

Bloor Perth-Sterling Community Services and Facilities Study

SIPA, City of Toronto

October, 2020



PLANNING A GREAT CITY
TOGETHER

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Executive Summary

The Bloor Perth Sterling CSF Study Area is bounded by St. Clair Avenue West to the north; Christie Street to the east; College Street/Dundas Street West to the south and Parkside Drive/Keele Street to the West. It is located in Ward 9 and is comprised of two Social Development Finance and Administration (SDFA) profile neighbourhoods: Dufferin Grove (#83) and Dovercourt-Wallace Emerson Junction (#93).

The demographic profile analyzes a variety of demographic indicators for the Study Area compared to the City as a whole, and also makes comparisons between the Study Area and the neighbourhoods of Dufferin Grove and Dovercourt located in the Study Area.

- In Dufferin Grove, Dovercourt and the Study Area there was declining growth from 2001 to 2011. This changed from 2011 to 2016 with 3% growth in Dufferin Grove, 5.8% in Dovercourt and 3.6% growth in Study Area. The City of Toronto has experienced 4.5% growth from 2006 to 2011 and an additional 4.5% growth between 2011 and 2016
- The City has the highest proportion of 3+ household size at 38% compared to the lowest for Dufferin Grove at 29%. Dovercourt has 36% of household size being 3+ followed by the Study Area at 34%.
- The Study Area has 60% of housing stock build before 1960 compared to only 33% for the City. Comparatively 18% of the housing stock in the City was built after 2000 compared to 15% in Dovercourt, 12% in the Study Area and only 9% in Dufferin Grove.
- Dufferin Grove has the lowest proportion of owners at 41% with the City of Toronto having the highest at 53%. The percentage of owners in the Study Area is 47% and 50% for Dovercourt.
- Compared to all four geographic areas the City has the highest proportion of renters spending more than 30% of their income on rent at 27% compared to 26% in Dufferin Grove and 25% for Dovercourt and the Study Area. For owners both the Study Area and the City of Toronto have 47% spending more than 30% of their income on shelter compared to 49% for Dufferin Grove and Dovercourt
- The Study Area there is a smaller immigrant population at 36% compared to the City at 47% and 40% for Dovercourt and only 38% for Dufferin Grove. In addition to the Study Area having a lower percentage of and immigrant population 18% arrived after 2006 compared to 28% for the City.
- The City of Toronto has both the highest average household income and the highest average family income (\$127, 312) followed by the Study Area with an average family

income of (\$111,469). Dufferin Grove has the lowest average household income and Dovercourt has the lowest average family income of \$97,121.

- Residents between 25-64 years within the Study Area, Dufferin Grove and the City of Toronto were more likely to have attained a post-secondary certificate, diploma or degree than in Dovercourt neighbourhood

Community Services and Facilities

Child Care

Based on Children's Services January 2020 Ward priority map for early years child care spaces Ward 9 is listed as a high priority neighbourhood (20 to 29% served). Based on the Social Development Finance and Administration (SDFA) neighbourhood priority map Dufferin Grove (#83) is listed as a low priority (40% to 49% served) compared to Dovercourt-Wallace Emerson-Junction (#93) which is listed a high priority (20% to 29% served)

Toronto Public Library

There are five public libraries that serve the Study Area: Bloor/Gladstone which is a District Library and College/Shaw Library, Davenport Library, Dufferin/St. Clair Library and Perth Dupont Library all of which are Neighbourhood Libraries. Perth Dupont Neighbourhood Library is listed in critical condition with a 2018 replacement cost of \$1,900,548 and is a Horizon A priority, Board approved and funded capital project to either relocate or expand. All other libraries are listed in fair or good condition.

Parks Forestry and Recreation

The Parks and Recreation Facilities Master Plan (2019-2038) is a 20 year plan to build and renew facilities in order to meet recreation needs in a changing Toronto. It was adopted by City Council on November 9, 2017. The Implementation Strategy was adopted by City Council on October 29, 2019. The Wallace-Emerson Community Centre is listed as one of eleven community recreation centres to be replaced or revitalized. The City has secured and spent \$100,000 on capital improvements at that center with the use of Section 37.

Located in the Study Area are the following PFR Community Centre and amenities: Bob Abate Community Recreation Centre, Wallace-Emerson Community Centre, Joseph J Piccininni Community Centre, Alex Duff Memorial Pool building and Giovanni Caboto rink, pool and tennis court.

Wallace Emerson Community Recreation Centre and Wallace Emerson Park are being revitalized as part of the Reimagine Galleria Master Plan. The project will include a partial renovation of the existing Wallace Emerson Park with added features and amenities as well as a complete renewal of the existing community recreation centre and a new child care facility. The new child care centre will be attached to the community recreation centre. The centre will be designed as an

inclusive play environment that will accommodate 32 preschool, 20 toddlers and 10 infants and include various outdoor play areas.

Schools

The Toronto District School Board has 9 elementary schools grades JK-6 in the Study Area and only Perth Avenue Junior Public School is over capacity at (109%). There are also 4 elementary schools grades JK-8 and 3 are over capacity: Carleton Village Junior and Senior Sports (101%), Brock Public School (121%) and Dovercourt Public School (106%). The Study Area also has 4 middle schools comprised of grades 7-8 of which only Winona Drive Senior Public School is over capacity (104%). (Refer to appendix 1 for full list of schools).

The Toronto Catholic District School Board has 9 elementary schools of which only St. Vincent De Paul is over capacity (126%). There are also 3 secondary schools of which only St. Mary Catholic Academy is over capacity (110%).

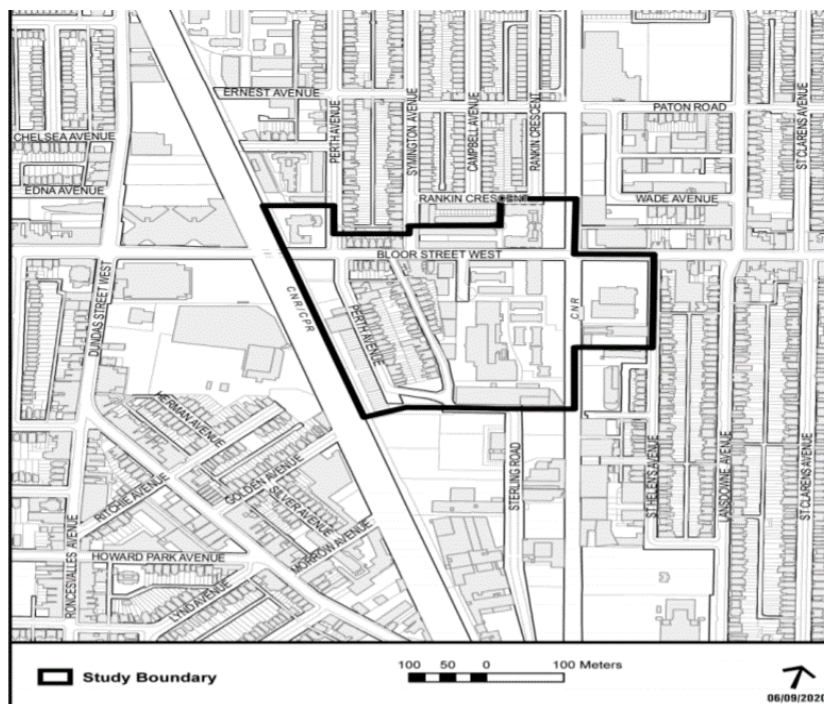
Human Services

There are 47 human service agencies located in the Study Area as summarized in Appendix 3. These agencies include (1) adult literacy program; (1) child development; (1) multi-service agency; (5) self-help programs; (7) supportive housing for adults; (4) supportive housing; (1) health care for youth; (2) emergency shelter; (support for women); (4) elder support; (1) mental health support; (3) after school program; (5) newcomer settlement service; (3) food banks; (1) drop in centre; (1) legal clinic; and (1) family support.

Planning Context

City Council request the Chief Planner and Executive Director, City Planning to undertake an area study for the area generally bounded by the north side of Bloor Street West, St. Helen's Avenue to the east, the Kitchener GO Rail corridor to the west and Sterling Road to the south, to develop a planning framework, including an evaluation of appropriate built form, transportation and pedestrian networks, an overall public realm strategy including parks and open spaces and potential heritage sites; an Official Plan Amendment or a Site and Area Specific Policy to implement the finding of the planning framework would be addressed as a second phase of the study. This item was adopted on July 16, 2020 by the Toronto and East York Community Council and again on July 28, 2020 by City Council. The study area is the Bloor Street Study-St. Helens Avenue to Perth Avenue and is the result of development pressures in this area with several properties being bought and large projects proposed and approved both north and south of Bloor.

Figure 1- Bloor Street Study-St. Helens Avenue to Perth Avenue

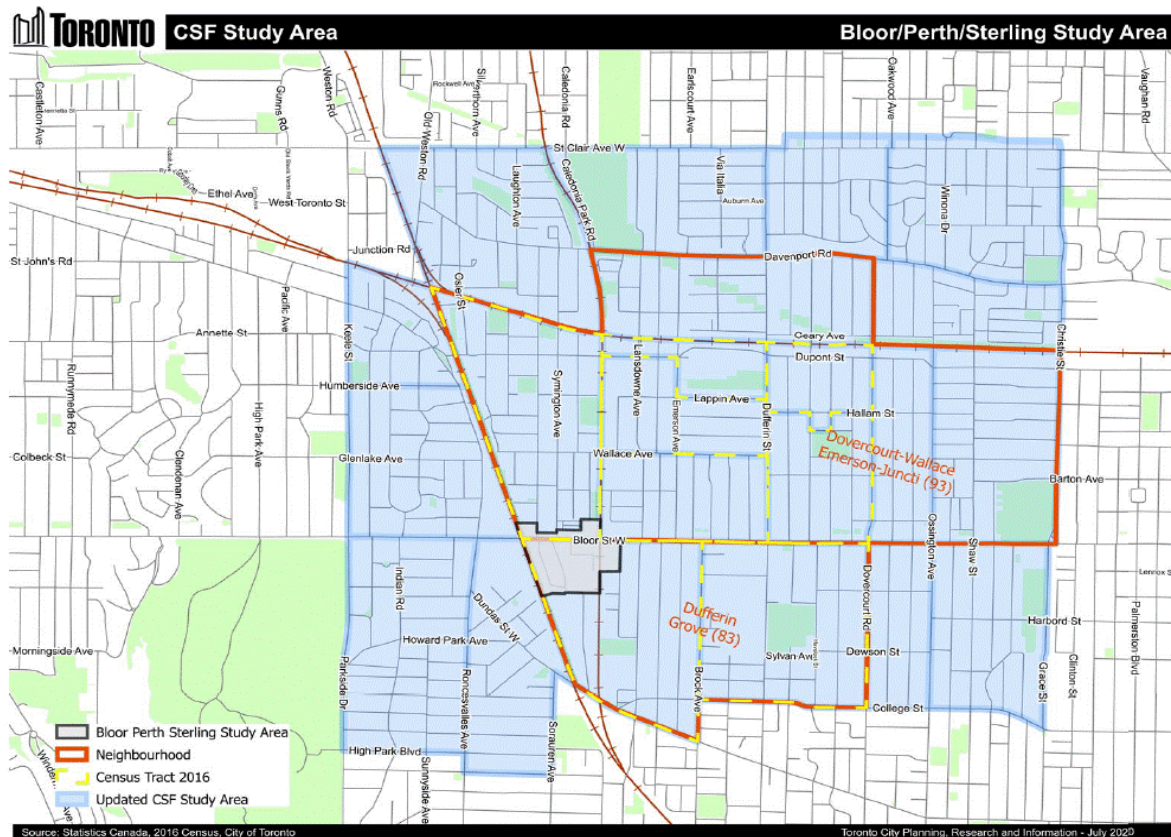


As part of the planning study a community services and facilities (CSF) study was initiated comprised of a demographic analysis and CSF within the surrounding area of the Bloor Perth Sterling Study Area. This study uses the most recent Census data and indicators such as population, family and household sizes, mobility, income, immigration status and occupation data to understand the social fabric of the community. It also provides an inventory of the existing community service facilities for each sector, highlighting current service levels, strategic directions and capital plans of the City divisions, boards and agencies responsible for delivering community facilities and programs.

Study Area Boundaries

The Bloor Perth Sterling CSF Study Area is bounded by St. Clair Avenue West to the north; Christie Street to the east; College Street/Dundas Street West to the south and Parkside Drive/Keele Street to the West. It is located in Ward 9 and is comprised of two Social Development Finance and Administration (SDFA) profile neighbourhoods: Dufferin Grove (#83) and Dovercourt-Wallace Emerson Junction (#93).

Figure 2: Community Services and Facilities Study Area



Demographic Profile

Methodology

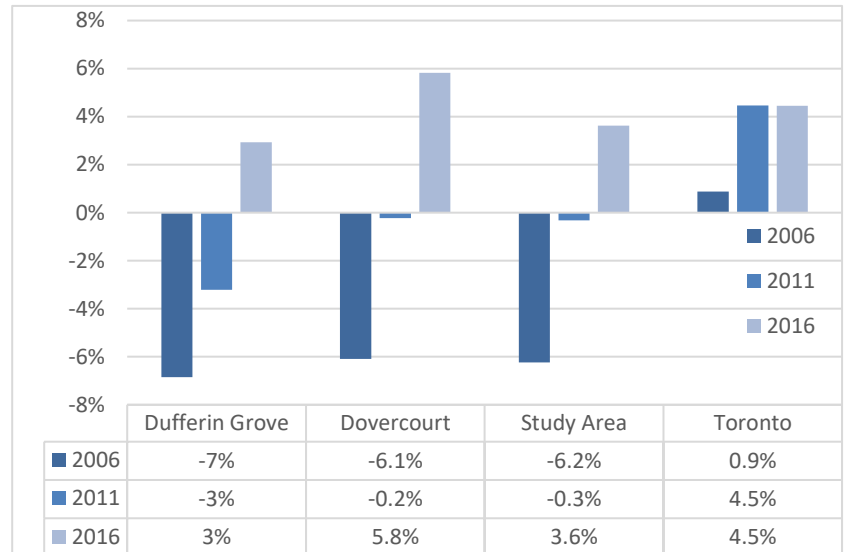
The following demographic profile was prepared based on Census data from 2001, 2006, 2011 and 2016 for the Study Area and the City of Toronto as a whole. Comparisons are also made between the Study Area and two SDFA profile neighbourhoods Dufferin Grove (#83) and Dovercourt-Wallace Emerson Junction (#93). This data is used to understand the current state of the community and identify trends over time, although methodological changes in data collection between the 2011 National Household Survey and previous years preclude comparisons between some data sets.

Population Change

According to the 2016 Census data, there are 97,075 residents living in the CSF Study Area, with 38% (36,675) of the residents living in Dovercourt and 12% (11,780) of those residents living in Dufferin Grove.

In Dufferin Grove, Dovercourt and the Study Area there was declining growth from 2001 to 2011. This changed from 2011 to 2016 with 3% growth in Dufferin Grove, 5.8% in Dovercourt and 3.6% growth in Study Area. The City of Toronto has experienced 4.5% growth from 2006 to 2011 and an additional 4.5% growth between 2011 and 2016.

Figure 3: Previous Change in Population from Previous Census, 2006-2016



Most of the growth in the Study Area has been in Dovercourt which is the area north of Bloor as shown in Figure 2.

Population by Age Cohort

Figure 4: Breakdown of Population 2016 Census

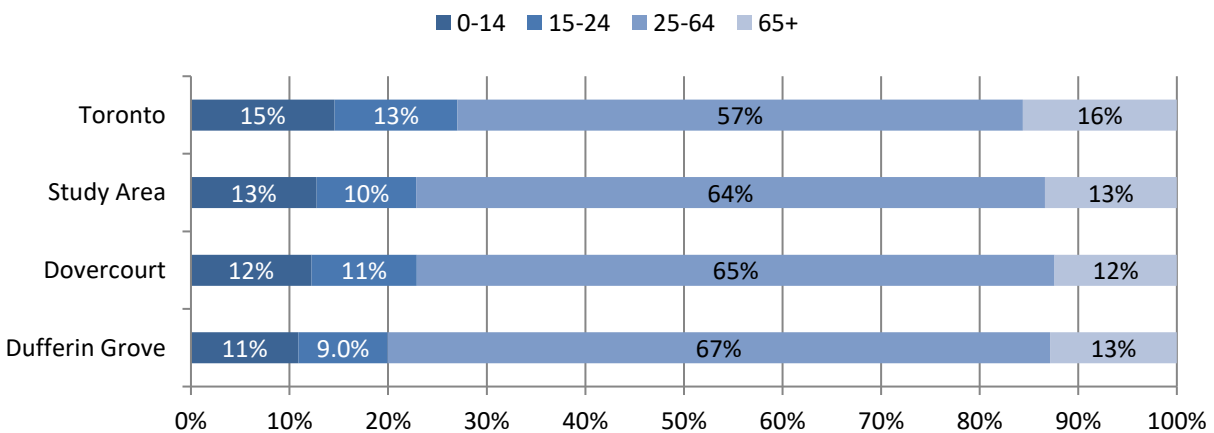


Figure 3, shows the breakdown of the population in the Study Area, the City, Dovercourt and Dufferin Grove. Dufferin Grove has the lowest proportion of children (0-14) years of age at 11% compared to 12% in Dovercourt, 13% in the Study Area and 15% in the City. Dufferin Grove also has the lowest proportion of youth (15 -24) years at 9% compared to 10% for the Study Area, 11% in Dovercourt and 13% in the City.

The working age population (25-64) years is the largest age cohort in Dufferin Grove at 67% compared to 57% for the City. The Study Area is comprised of 64% of working age population with Dovercourt comprised of 65%. The senior population (65+) is comprised of 16% of the population in the City compared to 12% for Dovercourt. Both the Study Area and Dufferin Grove are comprised of a senior population of 13%.

Figure 5: Population by Aggregated Age Groups in the Study Area, 2006-2016

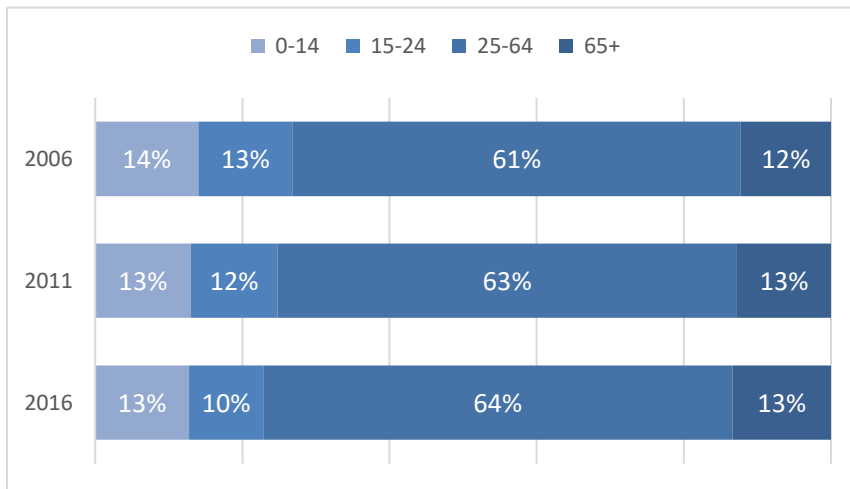
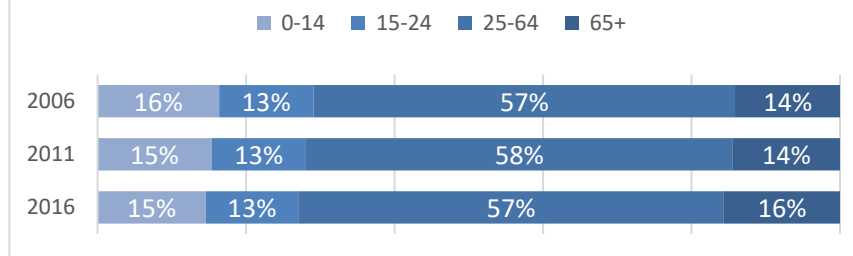


Figure 4 shows the change across the four major age groups within the Study Area for the period 2006 to 2016. The figure reveals an increase in the working age population from 61% in 2006 to 64% in 2016. Children ages 0-14 years declined by 1%, youth ages 15-24 decreased 3% while seniors 65+ increased by 1%.

Figure 6 shows the breakdown by major age groups for the same time period for the City. The largest change from 2006 and 2016 is an increase in the senior population ages 65+ from 14% in 2006 to 16% in 2016.

Figure 6: Population by Aggregated Age Groups in Toronto, 2006-2016



Families and Households

Figure 7: Study Area, 2016
Households with and without children

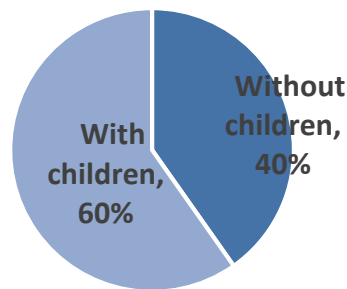


Figure 8, City of Toronto, 2016
Households with and without children

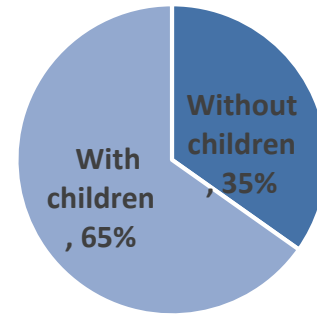
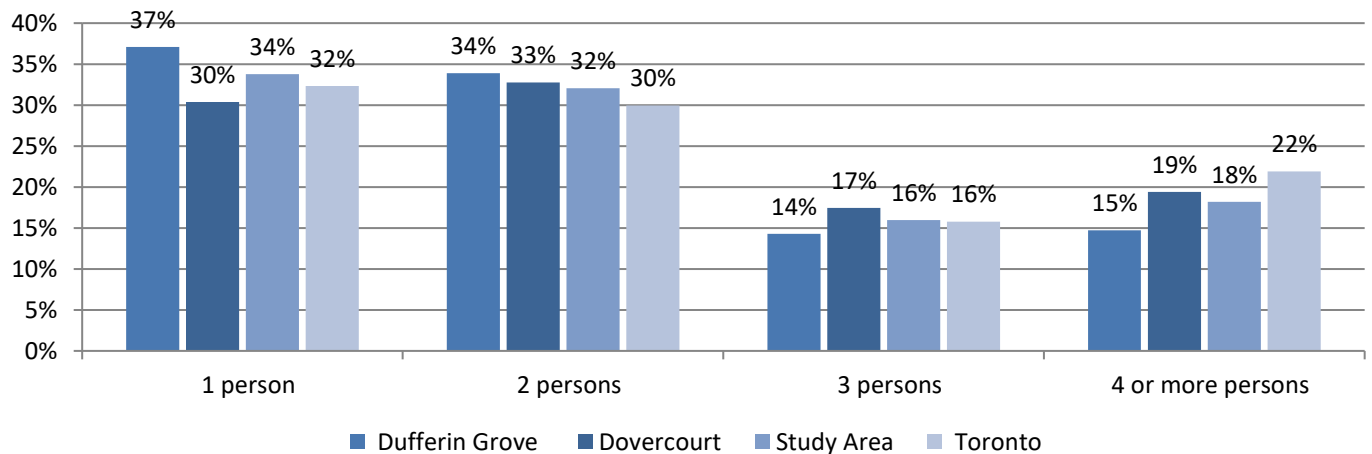


Figure 7 and 8 shows the proportion of households with and without children within the Study Area and the City of Toronto. In the Study Area in 2016, there were 24,695 families living in private households of which 9,935 or 40% were living without children and 14,760 or 60% were living with children. For the City as a whole, Figure 7 shows that in 2016, 35% of households were without children compared to 65% with children.

Household Size

Figure 9 below shows private households by household size for each of the four geographical areas: the Study Area, Dufferin Grove, Dovercourt and the City of Toronto. The City has the highest proportion of 3+ household size at 38% compared to the lowest for Dufferin Grove at 29%. Dovercourt has 36% of household size being 3+ followed by the Study Area at 34%.

Figure 9, Households by Size and Geography, 2016



Dufferin Grove has the highest proportion of 1 person households at 37% compared to 30% for Dovercourt, 34% for the Study Area and 32% for the City.

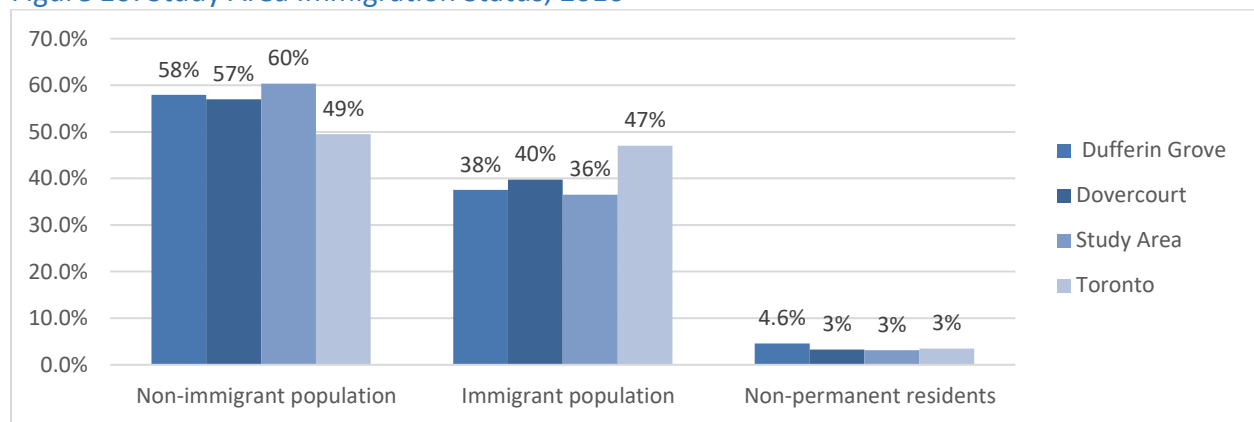
Seniors Living Arrangements

In 2016 there were 12,120 persons 65 years and over living in the Study Area. Of these 37% were living with non-family persons and 3,065 or 69% lived alone. In contrast 7,685 or 63% of persons 65 years and older were living as family persons meaning they lived with another family member (a spouse, a common-law partner or children). By comparison, the City of Toronto recorded 74% of non-family persons 65 years and over living alone.

Immigration Status

Figure 10 below show that the Study Area there is a smaller immigrant population at 36% compared to the City at 47% and 40% for Dovercourt and only 38% for Dufferin Grove. In addition to the Study Area having a lower percentage of and immigrant population 18% arrived after 2006 compared to 28% for the City.

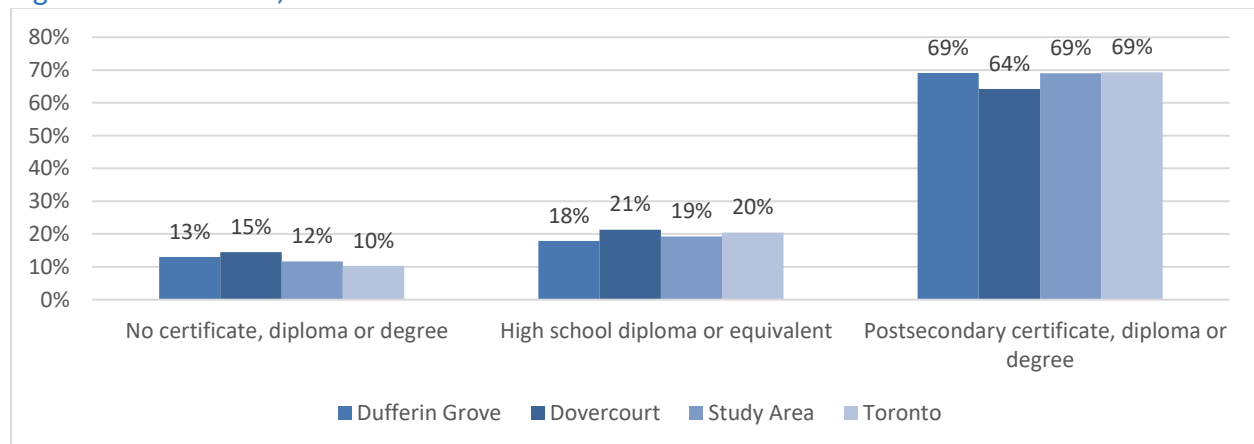
Figure 10: Study Area Immigration Status, 2016



Education

Figure 11 shows that residents between 25-64 years within the Study Area, Dufferin Grove and the City of Toronto were more likely to have attained a post-secondary certificate, diploma or degree than in Dovercourt neighbourhood.

Figure 11: Education, 2016

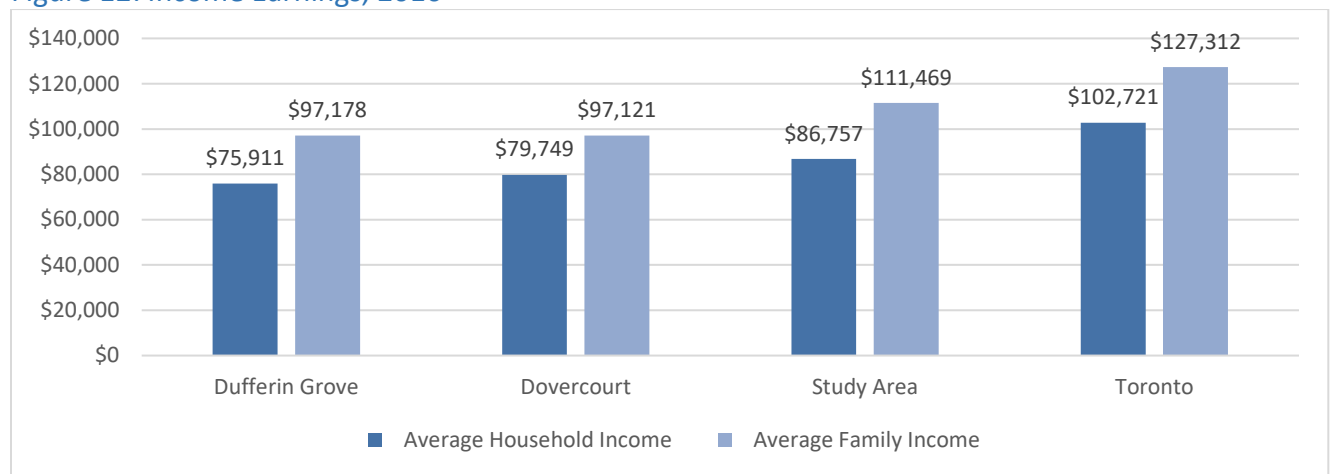


Dovercourt has the highest percentage of residents between 25-64 years with no certificate, diploma or degree followed by Dufferin Grove, the Study Area and lastly the City of Toronto.

Income

Figure 12 shows both average household income and average family income. Average household income is the average income of all people living in a housing unit while average family income is the average of a family of two or more related people living in a household. The City of Toronto has both the highest average household income and the highest average family income (\$127,312) followed by the Study Area with an average family income of (\$111,469). Dufferin Grove has the lowest average household income and Dovercourt has the lowest average family income of \$97,121.

Figure 12: Income Earnings, 2016



Figures 13 to 16 below identify the percentage of renters and owners spending more than 30% of their income on shelter.

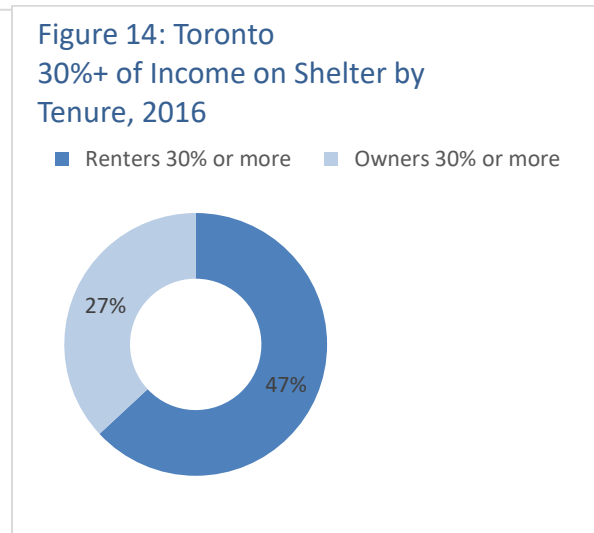
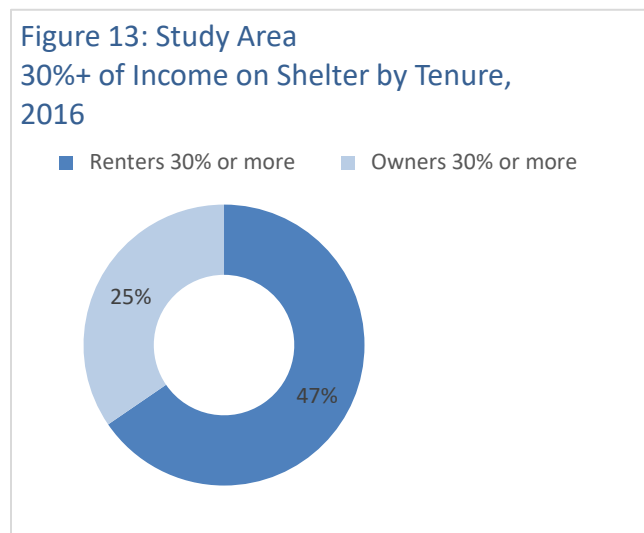


Figure 15: Dufferin Grove
30%+ of Income on Shelter by Tenure,
2016

■ Renters 30% or more ■ Owners 30% or more

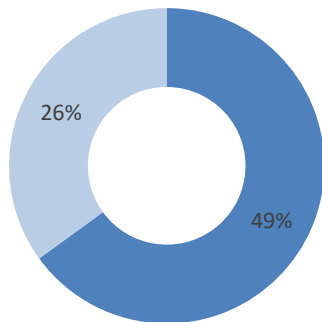
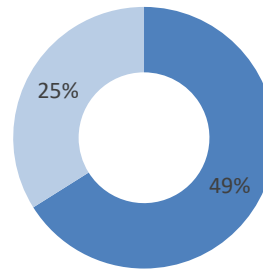


Figure 16: Dovercourt
30%+ of Income on Shelter by
Tenure, 2016

■ Renters 30% or more ■ Owners 30% or more

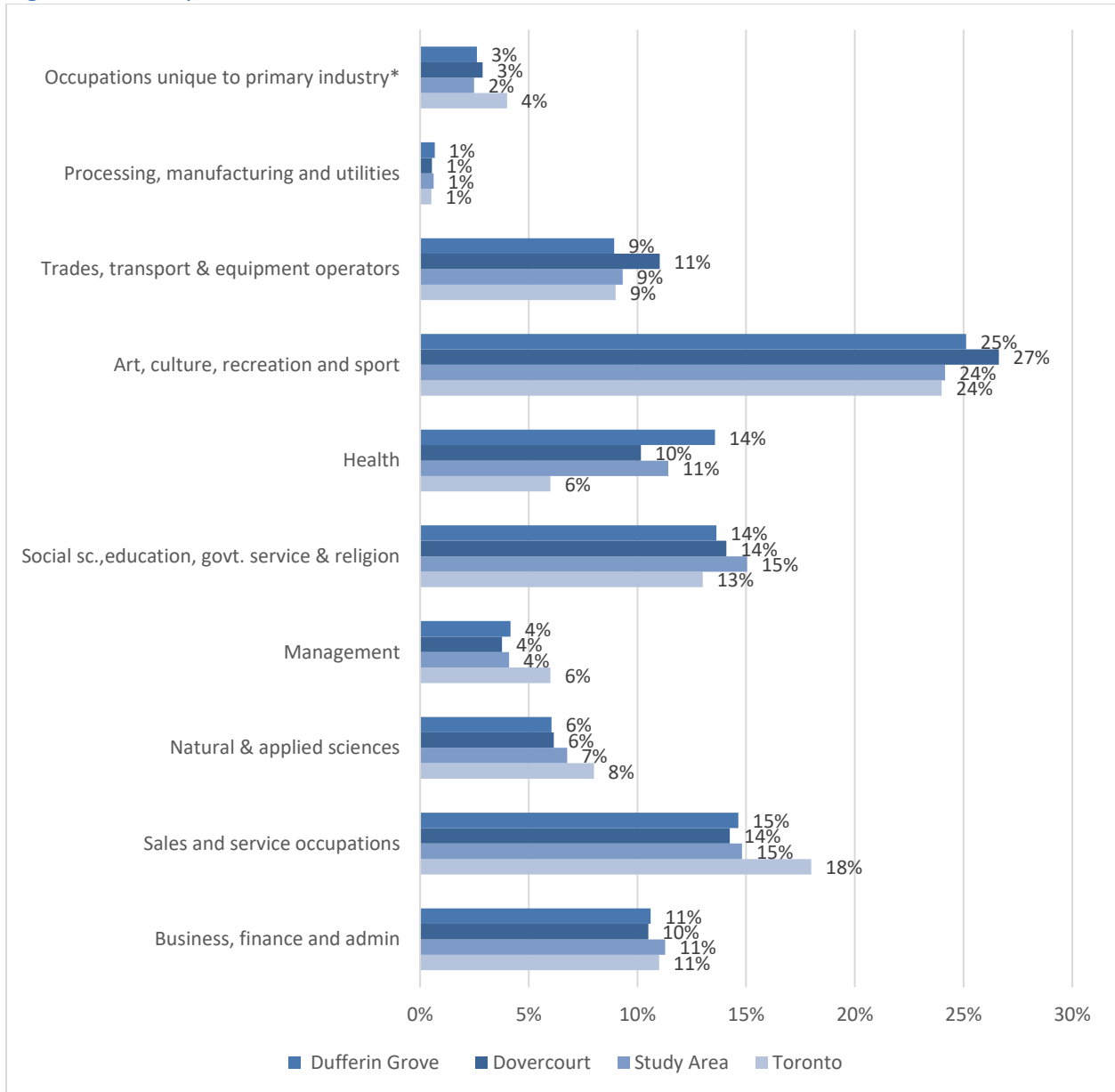


Compared to all four geographic areas the City has the highest proportion of renters spending more than 30% of their income on rent at 27% compared to 26% in Dufferin Grove and 25% for Dovercourt and the Study Area. For owners both the Study Area and the City of Toronto have 47% spending more than 30% of their income on shelter compared to 49% for Dufferin Grove and Dovercourt.

Employment and Occupation

According to the 2016 Census, the City exceeds proportions of both the Study Area, Dufferin Grove and Dovercourt in the area of: sales and service occupation, natural and applied science, management and occupation unique to primary industry.

Figure 17: Occupations, 2016



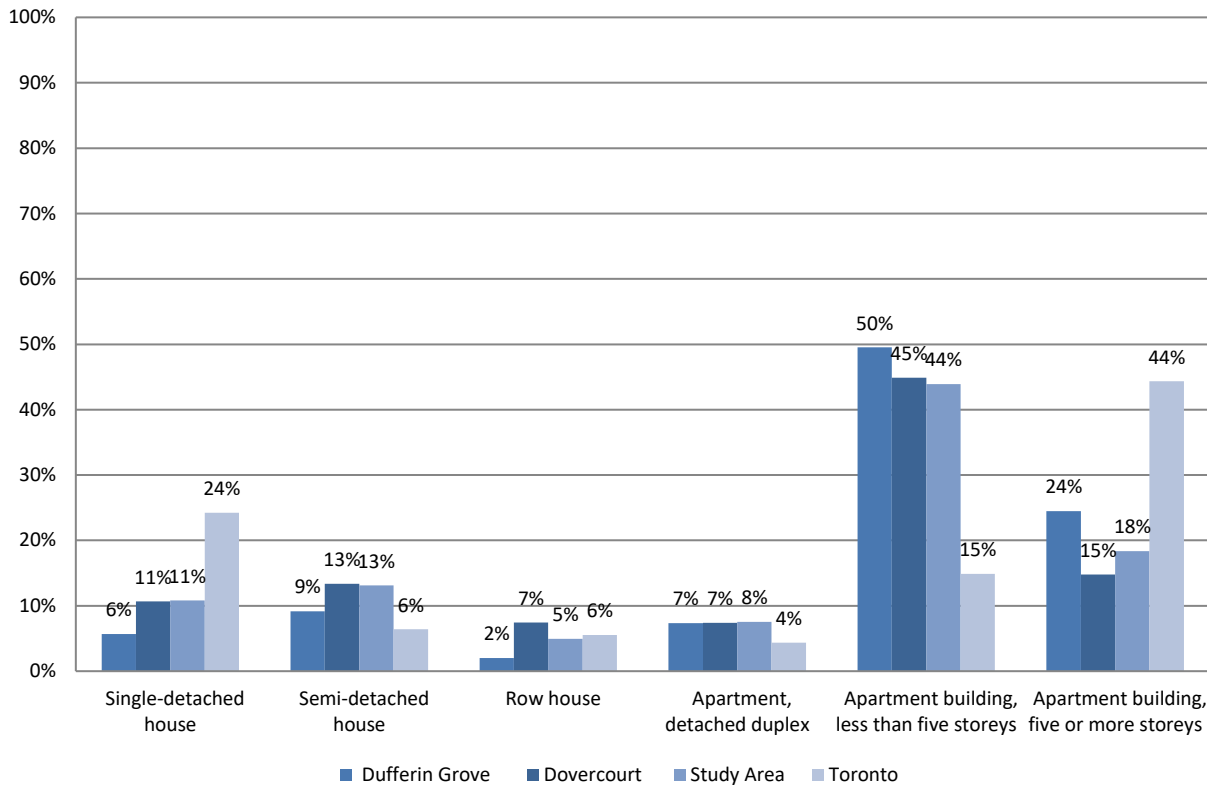
Housing Stock

Structure Type

A comparison of private dwellings by structure type summarized in Figure 18 below highlights the contrast between the City and the three geographic areas. The 2016 Census recorded 41,940 occupied private dwellings within the Study Area. There is a significantly greater proportion of single detached dwellings in the City at 24% compared to only 11% for the Study Area. Comparatively the City has 44% of all housing stock as apartment buildings with 5 or more storeys compared to only 18% for the Study Area. The largest structure type in the Study Area is apartment buildings less than 5 storeys at 44%. Dufferin Grove has 49% of structure types being

apartment buildings less than 5 storeys followed by Dovercourt at 45%. The Study Area is a higher density neighbourhood than other parts of the City with mostly single-detached housing.

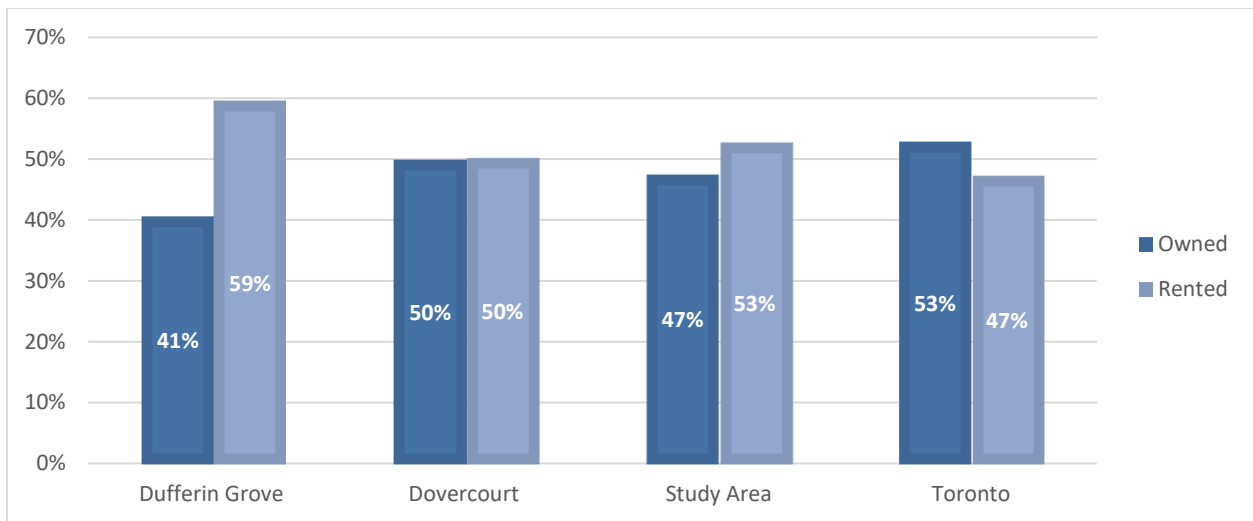
Figure 18: Dwelling Structures, 2016



Tenure

Figure 19 shows the Tenure Split within each of the geographic area. Dufferin Grove has the lowest proportion of owners at 41% with the City of Toronto having the highest at 53%. The percentage of owners in the Study Area is 47% and 50% for Dovercourt.

Figure 19: Tenure Split, 2016



Age of Housing Stock

Figure 20: Housing by Period of Construction, 2016

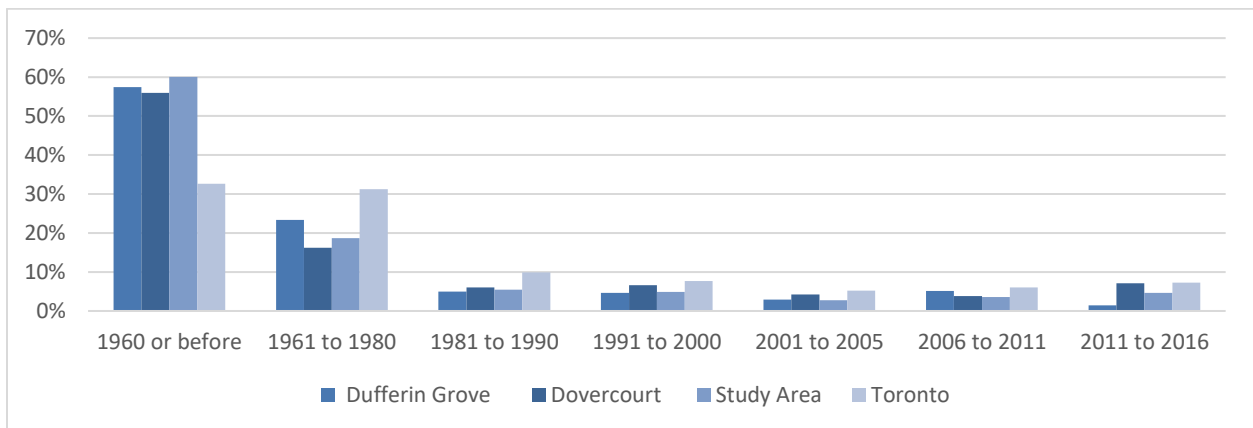
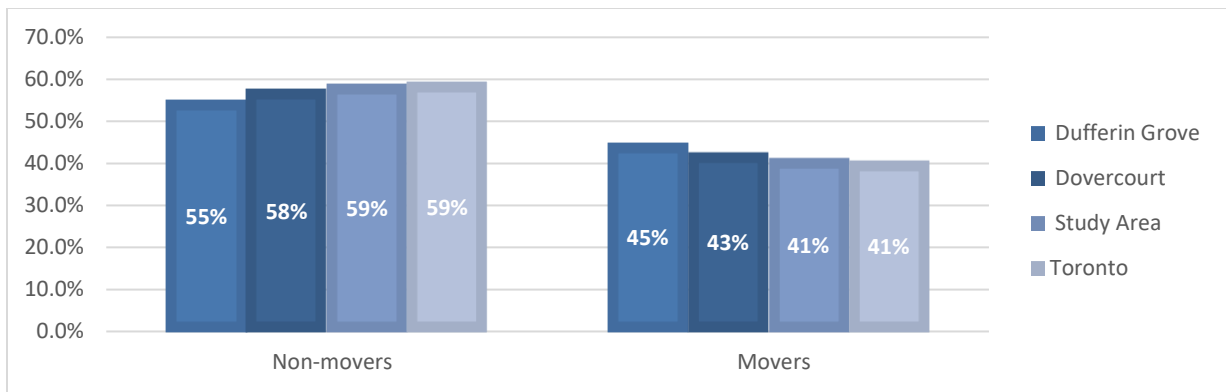


Figure 20 above shows the age of the housing stock and indicate that Dufferin Grove, Dovercourt and the Study Area is older than the City of Toronto. The Study Area has 60% of housing stock build before 1960 compared to only 33% for the City. Comparatively 18% of the housing stock in the City was built after 2000 compared to 15% in Dovercourt, 12% in the Study Area and only 9% in Dufferin Grove.

Mobility

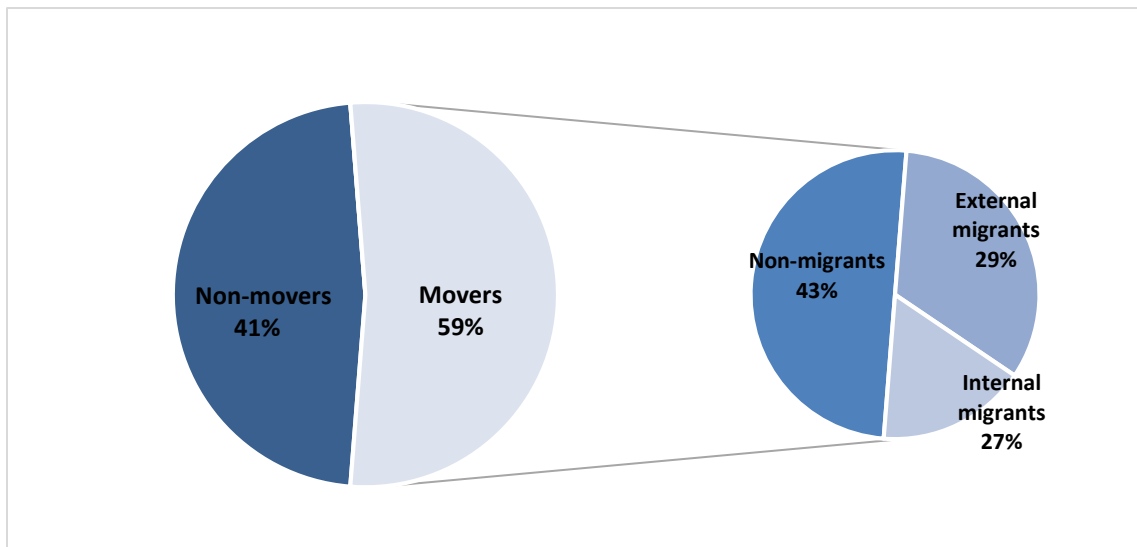
Figure 21 shows that according to the 2016 Long Form Census, a greater number of residents in the City and Study Area are non-movers both at 59% compared to 55% for Dufferin Grove and 58% for Dovercourt. Movers over the past 5 years are more likely to be located in Dufferin Grove or in Dovercourt.

Figure 21: Mobility Status: 5 Years, 2016



Movers are comprised of non-migrants, external migrants and internal migrants. Figure 22 illustrates that for the Study Area, the movers were primarily non-migrants meaning movers who live in the same census subdivision as they did at the time of the last census. Of the remaining movers, 29% were external migrants meaning outside of Canada and 27% were internal migrants or from within Canada.

Figure 22: Mobility, Study Area, 2016



Development Activity

Between January 1, 2015 and December 31, 2019 there were 68 development projects in the City's Development Pipeline in the Study Area totalling an estimated 15,334 residential units. Located in the Dufferin Grove neighbourhood were a total of 4,397 units or 28% of the total and in the Dovercourt neighbourhood there were a total of 5,885 units or 38% of the total. In all 66% of the development activity in the Study Area is in either Dufferin Grove or the Dovercourt neighbourhood. A summary of development activity is in the table below (Figure 20) and the location of each project is shown in the map below (Figure 21).

Figure 23: Summary of Development Activity* January 1, 2015 and December 31, 2019

Status	Number of Applications	Number of Units
Active	21	4,973
Built	20	1,398
Under Review	27	8,974
Total	68	15,974

*Built projects are those which became ready for occupancy and/or were completed. Active projects are those which have been approved, or which building permits have been applied or have been issued, and/or which are under construction. Projects under review have not yet been approved or refunded, or are under appeal

Figure 24: Location of Development Activity

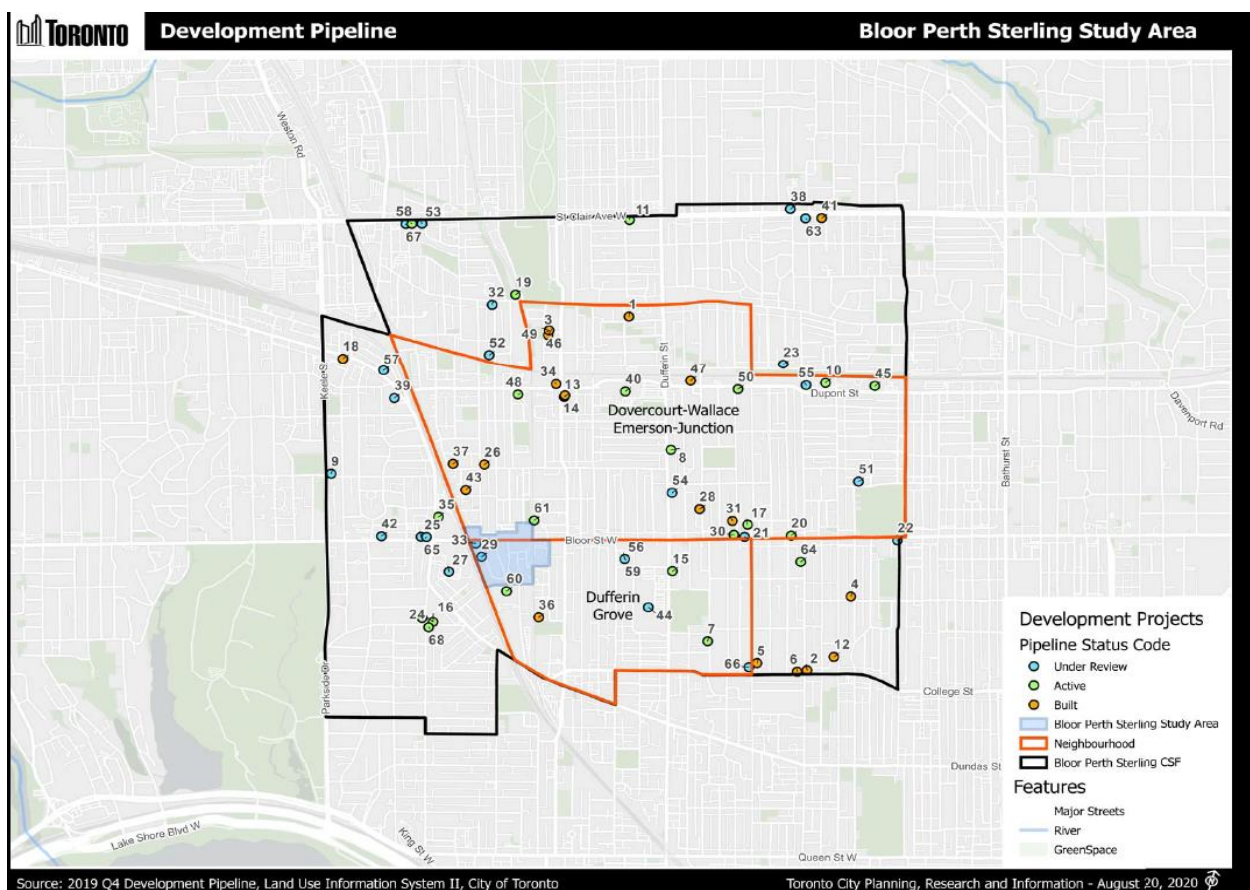


Figure 25: Population Estimates Q4 2019, Pipeline Data

	2016 Population	Proposed Number of Units	Estimated Population New
Bloor-Perth Study Area	97,075	15,050	25,577-26,772
Dufferin Grove	11,780	4,391	7,363-7,714

Dovercourt	36,675	5,605	9,694-10,135
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*Built prior to 2016 Census not included in estimated population

The estimated potential population based on the number of units active, built and under review is 25,577-26,772.

Section 37

Of the Built projects in the development pipeline (January 1, 2015 and December 31, 2019), the City has entered into 7 Section 37 Agreements for various public benefits. The table below is a summary of what has been secured and/or provided for only Community Services and Facilities.

Community Benefit	Secured
Community improvements such as parks and parkette enhancement in the immediate area	\$8,000
Improvements to local open space parks and community facilities and/or identifying other heritage resources	\$100,000
Expansion of or repair to Perth/Dupont neighbourhood library and/or improvements to Carlton Park	\$1,100,000
Construction and fitting out of on-site 475m2 community facility	Secured by \$1.1 million (indexed) Letter of Credit
Monies to be allocated towards the Capital Revolving Reserve Fund for Affordable Housing within Ward 9	\$1,200,000
Monies to be directed toward public art parkland and/or streetscape improvements within the local area	\$300,000
The owner shall be required to fund, design and construct a splash pad addition at the Davenport Village Park	\$280,000
For the purpose of improvements to Westmoreland Avenue Parkette and or improvements to local park laneways	\$50,000
For the purpose of improvements to Dufferin Grove Park	\$350,000

Sector Inventory & Analysis

Child Care

There are 40 child care facilities currently located and operating in the Study Area with a total capacity of 3,055 spaces of both commercial and non-profit centres. Of the non-profit centres (33) there is a total of 2,583 spaces provided which include infant (70 spaces), toddlers (260), kindergarten (718), preschool (594) and school age (941).

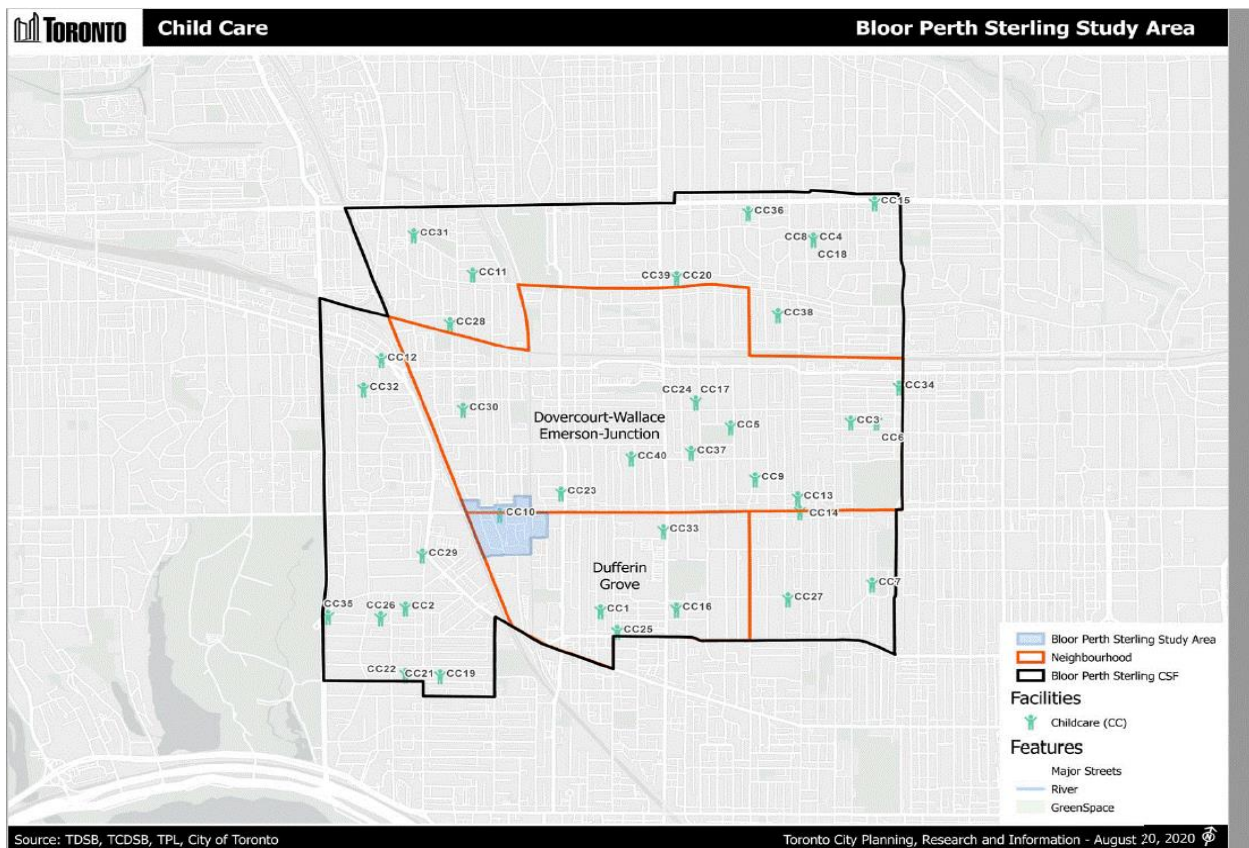
Toronto's Licensed Child Care Growth Strategy (2017-2026) is the key strategic framework to guide growth. The Council approved document has a vision to serve 50% of children aged 0 to 4 years by 2026 through an approach that includes growing the number of licensed child care spaces. Toronto Children's Services (TCS) relies on Section 37 funding opportunities to increase

the number of licensed child care spaces in those areas of the city that experience significant development.

Based on Children's Services January 2020 Ward priority map for early years child care spaces Ward 9 is listed as a high priority neighbourhood (20 to 29% served). Based on the Social Development Finance and Administration (SDFA) neighbourhood priority map Dufferin Grove (#83) is listed as a low priority (40% to 49% served) compared to Dovercourt-Wallace Emerson-Junction (#93) which is listed a high priority (20% to 29% served).

The estimated new population in the Study Area is 25,577 to 26,772 which is based on the estimated population projection increase if all projects that are under review, active and completed after the 2016 Census. Based on the estimated population projection increase if all approved projects were built as planned there would be a need for an additional 9 to 10 child care centres (25,577-26,772 X 4.5% X 50% ÷ 62).

Figure 26: Location of Child Care Centres



Libraries

There are five public libraries that serve the Study Area: Bloor/Gladstone which is a District Library and College/Shaw Library, Davenport Library, Dufferin/St. Clair Library and Perth Dupont Library all of which are Neighbourhood Libraries.

The **TPL 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 TPL's capital investment priorities to 2028, as well as longer term requirements (30-year roadmap) to account for planning. Based on the TPL FMP prioritization framework the Bloor/Gladstone District Library was renovated in 2009/2010 and is a recently completed named capital project. The branch is listed in the FMP as being in good condition.

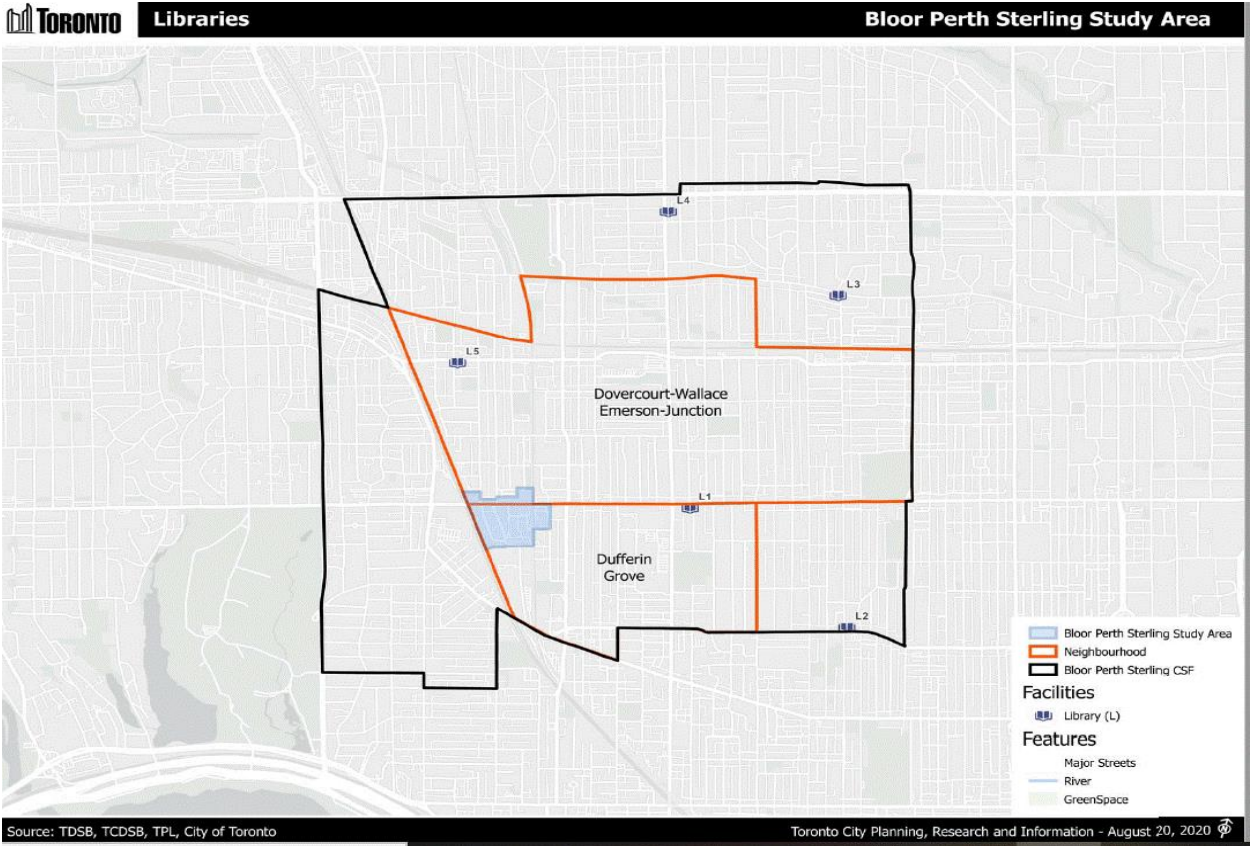
College/Shaw Neighbourhood Branch Library is listed in fair condition with a 2018 replacement cost of \$4,015,936 and is a Horizon C Priority which is not funded.

Davenport Neighbourhood Library is listed in fair condition with a 2018 replacement cost of \$1,888,496 and is a Horizon C Priority which is not funded.

Dufferin/St. Clair Neighbourhood Library is listed in good condition with a 2018 replacement cost of \$5,872,992 and is a Horizon C Priority which is not funded.

Perth Dupont Neighbourhood Library is listed in critical condition with a 2018 replacement cost of \$1,900,548 and is a Horizon A priority, board approved and funded capital project to either relocate or expand.

Figure 27: Location of Libraries



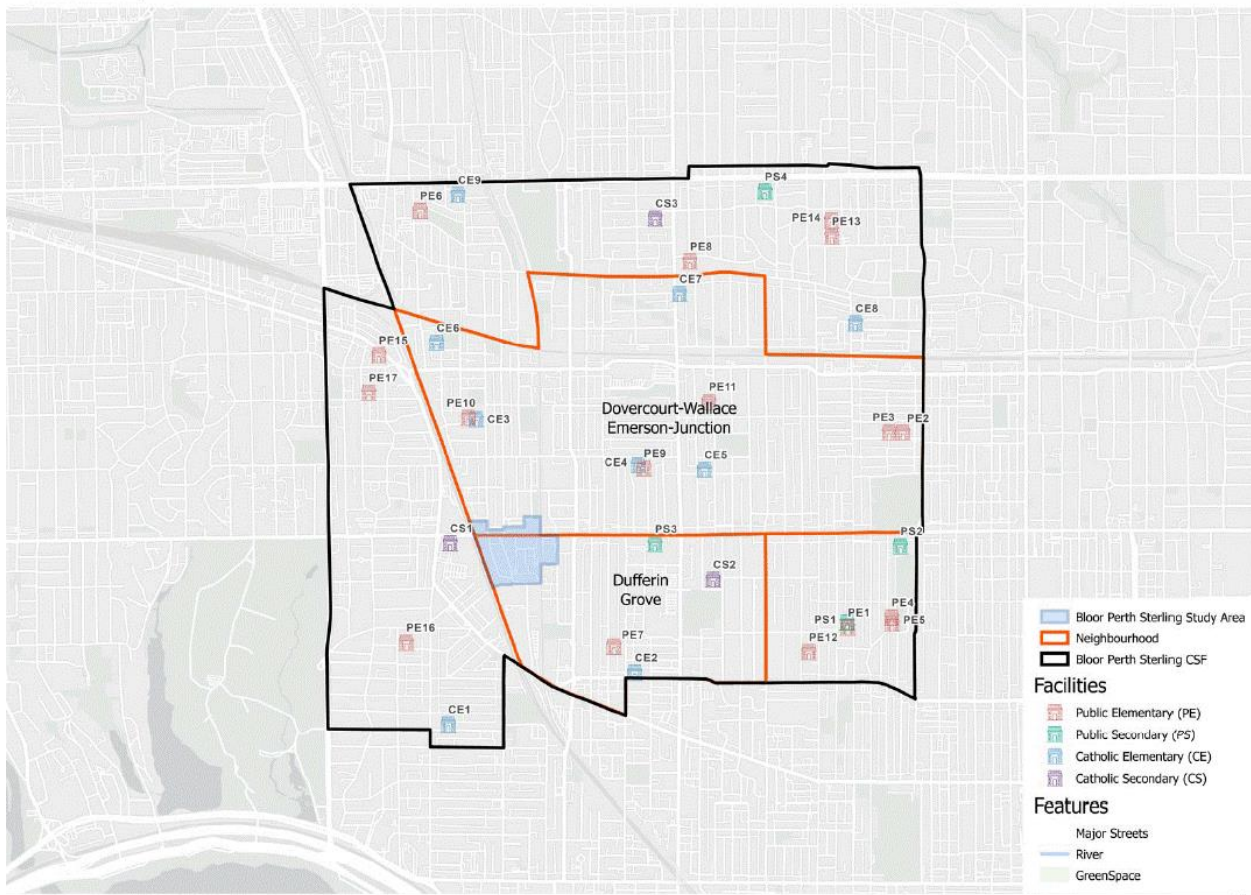
Schools

The Toronto District School Board has 9 elementary schools grades JK-6 in the Study Area and only Perth Avenue Junior Public School is over capacity at (109%). There are also 4 elementary schools grades JK-8 and 3 are over capacity: Carleton Village Junior and Senior Sports (101%), Brock Public School (121%) and Dovercourt Public School (106%). The Study Area also has 4 middle schools comprised of grades 7-8 of which only Winona Drive Senior Public School is over capacity (104%). (Refer to appendix 1 for full list of schools)

The Long-Term Program and Accommodation Strategy 2019-2028 (LTPAS) developed by the TDSB provides an approach to program and accommodation planning with a ten-year timeframe that allows for responsiveness and flexibility in a changing environment by including an annual cycle of review. The list of all planned program and accommodation studies is reviewed and modified if needed based on demographic changes, actual and projected enrolment, programs offered at each school, equal opportunities, access to programs and school utilization rates. Hundreds of new residential units are being built in Toronto every day, resulting in demographic changes and substantial pressures on critical public infrastructure such as schools. Should any action be necessary due to enrolment increases, it would be identified in the next version of the LTPAS.

The Toronto Catholic District School Board has 9 elementary schools of which only St. Vincent De Paul is over capacity (126%). There are also 3 secondary schools of which only St. Mary Catholic Academy is over capacity (110%). (Refer to appendix 2 for a full list of schools).

Figure 28: Location of Schools



Source: TDSB, TCDSB, TPL, City of Toronto

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Parks Forestry and Recreation (PFR) Community Centres, Parks and Pools

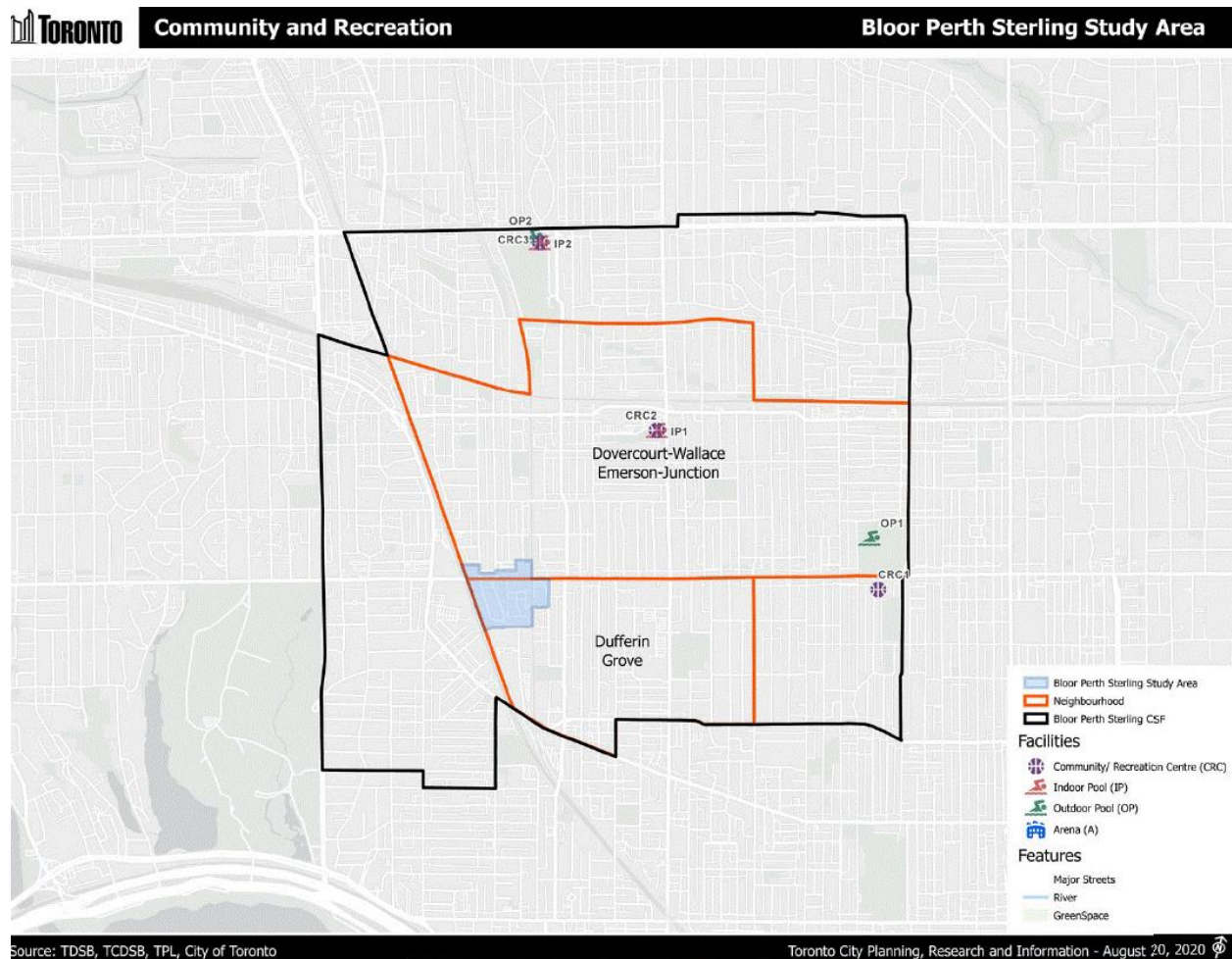
Located in the Study Area are the following PFR Community Centre and amenities: Bob Abate Community Recreation Centre, Wallace-Emerson Community Centre, Joseph J Piccininni Community Centre, Alex Duff Memorial Pool building and Giovanni Caboto rink, pool and tennis court.

The Parks and Recreation Facilities Master Plan (2019-2038) is a 20 year plan to build and renew facilities in order to meet recreation needs in a changing Toronto. It was adopted by City Council on November 9, 2017. The Implementation Strategy was adopted by City Council on October 29, 2019. The Wallace-Emerson Community Centre is listed as one of eleven community recreation centres to be replaced or revitalized. The City has secured and spent \$100,000 on capital improvements at that center with the use of Section 37.

Wallace Emerson Community Recreation Centre and Wallace Emerson Park are being revitalized as part of the Reimagine Galleria Master Plan. The project will include a partial renovation of the existing Wallace Emerson Park with added features and amenities as well as a complete renewal of the existing community recreation centre and a new child care facility. The new child care centre will be attached to the community recreation centre. The centre will be designed as an

inclusive play environment that will accommodate 32 preschool, 20 toddlers and 10 infants and include various outdoor play areas.

Figure 29: Location of Community Recreation



Human Services

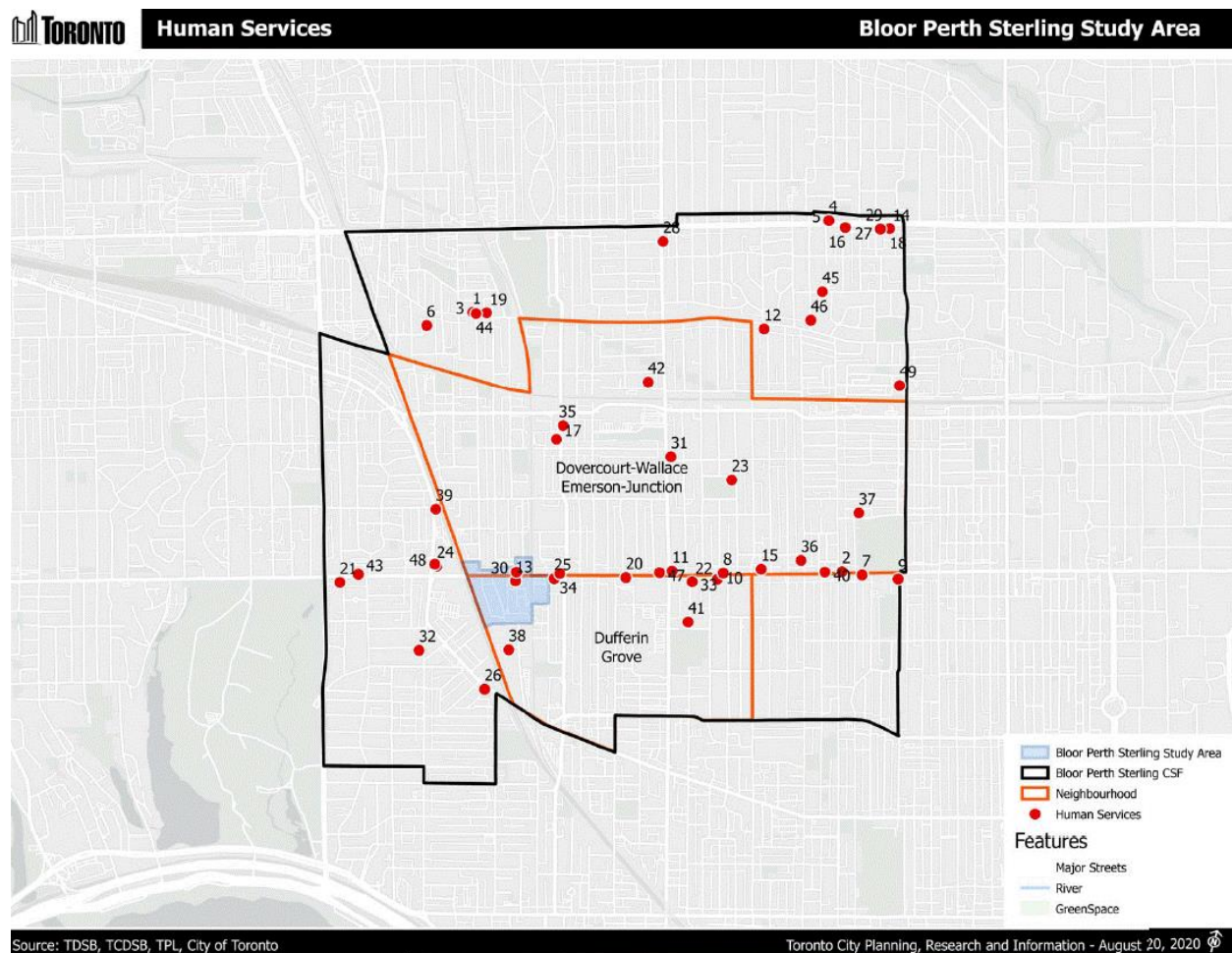
Human Services refers to non-profit community based organizations that deliver a wide-range of programs and services across the City. They can include: youth, family and homeless service; employment and immigrant services; health medical and disability services; and senior services. These services are generally located in community spaces/facilities that function as community hubs and are publically accessible such as schools, community centres and places of worship and libraries.

The City plays an important role in the delivery of CS&F by supporting the non-profit sector through a number of programs, including funding for community grants, providing Community Space Tenancy (CST) space opportunities and contracting agencies for the provision of specific programs and services. City Council adopted a Community Space Tenancy (CST) policy that provides a framework for leasing City space to the non-profit community-based sector. Policy

implementation is led by the City Divisions of Social Development, Finance and Administration (SDFA) and Real Estate Services (RES).

There are 47 human service agencies located in the Study Area as summarized in Appendix 3. These agencies include (1) adult literacy program; (1) child development; (1) multi-service agency; (5) self-help programs; (7) supportive housing for adults; (4) supportive housing; (1) health care for youth; (2) emergency shelter; (support for women); (4) elder support; (1) mental health support; (3) after school program; (5) newcomer settlement service; (3) food banks; (1) drop in centre; (1) legal clinic; and (1) family support.

Figure 30: Location of Human Service Agencies



Appendix 1

Toronto District School Boards

Map	School	Address	Capacity	Enrolment (2018)	2023 Utilization Rate

Elementary Schools JK-Grade 6					
PE2	Hawthorne II Bilingual Alternative Junior School	50 Essex Street	219	194	89%
PE4	Montrose Junior Public School	301 Montrose Avenue	263	188	77%
PE8	Regal Road Junior Public School	95 Regal Road	661	581	94%
PE9	Pauline Junior Public School	100 Pauline Avenue	378	264	72%
PE10	Perth Avenue Junior Public School	14 Ruskin Ave	527	419	109%
PE12	Dewson Street Junior Public School	65 Concord Avenue	603	480	72%
PE14	McMurrich Junior	115 Winona Drive	601	543	90%
PE16	Howard Junior Public School	30 Marmaduke Street	577	510	89%
PE17	Indian Road Crescent Junior Public School	285 Indian Road Crescent	364	321	84%
Elementary Schools JK-Grade 8					
PE3	Essex Junior and Senior Public School	50 Essex Street	443	279	72%
PE6	Carleton Village Junior and Senior Sports	315 Osler Street	568	443	101%
PE7	Brock Public School	93 Marguerette Street	353	310	121%
PE11	Dovercourt Public School	228 Bartlett Avenue	456	412	106%
Middle Schools Grades 7 and 8					
PE1	Horizon Alternative School	570 Shaw Street	92	68	77%
PE5	Delta Alternative Senior School	301 Montrose Avenue	92	60	67%
PE13	Winona Drive Senior Public School	101 Winona Drive	455	413	104%
PE15	Lucy McCormick Senior School	2717 Dundas Street West	171	73	47%

(*Source: Long-term Program and Accommodation Strategy 2019-2028(TDBS))

Map	School	Address	Capacity	Enrolment	Utilization (2020)
Catholic Elementary Schools					
CE1	St. Vincent De Paul	263 Roncesvalles Avenue	262	329	126%
CE2	St. Helen	1196 College Street	867	390	45%
CE3	St. Luigi	2 Ruskin Avenue	245	117	48%
CE4	St. Sebastian	717 Brock Avenue	550	219	40%
CE5	St. Anthony	130 Shanly Street	530	346	65%
CE6	St. Rita	178 Edwin Avenue	348	84	24%
CE7	St. Mary of the Angels	1477 Dufferin Street	536	275	51%
CE8	St. Bruno/St Raymond	402 Melita Crescent	380	199	53%
CE9	St. Paul VI	270 Laughton Avenue	400	304	76%
Catholic Secondary Schools					
CS1	Bishop Marrocco-Thomas Merton	1515 Bloor Street West	1158	657	57%
CS2	St. Mary Catholic Academy	66 Dufferin Park Avenue	714	782	110%
CS3	Loretto College	151 Rosemount Avenue	567	454	80%

(Source City Planning, Research and Information, 2020)

Appendix 3 Human Service Agencies

Adult Literacy Programs
<p>Danforth-Perth Neighbourhood and Community Health Centre-Adult Literacy and Basic Skills Upgrading Program-1900 Davenport Road</p> <ul style="list-style-type: none"> Literacy and basic skills training, including numeracy, digital communication and interpersonal skills Helps learners prepare for employment, apprenticeship, secondary school credit Ontario residents 19 years and older with reading, writing and math skills below Grade 12 of the Ontario Curriculum
Child Development
<p>Toronto Child Parent Development Centre- Children's Storefront-826 Bloor Street West</p> <ul style="list-style-type: none"> Drop in low cost lunch and supper, child development information, parent/caregiver and child activities, child development classes
Multi-Service Agency
<p>Davenport-Perth Neighbourhood and Community Health Centre-1900 Davenport Road</p> <ul style="list-style-type: none"> Health centre, community support service, early years, children and youth, adult literacy, harm reduction supports, settlement support services, crisis counselling, senior programs in English, Italian, Portuguese and Spanish
Self Help Programs
Toronto-Tool Library-830 St. Clair Avenue West

<ul style="list-style-type: none"> • Lending electrical and hand tools for members doing home repair, maintenance and building projects • Members 18 years and older for personal projects only
<p>Repair Café Toronto-830 St. Clair Avenue West</p> <ul style="list-style-type: none"> • Volunteers assist members of the public in repairing small household items such as small appliances, home electronics, small furniture, clothes, jewellery, toys, bikes, garden tools
<p>Ability Learning Network-274 Geary Avenue</p> <ul style="list-style-type: none"> • Skills training, job development and employment supports in the building trades
<p>Balance for Blind Adults-2340 Dundas Street West</p> <ul style="list-style-type: none"> • Rehabilitation to persons who are blind, service at home or in the community
<p>Music Therapy Centre-1175 Bloor Street West</p> <ul style="list-style-type: none"> • Music therapy, individual and group sessions
<p>Supportive Housing for Older Adults</p>
<p>LOFT Community Services- 61 Pelham Park Gardens</p> <ul style="list-style-type: none"> • At risk adults and seniors, living in Community Housing Pelham Park Gardens who require access to on-site supportive housing service
<p>St. Matthew's Bracondale House-707 St. Clair Avenue West</p> <ul style="list-style-type: none"> • Bachelor and one bedroom apartments for seniors 65 years and older • 1300 units • Wellness and social programs • Seniors Community Centre
<p>West Toronto Support Services-1709 Bloor Street West</p> <ul style="list-style-type: none"> • Meals on wheel, Toronto ride for essential services, supportive housing, home support
<p>Hellenic Home for the Aged-215 Tyrell Avenue</p> <ul style="list-style-type: none"> • Long Term care facility, priority to Greek community
<p>Hellenic Home for the Aged-33 Winona Drive</p> <ul style="list-style-type: none"> • Adult day program, housing and community support services, support for older adults and adults with disability
<p>New Horizon Tower-1140 Bloor Street West</p> <ul style="list-style-type: none"> • Retirement residence providing a continuum of care
<p>Christie Garden Apartment and Care-600 Melita Cres</p> <ul style="list-style-type: none"> • Offers both rental and purchase unit options to seniors living independently, dining room, recreational programming, exercise classes and wellness centre available
<p>Supportive Housing</p>
<p>Houselink Community Homes-805 Bloor Street West</p> <ul style="list-style-type: none"> • Cooperative and independent housing for adults, partly self-managed, shared and self-contained units. • Members are psychiatric survivors with a history of some continuous psychiatric treatment, also homeless singles and families marginalized by poverty
<p>West Toronto Community Legal Services-1032 Bloor Street West</p>

<ul style="list-style-type: none"> • Assistance with housing searches and filling out applications for subsidized housing and housing for people with special needs, early intervention and mediation between tenants and landlords
<p>Gerstein Crisis Centre-1045 Bloor Street West</p> <ul style="list-style-type: none"> • Mental Health and Justice short term residential beds-men and women 16 years and older who are experiencing a mental health crisis and are currently involved with the criminal justice system
<p>Dream Team-1678 Bloor Street West</p> <ul style="list-style-type: none"> • Advocacy groups that leads workshops and presentations on mental health support, supportive housing, discrimination by-law, human rights. Eligibility for adults living with serious mental illness and struggling to find supportive housing
<p>Healthcare for Youth</p>
<p>Edgewood –Healthcare for Youth-1900 Davenport Road</p> <ul style="list-style-type: none"> • Drop in youth clinic providing medical, mental and sexual health care services, free access to nurse practitioners, and mental health counsellors, referrals to legal aid and youth employment service • Eligible for youth ages 13 to 29 years
<p>Emergency Shelter</p>
<p>Christie Ossington Neighbourhood Centre-850 and 854 Bloor Street West</p> <ul style="list-style-type: none"> • Short term emergency shelter for men
<p>Christie Ossington Neighbourhood Centre-973 Lansdowne Avenue</p> <ul style="list-style-type: none"> • Homeless shelter, men
<p>Support For Women</p>
<p>Working Women Community Centre-533 A Gladstone Avenue</p> <ul style="list-style-type: none"> • Abuse/violence related support groups
<p>Homes First Society-Savards women's shelter-1322 Bloor Street West</p> <ul style="list-style-type: none"> • Chronically homeless women with mental health issues 18 years and older who have been traditionally underserved
<p>Opportunity for Advancement-1011 Dufferin Street</p> <ul style="list-style-type: none"> • Support groups and programs for women with low incomes and/or living in a stressful situations, outreach to isolated women, training, consultation and manuals on group work including preparing for change manual
<p>Sistering-962 Bloor Street West</p> <ul style="list-style-type: none"> • Assistance for women 16 years and older who are homeless, socially isolated or who have low incomes
<p>South Asian Women's Centre-800 Lansdowne Avenue</p> <ul style="list-style-type: none"> • Focus on South Asian Women and their families • Homework help, housing search assistance, general health education programs
<p>Inspiration Studio-2480 Dundas Street West</p> <ul style="list-style-type: none"> • Pottery program for purpose of self employment of supplementary income, eligible for low income women 18 years and older who have experienced homelessness
<p>Elder Support</p>
<p>Korean Senior Citizens Society of Toronto-476 Grace Street</p>

<ul style="list-style-type: none"> • Drop in centre, social, recreation and education programs, information, and referral, counselling, translation and interpretation assistance in filling out forms, income tax clinic, English as a second language
<p>Senior Adult Service-707 St. Clair Avenue West</p> <ul style="list-style-type: none"> • Social, recreation, education, fitness and wellness programs, friendly visiting, telephone security check, information and referral
<p>Elderly Vietnamese Association-2001 Dundas Street West</p> <ul style="list-style-type: none"> • Social and recreation programs, drop-in, counselling
<p>LA Centre for Active Living-55 Rankin Cres.</p> <ul style="list-style-type: none"> • Social and recreation programs, social supports, community training, health, wellness and fitness, food security program, congregate dining, income tax clinic, flu shot clinic, eligible to those 55+
<p>Mental Health Support</p>
<p>Our Place Community of Hope Centre-1183 Davenport Road</p> <ul style="list-style-type: none"> • Drop-in social and recreation programs eligible to individuals 18 years and older who identify as living with mental health issues
<p>After School Programs</p>
<p>Dovercourt Boys and Girls-1379 Bloor Street West</p> <ul style="list-style-type: none"> • After school club, social and recreation programs, day camps, homework clubs
<p>Dovercourt Boys and Girls Club-180 Westmoreland Avenue</p> <ul style="list-style-type: none"> • After school program, homework help, sports, music, dance, swimming lessons and aquatics • Eligible for children and youth ages 4-17
<p>Christie Ossington Neighbourhood Centre-270 Barton Avenue</p> <ul style="list-style-type: none"> • After school and special events programs or ages 5 to 12 years, one-on-one group programs, literary skills, gardening skills, arts, theatre, recreation sports
<p>Newcomers Settlement Service</p>
<p>Skills for Change-791 St. Clair Avenue West</p> <ul style="list-style-type: none"> • Adult mentoring programs • Immigrant/refugees support • English as a second language • Newcomer settlement service
<p>Oasis Dufferin Community Centre-1219 Dufferin Street</p> <ul style="list-style-type: none"> • Community centre serving diverse groups including Spanish-speaking community, counselling, orientation, life skills for immigrants and newcomers
<p>Eritrean Canadian Community Centre of Toronto-729 St. Clair Avenue West</p> <ul style="list-style-type: none"> • Settlement and Integration Services-information and referral, translation and interpretation, recreation, cultural activities, counselling
<p>Canadian Italian Family Assistance Association-756 Ossington Avenue</p> <ul style="list-style-type: none"> • Assistance with Italian pension applications, legal advice, notary public on site, assistance with documents
<p>Adam House-430 Gladstone Avenue</p> <ul style="list-style-type: none"> • Temporary accommodation, capacity 23, legal and social assistance, immigrant information and referral

<ul style="list-style-type: none"> • Eligible to refugee claimants for individuals and families in Canada less than 2 weeks
Food Banks
<p>Stop Community Food Centre-1884 Davenport Road</p> <ul style="list-style-type: none"> • Food banks, farmers market, community gardens, community meals, drop in centre for people at risk, prenatal nutrition program
<p>Bloor Lansdowne Christian Fellowship Church-1307 Bloor Street West</p> <ul style="list-style-type: none"> • Community meals
<p>Westminster Chapel at High Park Outreach- 9 Hewitt Avenue</p> <ul style="list-style-type: none"> • Food and clothing bank
Drop in Centre
<p>Wychwood Open Door -729 St. Clair Avenue West</p> <ul style="list-style-type: none"> • Drop in, breakfast, lunch, clothing, social and recreational programs, life skills, community and health information, peer advocates, provide help with social assistance, housing and legal issues
Legal Clinic
<p>West Toronto Community Legal Service-1032 Bloor Street West</p> <ul style="list-style-type: none"> • Community legal clinic, assistance with housing and tenant issues, social assistance including Ontario Works, Ontario Disability Support Program, Canada Pension Plan, Old age Security, Employment Insurance
Family Support
<p>Family Services Toronto-128A Sterling Road</p> <ul style="list-style-type: none"> • Support for those living independently or with their families, person centred planning, counselling, facilities access to resources