-storey retail building fronting onto Cumberland Street. The mixed-use building would contain a total of 716 residential units, of which 81 would be rental replacement. A total gross floor area of 52,397 square metres was proposed, 4,763 of which would be for

retail uses (for the entire site). The proposed retail would be contained within the 2-storey podium and concourse level, which would front onto a linear POPS and public park space, located immediately west of the building. These open spaces would extend south from Yorkville Avenue, and would serve as an expansion to the approved park to the immediate west.

Since the application was filed, minor revisions were made to the proposed mixed-use development concept. Key revisions included a reduced podium and tower floorplate sizes, as well as an increased tower-separation distance to the south/southeast. These changes resulted a reduced GFA of approximately 50,197 square metres, and decreased unit count of 670. However, the proposed unit mix has been revised to include larger, family-sized units in the development.

Unit Type	March 2018 Proposal	December 2018 Proposal
Bachelor	61 units (8.5%)	55 units (8.2%)
1-bedroom	365 units (51.0%)	327 units (48.8%)
2-bedroom	218 units (30.4%)	217 units (32.4%)
3-bedroom	72 units (10.1%)	71 units (10.6%)

Notwithstanding the minor changes to the buildings massing, the linear POPS and park space remain as a key component of the redevelopment proposal.

3.0 STUDY AREA

The boundaries for the CS&F Study remain as those defined in our March 2018 Study. The boundaries were defined in collaboration with SIPA staff, who in turn provided a scoped terms of reference. The boundaries for the CS&F Study (the “study area”) were generally defined by the CNR line (north), Jarvis Street and Rosedale Valley Road (east), Queen Street West (south), and University Avenue and Bathurst Street (west)

The boundaries of the study area are considered an approximation of the general distance residents may be willing to travel for services, and conform to the City of Toronto Neighbourhood boundaries (Annex (95), Bay Street Corridor (76), and Church Yonge (75)).

4.0 LOCAL DEVELOPMENT CONTEXT

There has not been any substantial change to the local context since the application was filed, with the exception of the new application proposed for 2 Bloor Street West. The proposal is for three, mixed-use towers and a total of 1,507 residential units. As stated in the March 2018 CS&F Study, the area will experience a steady influx of new

residents as the various proposals and approvals are fully built out. Furthermore, the population added to the area will likely contribute to an increased demand on services and programs offered by the local community services and facilities.

5.0 UPDATED COMMUNITY SERVICES & FACILITIES INVENTORY

5.1 Child Care

As provided in our March 2018 CS&F Study, there were ten (10) childcare facilities in the study area. In November 2018, an updated inventory of the childcare centers within, and immediately adjacent to the study area was compiled using the City of Toronto's childcare locator tool. Through this review, our office identified 19 childcare facilities within and in proximity to the study area. The purpose of this additional outreach was to better understand the state of the child care service sector in this area of the City and to obtain up-to-date information regarding the demand for and the supply of child care spaces in order to see if any major changes have occurred since our March 2018 CS&F Study was written.

Table 1 in **Appendix A** provides the updated facility information. Note that calls were made to all the child care facilities listed in Table 1, however, six facilities could not be reached by phone or email correspondence, or were not comfortable providing information to a private entity.

Programs, Facilities and Capacity

As illustrated in **Table 1**, the study area contains a total of 1,437 childcare spaces. The distribution of those spaces among the various age groups are as follows:

- Infant - 82 spaces (5.7%);
- Toddler - 285 spaces (19.8%);
- Pre-school - 524 spaces (36.5%); and
- School aged - 546 spaces (38%).

Notwithstanding the fact that the March 2018 CS&F Study accounted for only 10 child care facilities, the proportion programmes available for each age group was relatively similar (infant, 5.5%; toddler, 18%; pre-school, 41%; and school age, 35%). As of November 2018, there were 23 child care spaces available in the study area, all of which are for pre-school and school aged children. However, supplementary phone calls revealed there to be waitlists at many of the centres.

Projected Child Care Yield

As previously mentioned, the latest development proposal contains 670 residential units. Based on the revised unit count, it is estimated that the proposed development may generate the demand for approximately 19 children requiring child care. In the March 2018 CS&F Study, it was estimated that a development with 716 units would generate the demand for approximately 21 childcare spaces.

The methodology for determining the anticipate child care yield is consistent with what was used in the March 2018 CS&F Study.

Service Capacity and Gap Analysis

Follow up calls to the local child care facilities revealed that there are more child care spaces available (23 spaces) than the demand estimated for the current proposal (19 spaces). However, we acknowledge that the proposed development is one of several in the study area which may have child care demands.

In terms of program availability and diversity, the programs at the City's licenced facilities are largely suited for pre-school and school aged children. Combined, approximately 25.5% of the child care spaces in the study area are for infants and toddlers. Furthermore, of the spaces that were available (as of November 2018), none of the spaces were for infants and toddlers. The City's licenced child care centres in the study area do currently contain a diverse range of child care programs. As such, there may be service and capacity issues at these facilities as new residents are introduced to the area. However, the above inventory does not account for private programs that exist in the City, which may offer additional services for child care.

5.2 Toronto Public Libraries

The CS&F Study that was submitted as part of the March 2018 application identified three (3) public library branches within the study area - the Toronto Reference Library Branch, the City Hall Branch and the Spadina Branch. The Yorkville Branch, which also falls within the study area, was not identified in the March 2018 Study, but will be discussed as part of this addendum letter.

Additional information related to the Reference Library, Spadina, Yorkville and City Hall branches was collected through phone calls with staff, or data contained within the City's "TOCore Community Services and Facilities Study – Phase One" report, which was summarized in the March 2018 Study. Staff at the Toronto Reference Library and City Hall could not be reached/were not available for comment, and the

TOCore report was relied upon to comment on programming. **Table 2 in Appendix A** lists the regular programming available at the libraries within the study area.

Programs and Facilities

Toronto Reference Library Branch

As mentioned above, staff at the Toronto Reference Branch could not be reached. According to the TOCore Community Services and Facilities Study, the Toronto Reference Branch is considered a “Research and Reference Branch” that serves the whole city and attracts an array of users. In 2014 the Reference branch offered 1,142 programs and had a total of 16,235 square feet of meeting space. Between 2010 and 2014, the Branch saw an increase in annual circulation, annual visits and program attendance. It is evident that the library is well used, and program attendance is increasing.

Spadina Branch

Staff at this branch indicated that while none of the programs are over capacity, programs involving children and families (such as baby time and family time) were relatively busy. Staff have observed that the library, and its programs, generally appear to be getting busier. Staff indicated that they are seeing an increase in young families coming to the library, not only to just use the space and borrow materials, but to participate in regular programming.

With regard to challenges, Staff noted that the size of the branch limits the type of programming that can be provided at the branch. Staff indicated that this location does not have dedicated programming space, but rearrangement of the furniture provides some flexibility. Staff did not identify any existing gaps at the facility and indicated that most visitors to the library are aware of the size of the branch, and what can be offered. Alternatively, staff have received requests for computer literacy and user education related programming, but are unable to provide them as there is no computer lab at this location.

Yorkville Branch

The Yorkville Branch was not originally discussed in the March 2018 CS&F Study. The branch features an Art Exhibit Space, a book discussion group, seating for 50, a range of equipment for persons with disabilities, seven computer work stations, and Wi-Fi. The branch has a wide collection of materials, and a 280 square foot meeting room that sits 16 people lecture style.

Staff at this location indicated that a number of their programs are over capacity, in particular the Seniors Community Exercise Classes and Ready for Reading Story Time. Staff have noticed that general library and program attendance at the branch

has increased in recent years, In terms of library constraints, staff noted that generally, the challenges relate to the size of the facility.

City Hall Branch

As mentioned above, staff at the City Hall Branch were not available for comment. According to the TOCore Community Services and Facilities Study, the City Hall Branch is considered a “Neighbourhood Branch”, which provides general information and recreation collections, as well as services for adults and children in a smaller area (populations between 25,000 - 50,000). The Branch itself is approximately 5,074 square feet in size.

In 2014 the City Hall Branch offered 66 programs, and had a collection size of 33,932. There is no meeting space available at this location. Between 2010 and 2014, the Branch saw an increase in annual circulation, and experienced a minor decrease in annual visits. During this time period, the annual program attendance significantly increased from eight (8) in 2010, to 1,671 in 2014. It is evident that the programs available at this branch are well attended.

In terms of emerging priorities, the TOCore Community Services and Facilities Study notes that the City Hall Branch is one of seven Neighbourhood Branches that are less than 10,000 square feet in size, and are currently, or will be, operating at capacity as the population increases.

Service Capacity and Gap Analysis

Based on conversations with staff, and available information, it is evident that libraries in the study area are getting busier, as attendance and interest in regular programming is high. Branches noted that the size of the physical space, as they relate to service delivery as a challenge.

5.3 Public Recreation Centres

In terms of public recreation centers, it was noted in the March 2018 CS&F Study that there were no facilities within the study area boundaries. However, there are three community recreation centres (operated by the City of Toronto’s Parks, Forestry and Recreation (PFR) Division) within proximity to the boundaries. The adjacent facilities include the Harrison Pool, John Innes Community Recreation Centre, and Wellesley Community Centre. Staff at all three facilities were contacted to discuss programming and capacity at these locations. Discussions with facility staff are summarized below.

Programs and Facilities

Harrison Pool

Staff at Harrison Pool noted that most of their programs are at capacity at this time, mainly due to the size of their facility. Further to this, staff indicated that all of their programs fill up very quickly and waitlists are in place for numerous age-groups (mainly for programs that deal with children and youth). Due to the lack of space (and associated lack of timeslots to use the pool), staff noted that they are not planning on introducing any new programs at this time. In terms of capital improvements or new facilities, staff were not aware of any proposed or funded projects at this time, aside from what is already public information.

John Innes Community Recreation Centre

Staff indicated that the vast majority of registered programs are at capacity, including, pre-school gymnastics, all children and youth aquatics programs, and all summer and March Break camps. Staff also noted that there are waitlists in place for these as well as other registered programs. In addition to the registered programs, staff noted that most drop-in programs are consistently full.

In terms of challenges, the main limiting factor for programming is related to the facility itself and the space that needs to be provided to run these programs. However, staff noted that for some programs (particularly ones that have high staff to user ratios) there are budgeting issues as well. With respect to services, staff noted that they have been proactive in responding to community needs and coordinating with other local recreation centres to ensure that certain popular drop-in programs are offered at least once a day between partner facilities.

Wellesley Community Centre

Staff at the Wellesley Community Centre indicated that at this time, all adult programs and the majority of children's programs are at capacity. Similarly, staff noted that the majority of drop-in programs were consistently busy. With respect to registered programs, staff noted that while most programs were full.

While staff are not looking to provide any new programs at this time, they have had an interest for more senior's programs and more structured day time programming. In terms of service gaps, staff indicated that after school programming for children (aged 6 – 12) and fitness classes are full and have waitlists.

Service Capacity and Gap Analysis

Based on conversations with staff, it appears that the recreation centres outside of the study area are experiencing challenges with respect to program and service capacity, particularly when it comes to children's programs.

6.0 INFRASTRUCTURE PLANS AND INITIATIVES

In their comments, staff identified two background reports that relate to the status and provision of CS&F facilities in the study area. As such, a review of these reports is provided below to further inform and/or build upon the emerging CS&F priorities for the broader area.

6.1 Downtown Community Services & Facilities Strategy

Overview

On May 22, 2018, City Council adopted, with some modifications, Official Plan Amendment 406 ("OPA 406"), which would implement the proposed Downtown Secondary Plan. The proposed Downtown Secondary Plan was a product of the City's TOCore planning study. It is important to note that this occurred after the submission of the development application, and has not yet received Ministerial approval, as such the policies are not in full force and effect. Notwithstanding this, the findings presented in the Downtown CS&F Strategy were reviewed for the purpose of this addendum for reference only.

In conjunction with OPA 406, Council adopted the five corresponding Infrastructure Strategies, which are intended to implement aspects of the proposed Secondary Plan. The purpose of the Infrastructure Strategies is to set priorities for the infrastructure investment needed to support growth; provide a vision, ideas and guidance for implementation; and promote coordination among corporate and community partners throughout implementation. The Infrastructure Strategy's, one of which is the 'Downtown Community Services & Facilities Strategy' (the "Downtown CS&F Strategy"), will identify infrastructure challenges facing a growing Downtown; recommend implementation strategies and actions, advance related initiatives; set timeframes; and determine required investments.

Child Care

With respect to child care, the Downtown CS&F Strategy report notes that a future challenge for the sector (specifically, Toronto Children's Services) will be to continue meeting the child care needs as the residential and employment populations grow.

Among the opportunities and challenges identified in the Strategy, the report found that *“the lack of physical space, limited capital resources and the high cost of land limit Toronto Children’s Services’ ability to increase capacity of licensed child care spaces in Downtown”*.

The report provides three directions/actions for the child care sector, which include the following:

1. Applying Toronto Children Services service targets to secure growth-related child care facilities through the development review process;
2. Identify innovative and integrated child care models to respond to growth through the development review process; and
3. Develop partnership and co-location opportunities

In terms of planned facilities, the Strategy report notes seven (7) new child care facilities that are planned for the Downtown, and two sites which are proposed. The planned facilities are located generally south of Front Street, and not within the Study Area.

Public Recreation Centres

In terms of the community recreation sector, the report found an absence of Community Recreation Centres (CRC) in the area west of Yonge Street, and in the north-west quadrant of Downtown service area. The report goes on to say that Association of Community Centres (AOCCs) serve these areas. Additional details regarding the community recreation sector are discussed in Section 6.2 below.

The report provides three directions/actions for the community recreation sector, which include the following:

1. Develop partnerships and co-location opportunities;
2. Identify innovative and integrated service delivery models; and
3. Reinvest in and maximize use of existing assets.

In terms of planned community recreation facilities, the report lists several CRCs that are priorities and are opportunity sites within the Downtown. A new (not funded) CRC has been identified in proximity to the subject site - the Downtown North (Wards 20/22/27) CRC. The report notes that *“each CRC should be anchored by a regulation gymnasium and/or pool. Local needs will influence the size and components of each facility”* and that the new CRCs *“will be required to serve longer-term growth”*.

Public Libraries

In terms of the library sector, the CS&F report found that libraries are community hubs, especially in the Downtown; there is a state-of-good-repair backlog; increasing need for public space for those in ‘vertical communities’; increased pressure on existing space and services from the growing student and worker population; inadequacy of current facility infrastructure to address need demands and growth; and the need to expand and build branches to respond to growth.

For the library sector, the report identifies three key directions/actions to support growth, as well as the planned facilities to support growth. The key directions and actions include the following:

1. Develop partnerships and co-location opportunities;
2. Reinvest in and maximize use of existing assets; and
3. Identify innovative and integrated service delivery models.

In terms of planned facilities, the CS&F report found that eight (8) of the Downtown library branches are in need of relocation, renovation or expansion, and are not funded. All four library branches in the study area were included in this list. More specifically, the report identifies the type of investment and funding for planned and proposed facilities. As it relates to the branches in study area, the report notes that the Yorkville and Spadina branches require investment for renovations, the Reference Library requires renovation and state of good repair investment, and the City Hall branch requires investment for relocation and expansion. Furthermore, the report notes that the “*service gap in Downtown [libraries] is related to branch size rather than geographic distribution*”.

6.2 Parks and Recreation Facilities Master Plan 2019-2038

In November 2017, Council adopted the Parks and Recreation Facilities Master Plan (the “Master Plan”) for 2019-2038, which was informed by Toronto’s growing and changing population and the ongoing high demand for parks and recreation programs and services. The Master Plan commits to building new facilities and renewing current assets to meet demand and making the most of current facilities while finding new and creative ways of providing services including partnerships with other divisions, institutions and developers.

As it relates to community recreation centres, the Master Plan identifies the areas that are projected to grow within the 20-year planning period, and will require new facilities to meet the anticipated needs.

Section 3.3 of the Master Plan identifies the Downtown (defined as former Wards 20, 22 and 27) as areas expected to experience population growth and that contain facilities that are unable to meet the anticipated demand. Further to this, the Master Plan recommends pursuing the development of seventeen (17) new community centres over the next 20-years, four of which are facilities to serve longer-term growth. The Downtown is one of the four areas recommended for a community recreation centre.

7.0 CONCLUSIONS

The CS&F addendum letter found there to be several of the City's licenced child care service providers in the study area. Calls with staff revealed that many facilities are at capacity, and the number of available spaces (as of November 2018) are limited. Furthermore, the programs are largely catered to pre-school and school aged children, and slightly more than one quarter are for infants and toddlers. As indicated in the Downtown CS&F Strategy report, there may be a challenge in meeting the child care needs of the growing residential population of the area at the licensed child care facilities.

With respect to the library sector, conversations with staff revealed that sizes of the Spadina and Yorkville branches was a challenge as it relates to service delivery. These findings generally align with the Downtown CS&F Strategy report. In terms of public recreation centres, there were no facilities immediately servicing the subject site. The absence of a "local" community centre for the north Downtown area aligns with the identification a new Downtown North CRC in the Strategy report.

We trust the foregoing is sufficient for your purposes. Should you require any additional information or clarification, please do not hesitate to contact me or Claire Ricker of our office at (416) 947-9744.

Yours truly,

Bousfields Inc.



David Huynh, MCIP, RPP

cc: *Kristy Shortall, 11 Yorkville Partners Inc.*

APPENDIX A

Table 1 - Child Care Facilities

The table below outlines the names and addresses of the identified child care centres and provides a breakdown on the capacity and availability of child care spaces by age group at each facility. Childcare Centres marked with an asterisk could not be reached by phone or email, and thus zero spaces were assumed.

Childcare Centre		Infant	Toddler	Pre-school	School Age
<i>Annex Montessori School 427 Bloor Street West*</i>	Capacity	-	10	24	-
	Availability	-	0	0	-
<i>Institute of Child Study After School Daycare (Formerly Dr. Eric Jackman Institute of Child Study Laboratory School Nursery) 45 Walmer Road*</i>	Capacity	-	-	24	36
	Availability	-	-	0	0
<i>Friends Day Care Centre 60 Lowther Avenue</i>	Capacity	-	-	24	-
	Availability	0	0	0	0
<i>Hestor How Day Care Centre 100 Queen Street West</i>	Capacity	12	20	44	-
	Availability	0	0	0	-
<i>Jesse Ketchum Early Learning & Childcare Centre 7 Berryman Street</i>	Capacity	10	20	24	60
	Availability	0	0	0	1
<i>Jesse Ketchum Satellite Early Learning & Child Care Centre 61 Davenport Road</i>	Capacity	-	0	0	52
	Availability	-	0	0	1
<i>Mothercraft: Toronto Eaton Centre 14 Trinity Square*</i>	Capacity	10	10	32	-
	Availability	0	0	0	-
<i>Queen's Park Child Care Centre 900 Bay Street</i>	Capacity	10	30	40	-
	Availability	0	0	0	-
<i>Ryerson Early Learning Centre 350 Victoria Street</i>	Capacity	-	25	40	-
	Availability	-	0	0	-
<i>Taddle Creek Montessori School 39 Spadina Road*</i>	Capacity	-	-	-	84
	Availability	-	-	-	0
<i>University of Toronto Early Learning Centre – Glen Morris 7 Glen Morris Street</i>	Capacity	10	30	56	-
	Availability	-	0	0	-
<i>University of Toronto Early Learning Centre - OISE 252 Bloor Street West</i>	Capacity	-	10	16	-
	Availability	-	0	8	-
<i>Miles Nadal Community Centre Nursery School 750 Spadina Avenue</i>	Capacity	-	45	56	136
	Availability	-	0	1	5

<i>Annex Early Learning Centre 161 Madison Avenue*</i>	Capacity	10	25	16	15
	Availability	0	0	0	0
<i>Huron Superfriends Inc. 541 Huron Street</i>	Capacity	-	-	-	107
	Availability	-	-	-	0
<i>Unicorn Day Care Centre 240 Avenue Road</i>	Capacity	-	15	24	-
	Availability	-	0	0	-
<i>The McLoughlin Schools Inc. (Pre-School) 80 Roxborough Street West</i>	Capacity	-	-	24	-
	Availability	-	-	3	-
<i>University of Toronto Childcare on Charles 35 Charles Street West*</i>	Capacity	10	15	32	-
	Availability	0	0	0	-
<i>Ymca Child Development Centre (Ymca) 15 Breadalbane Street</i>	Capacity	10	30	48	56
	Availability	0	0	0	4

Table 2 - Public Library Sector

Library Branch	Programs Offered
<i>Toronto Reference</i>	<ul style="list-style-type: none"> • Various programs related to citizenship, learning English and newcomer services • Various programs related to running small businesses • Various programs related to technological education • Programming related to indigenous arts and culture • Various programs related to book clubs, writers' groups, and networking • Various programs related to the environment, resiliency and the outdoors • Various programs related to self-improvement and career advancement
<i>City Hall</i>	<ul style="list-style-type: none"> • Family Time • Baby Time • City Hall Mystery Book Club • Magic Alive • Products and Sources of Microplastics
<i>Spadina</i>	<ul style="list-style-type: none"> • English conversation Circle • English Book Club • Baby Time

	<ul style="list-style-type: none">• Family Time• Winter Storytime• Club de lecture
<i>Yorkville</i>	<ul style="list-style-type: none">• Art Exhibits• Lego Free Play• Yorkville Book Club• Community Exercise Program for Seniors 65+• Toddler Time• French Homework Club• Babytime• Graphic Novel Book Club for Kids• Croisée de mots• Club de lecture