



mehak, kelly & associates inc.



CITY OF TORONTO

Port Lands Community Infrastructure Strategy

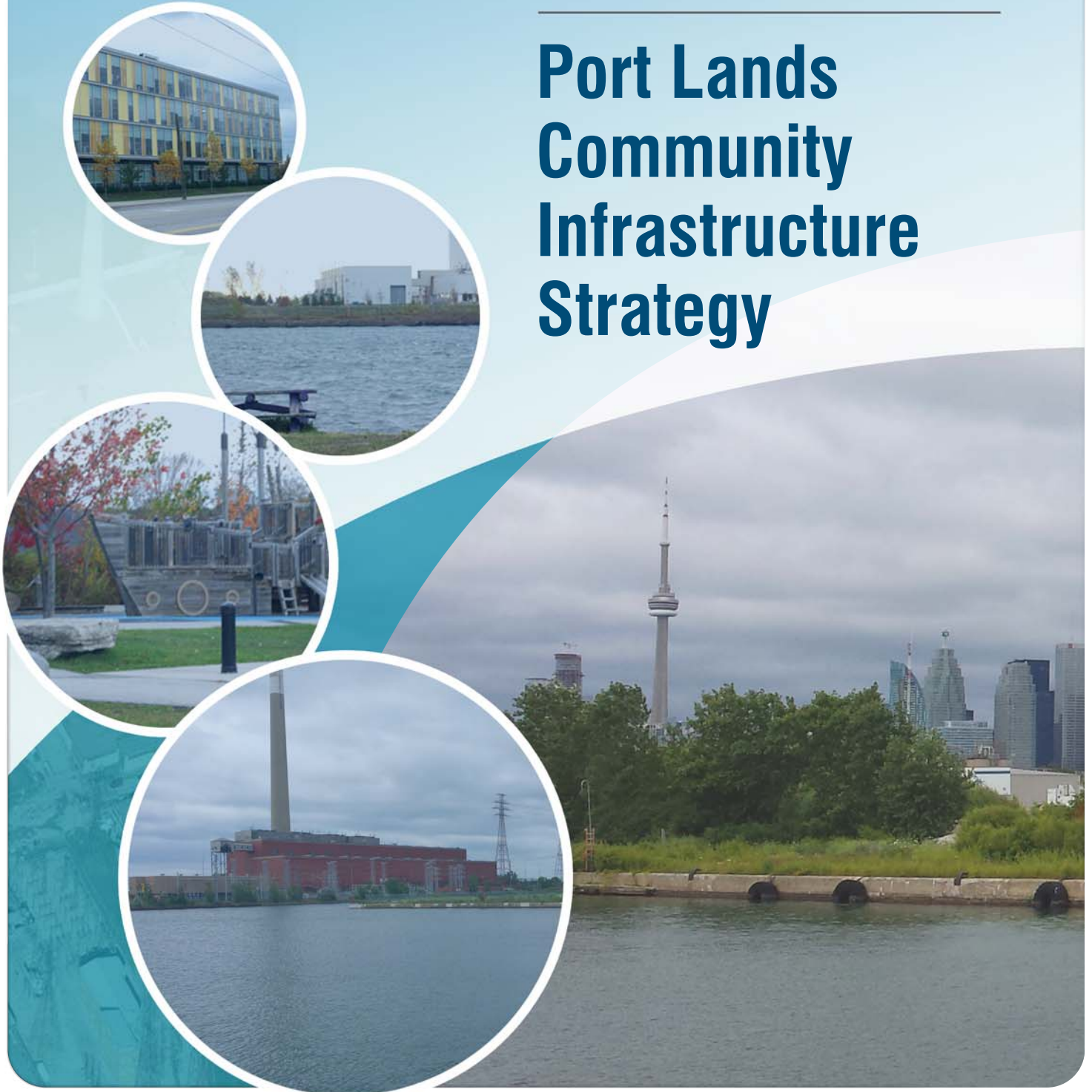


Table of Contents

	Page
EXECUTIVE SUMMARY	vi
1.0 Introduction.....	1
PART 1- BACKGROUND AND ANALYSIS	3
2.0 Context	3
2.1. Port Lands Planning Framework Study Area	3
2.2. Broader Context Area	5
2.3. Previous Community Services and Facilities Strategies.....	5
2.4. Policy Framework.....	8
2.5. Background Reports.....	9
3.0 Context Area Profile.....	11
4.0 Planned Waterfront Communities	14
5.0 Existing Community Services and Facilities.....	17
5.1. Community/Recreation Centres	17
5.2. Schools	18
5.3. Child Care Centres.....	20
5.4. Public Libraries	24
5.5. Human Services.....	25
5.6. Emergency Services	26
5.7. Parks.....	26
5.8. Existing Services and Facilities Summary.....	28
6.0 Service Levels.....	40
6.1. Community Facilities.....	40
6.2. Parks and Park Amenities	44
6.2.1. Parks.....	44
6.2.2. Park Amenities	45
7.0 Agency Outreach.....	48
7.1. Agency Survey and Follow-Up	48

7.2.	Technical Advisory Committee	50
7.2.1.	Emergency Services - (Fire, Police, EMS)	50
7.2.2.	Schools	51
7.2.3.	Libraries.....	52
7.2.4.	Child Care	52
7.2.5.	Parks & Recreation.....	53
7.2.6.	Other	53
7.3.	Summary of Agency Outreach Findings.....	54
8.0	Planned Community Services and Facilities	55
8.1.	Recreation and Child Care Facilities.....	55
8.2.	Libraries.....	56
8.3.	Schools	56
8.4.	Parks.....	58
9.0	Co-Location Models, Partnerships and Practices	59
9.1.	Facility Models for Physical Co-Location	59
9.2.	Partnership Practices	62
9.3.	Lessons Learned from Partnership Examples.....	65
10.0	Summary of Findings.....	68
PART 2 – COMMUNITY INFRASTRUCTURE STRATEGY	70	
11.0	Growth and Change in the Study Area	70
11.1.	Revitalization Objectives.....	70
11.2.	Port Lands Planning Framework: Land Use Direction	70
11.3.	Population and Employment Estimates	72
11.4.	Port Lands Charrette.....	74
12.0	Community Infrastructure Needs Assessment.....	76
12.1.	Community and Recreation Centres.....	76
12.2.	Schools	80
12.3.	Child Care Centres.....	82
12.4.	Public Libraries	84

- 12.5. Human Services..... 85
- 12.6. Emergency Services 87
- 12.7. New Regional Facilities 88
 - 12.7.1. Multi Pad Arena Facility 89
- 12.8. Parks and Open Spaces 91
 - 12.8.1. Official Plan Policy..... 91
 - 12.8.2. Concurrent Parks and Open Space Planning 93
 - 12.8.3. Trends 93
 - 12.8.4. Parkland Dedication 94
 - 12.8.5. Active and Passive Recreation 96
 - 12.8.6. Port Lands Parks and Open Spaces 96
- 12.9. Summary of Community Infrastructure Needs 103
- 13.0 Community Infrastructure Concept Plan and Principles 106**
 - 13.1. Community Infrastructure Location Options and Assessment..... 106
 - 13.1.1. Location Principles and Assumptions for Community Infrastructure 106
 - 13.1.2. Community Infrastructure Conceptual Locations and Size of Facilities . 106
 - 13.1.3. Conceptual Parks and Open Space Locations 115
 - 13.2. Implementation 120
 - 13.2.1. Community Infrastructure Phasing and Development..... 120
 - 13.2.2. Meeting Interim Demand for Community Infrastructure 120
 - 13.3. Partnership Development and Management 121
 - 13.4. Funding Options..... 122
 - 13.5. Monitoring 123
 - 13.6. Design Considerations 123

List of Tables

Table 1- Previous Community Services and Facilities Recommendations	7
Table 2 – Existing Community/Recreation Centres in Context Area	18
Table 3 – Existing Public (as of January 2014)and Catholic Schools (as of October 2014) in Context Area	19
Table 4 - Existing Child Care Centres in Context Area	22
Table 5 - Existing Libraries in Context Area	25
Table 6 - Supply Levels – Community Facilities	41
Table 7: Per Capita Historic Service Levels 2003 - 2012	43
Table 8 – Historic Record of Parkland Area in Toronto	45
Table 9 - Active Recreation Supply Analysis (amenity per population).....	46
Table 10 - Summary of Partnership Structures in Physical Co-location Examples	63
Table 11 - Port Lands Residential Population Estimates	73
Table 12 - Anticipated Age Structure for the Port Lands.....	73
Table 13 - Sport Field Dimensions	100
Table 14 - Summary Table of Total Facilities and Distribution by Community	107

List of Figures

Figure 1 - Port Lands Planning Framework & Community Infrastructure Strategy Study Area	4
Figure 2 - Port Lands Context Area and Study Area	6
Figure 3 - Existing Arenas and Community Recreation Centres	30
Figure 4 - Existing Indoor and Outdoor Pools.....	31
Figure 5 - Existing Catholic Schools	32
Figure 6 - Existing Public Schools.....	33
Figure 7 - Existing Child Care.....	34
Figure 8 – Libraries.....	35
Figure 9 – Human services.....	36
Figure 10 - Existing Emergency Medical Services.....	37
Figure 11 - Existing Parks and Trails.....	38
Figure 12: Summary of Existing Facilities and Services	39
Figure 13 - Planned Facilities	57
Figure 14- St Lawrence Library Catchment Area	85
Figure 15a-g – Concept Plan Centres.....	108
Figure 16a–e: Parks and Open Space.....	116

List of Appendices

Appendix A – Port Lands Context Area Demographic Profile

Appendix B – List of Human Services and Agencies

Appendix C – Supply Level Calculation Information

Appendix D – Parkland Context Area Inventory

Appendix E – Agency Consultation (Survey and Results, TAC meeting notes)

Appendix F – Co-Location and Partnership Examples

Appendix G – Parkland Dedication Spreadsheet & Parkland Acquisition Priority Areas

Appendix H – Facility Sizes

EXECUTIVE SUMMARY

The Port Lands offer an unparalleled revitalization opportunity for the City of Toronto to transform underutilized lands into new urban districts amid the “hustle and bustle” of a working port. Community Infrastructure will be an important component of this transformation and redevelopment.

This Community Infrastructure Strategy presents the community services and facilities needed to support the revitalization of the Port Lands and identifies conceptual locations and implementation considerations. As background, the report documents the existing and planned community services and facilities within the Port Lands and broader context area, as well as trends and best practices for delivering community services and facilities.

The development of community infrastructure in the Port Lands should be undertaken with the goal of facilitating complete communities. As such, efforts should be early and ongoing to plan for needed facilities and services so they can be located appropriately within the community, can be walkable with good access to transit to reduce car travel and can address the needs and interests of all residents through all seasons. The planning and development of community infrastructure should also consider the opportunity to create a community focal point. This could be accomplished through the co-location of a number of services into a vibrant centre of community activity and/or the iconic design of a facility(s) in a visible waterfront location.

Collaboration is critical to the successful the development and operation of community facilities and services. Integration of public facilities with each other and with private development, both in their location and operation is a growing trend and an important objective in the Central Waterfront Secondary Plan policies. A number of co-location and partnership examples are shown in the Community Infrastructure Strategy to demonstrate this important concept. There has been significant collaboration on waterfront planning to date between City departments, as well as between the City and other agencies such as Waterfront Toronto, the Toronto District School Board, etc. A continuation of a collaborative approach between public, not-for-profit and private sector entities should be fostered to see successful co-location and partnerships materialize and to ensure joint decisions are made in a timely manner.

As the Port Lands develop and evolve, a number of new mixed-use neighbourhoods will be developed in the Lower Don Lands and Film Studio District. These new neighbourhoods will need to be supported by a diverse range of community infrastructure to ensure complete, healthy and thriving communities are developed with local activity centres and recreational opportunities.

Based on a comprehensive review of provision levels in the context area and broader city, anticipated future demand, and complete community principles and trends, this Community Infrastructure Strategy has recommended the following facilities and services to support revitalization in the Port Lands (as shown on Figures 15 and 16 in this report):

- Two community centres (one in the Lower Don Lands and one in the Film Studio District) with a minimum size of 35,000 square feet. Each community centre would have different programming, but the following should be accounted for in the community centres:
 - one indoor pool;
 - municipal regulation double gym space; and
 - multi-purpose program space with a variety of sizes;
- a minimum of three public elementary schools;
- one Catholic elementary school;
- five to six child care facilities for public and not-for-profit providers;
- one Neighbourhood branch library;
- a minimum of two human services spaces/facilities;
- one fire station;
- one EMS station; and
- one arena (twin or multi-pad).

Given the estimated population currently identified for the Port Lands, a public secondary school is not required. However, a secondary school in a central location within the broader Central Waterfront is likely required. A Catholic secondary school is also not required as students could be accommodated in existing Catholic secondary schools in the context area.

Trends such as aging population, increased in health awareness, growth of the vertical community and urban lifestyle, shift in popularity for certain sports, and the desire to see iconic and memorable waterfront parks cement the need for a variety of parks, open spaces and facilities for the diverse needs of the community. The parks and open space strategy for the Port Lands capitalizes on existing and planned parks such as Tommy Thompson Park, the future Promontory Park and River Park, and other parks identified through the Land Use Direction (i.e. Don Greenway, McCleary Park expansion, water's edge promenades and the maritime hub). To support the above noted parks, local and neighbourhood parks are also recommended including:

- three to four parkettes, one within each new neighbourhood; and
- three to four neighbourhood parks, one within each new neighbourhood.

Opportunities for securing access to privately owned open spaces for public purposes should also be explored as precinct planning progresses to supplement publicly owned parks and to create an enhanced overall system of parks and open spaces in the Port Lands.

To facilitate both locally-oriented and regional recreational opportunities at a variety of scales and types, parks programming should include a range of active and passive recreation both at the local and broader city-scale. Active recreation programming should include:

- six to eight playgrounds distributed throughout the new neighbourhoods;
- three to four dog off-leash areas in each new neighbourhood;
- four locally-oriented multi-purpose fields in each new neighbourhood;
- one outdoor basketball court;
- three multi-purpose tennis courts;
- two outdoor skating areas; and
- two regulation sized multi-purpose fields (one multi-purpose rugby/football field and one multi-purpose soccer field).

It is recognized that community facilities in the Port Lands will need to be developed over time. In the interim it may be necessary to look at other opportunities to provide community facilities and services. The use of planned community facilities in the Keating Channel, East Bayfront, and West Don Lands precincts for the early Port Lands communities on an interim basis, should be discussed and considered as these facilities are constructed. In addition, other interim opportunities should be investigated including proactively designing flexibility into Port Lands community infrastructure facilities such that they can accommodate the growth and change of the community over time.

As planning for community infrastructure unfolds it will be important to develop design standards and guidelines that include concepts such as visibility from the street, access, adaptability to changing needs. Monitoring and updating the Community Infrastructure Strategy as required will be essential to ensuring that, over the long-term, infrastructure is optimally matched to population needs. The high level determination of facility needs included in the Community Infrastructure Strategy will have to be confirmed based on unfolding development in the Port Lands, changes in the socio-demographic profile, trends and changes in the overall market for services and new innovations that occur over the coming decades.

The Community Infrastructure Strategy is presented in two parts. Part 1 summarizes the background, existing conditions and analysis undertaken as part of the development of this Strategy. Part 2 outlines the recommended strategy for the provision of community infrastructure in the Port Lands to support long-term revitalization objectives.

1.0 Introduction

The Port Lands is a large industrial area located east of Toronto's downtown area on the waterfront and Toronto's only working port. The Port Lands, at approximately 356 hectare (880 acres), are an unparalleled revitalization opportunity for the City of Toronto. The Central Waterfront Secondary Plan calls for the transformation of the Port Lands into a number of new urban districts amid the "hustle and bustle" of a working port. The first phase of the Port Lands Acceleration Initiative confirmed that portions of the Port Lands would undergo revitalization with the working port being maintained for the foreseeable future.

The City of Toronto Planning Division and Waterfront Toronto, in consultation with the Toronto and Region Conservation Authority, are currently developing a high-level Planning Framework for the Port Lands to guide the transformation and redevelopment of the lands over a 50 year build out period. The identification of necessary community infrastructure for the new communities is a component of developing the Planning Framework. The City retained Dillon Consulting and Mehak, Kelly & Associates Inc. to develop a Community Infrastructure Strategy to inform this aspect of the Port Lands Planning Framework.

This Community Infrastructure Strategy includes a background review of existing community services and facilities within a broader context area, a review of previous plans and strategies, an analysis of trends and emerging issues, and research on best practices for delivering community services and facilities. This analysis was used to determine the community services and facilities needed to support revitalization of portions of the Port Lands, conceptual locations and implementation considerations.

Part 1 of this report summarizes the background, existing conditions and analysis undertaken as part of the development of this Strategy. **Chapter 2** provides context for the development of the Community Infrastructure Strategy including the study area considered, previous Community Services and Facilities Strategies undertaken and the policy framework and relevant background reports. **Chapter 3** discusses demographics in the broader context area to inform the appropriate level of community services and facilities. **Chapters 4** explores the planned Waterfront Communities in proximity to the Port Lands. **Chapters 5 and 6** document the existing and planned services and facilities, as well as input from agencies on trends and issues. **Chapter 7** summarizes the agency outreach conducted, the information generated and the considerations that were taken away. **Chapter 8** discusses the planned community services and facilities. **Chapter 9** summarizes research undertaken on models for co-locating facilities, as

well as opportunities for partnerships in facility development and delivery. **Chapter 10** summarizes the key findings.

Part 2 of this report outlines the recommended strategy for the provision of community infrastructure in the Port Lands to support long-term revitalization objectives. **Chapter 11** provides information on the growth expectations in the Port Lands. **Chapter 12** documents the assessment of community infrastructure needed in the Port Lands. **Chapter 13** provides the recommended community infrastructure concept plan and principles.

PART 1- BACKGROUND AND ANALYSIS

2.0 Context

2.1. Port Lands Planning Framework Study Area

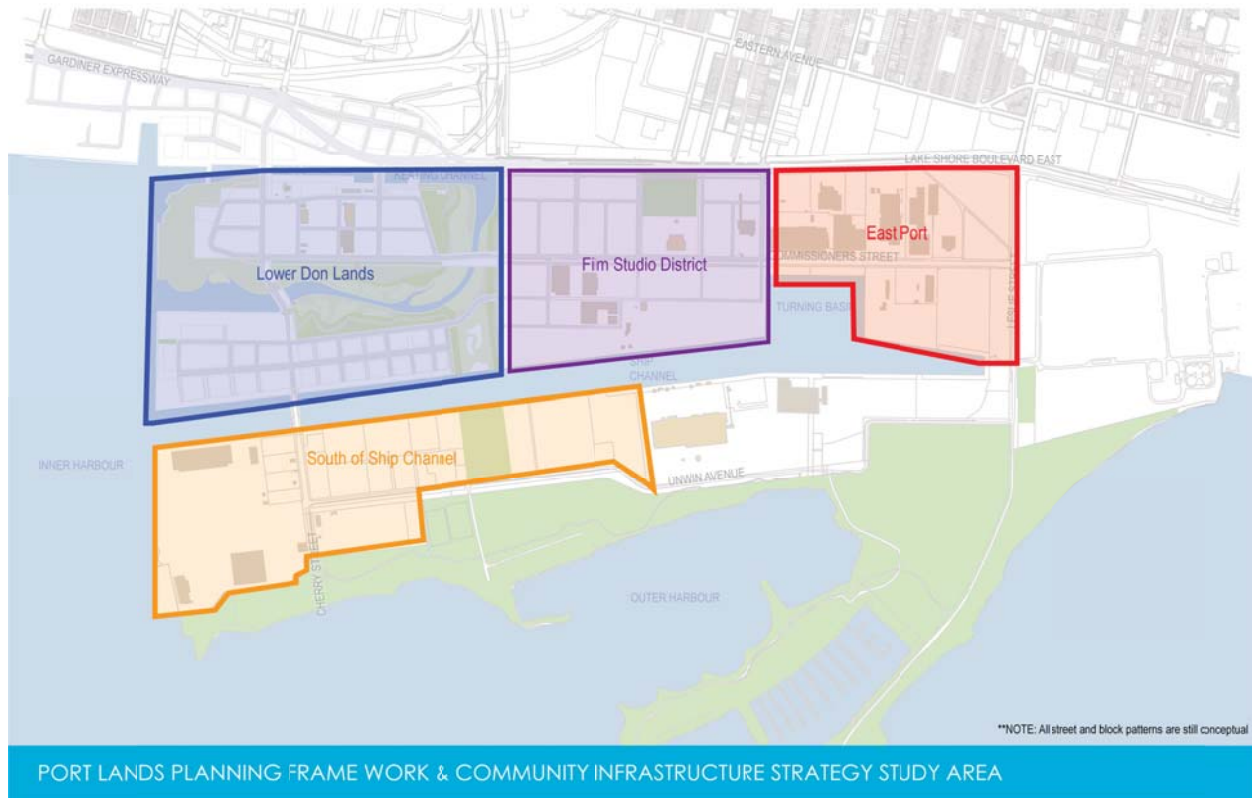
The study area for the Port Lands Planning Framework (PLPF) is the study area for the Community Infrastructure Strategy. It includes the lands south of Lake Shore Boulevard East, north of Unwin Avenue, between the Inner Harbour and Leslie Street. Current uses in the study area include a mix of marine related uses including the receipt of shipped goods like cement, salt and aggregates; city-serving uses such as energy generation and distribution facilities and offices, waste management facilities, a TTC maintenance facility, a Canada Post distribution facility; and film industry uses. The Port Lands area can be further broken down into four sub areas as shown on **Figure 1**:

- **Lower Don Lands** – This 87 hectare area is bounded by Keating Channel to the north, the Ship Channel to the south, the Inner Harbour to the west and the Don Roadway to the east. Existing land uses in this area are primarily industrial and commercial in nature. This area is the furthest along in its planning with previous planning work completed, including the Lower Don Lands Framework Plan (2010) and Keating Channel Precinct Plan (2010). The Don Mouth Naturalization and Flood Protection Environmental Assessment and the Lower Don Lands Infrastructure Environmental Assessment were amended and finalized in 2014 with the DMNP EA receiving provincial approval in 2015. There are three precincts proposed in the Lower Don Lands: Villiers Island, Polson Quay and South River. A precinct plan for Villiers Island is currently under development.
- **Film Studio District** – This 57 hectare district is located east of the Don Roadway, west of Carlaw Avenue, and bounded by Lake Shore Boulevard East to the north and the Ship Channel to the south. Pinewood Toronto Studios, the Commissioners Transfer Station and other commercial and private recreational uses exist in this area. A precinct plan process is also underway for the Film Studio District, and the Port Lands Transportation and Servicing Master Plan Environmental Assessment (TSMP EA) is addressing the District's future public street and municipal servicing networks.
- **The East Port** – Lands between Carlaw Avenue, Leslie Street, Lake Shore Boulevard East and the Ship Channel are referred to as the East Port. Current land uses in this area include a Toronto Hydro building, Canada Post, a TTC Wheel-Trans maintenance facility, Canadian Tire and other retail and service uses, and aggregate and concrete facilities. The Port Lands Planning Framework: Land Use Direction (June 2014), identifies that the East Port will continue to be used for port and employment uses for the foreseeable future. The TSMP EA is also addressing municipal infrastructure in this area.

- **South Ship Channel** – This area includes lands south of the Ship Channel, north of Unwin Avenue, between the Port of Toronto and the Portlands Energy Centre. These lands are primarily used for outdoor, bulk storage of road salt and aggregates and energy production and distribution. The Land Use Direction identifies that the lands will continue to be used for port and employment uses for the foreseeable future, and that the lands are a strategic land reserve for the City. The TSMP EA is also addressing municipal infrastructure in this area.

Further information on each of these areas is included in the Port Lands Planning Framework: Land Use Direction (June 2014).

Figure 1 - Port Lands Planning Framework & Community Infrastructure Strategy Study Area



2.2. Broader Context Area

A broader context area was also established to inform the development of the Community Infrastructure Strategy. This broader context area extends from Yonge Street east to Woodbine Avenue and from Bloor Street/Danforth Avenue south to Lake Ontario. An understanding of the existing community services and facilities in this area, as well as trends and issues, helps provide context for the future development of community infrastructure in the Port Lands. Consideration was also given to whether some facilities within the context area may be able to serve future residents of the Port Lands either on an interim or longer-term basis.

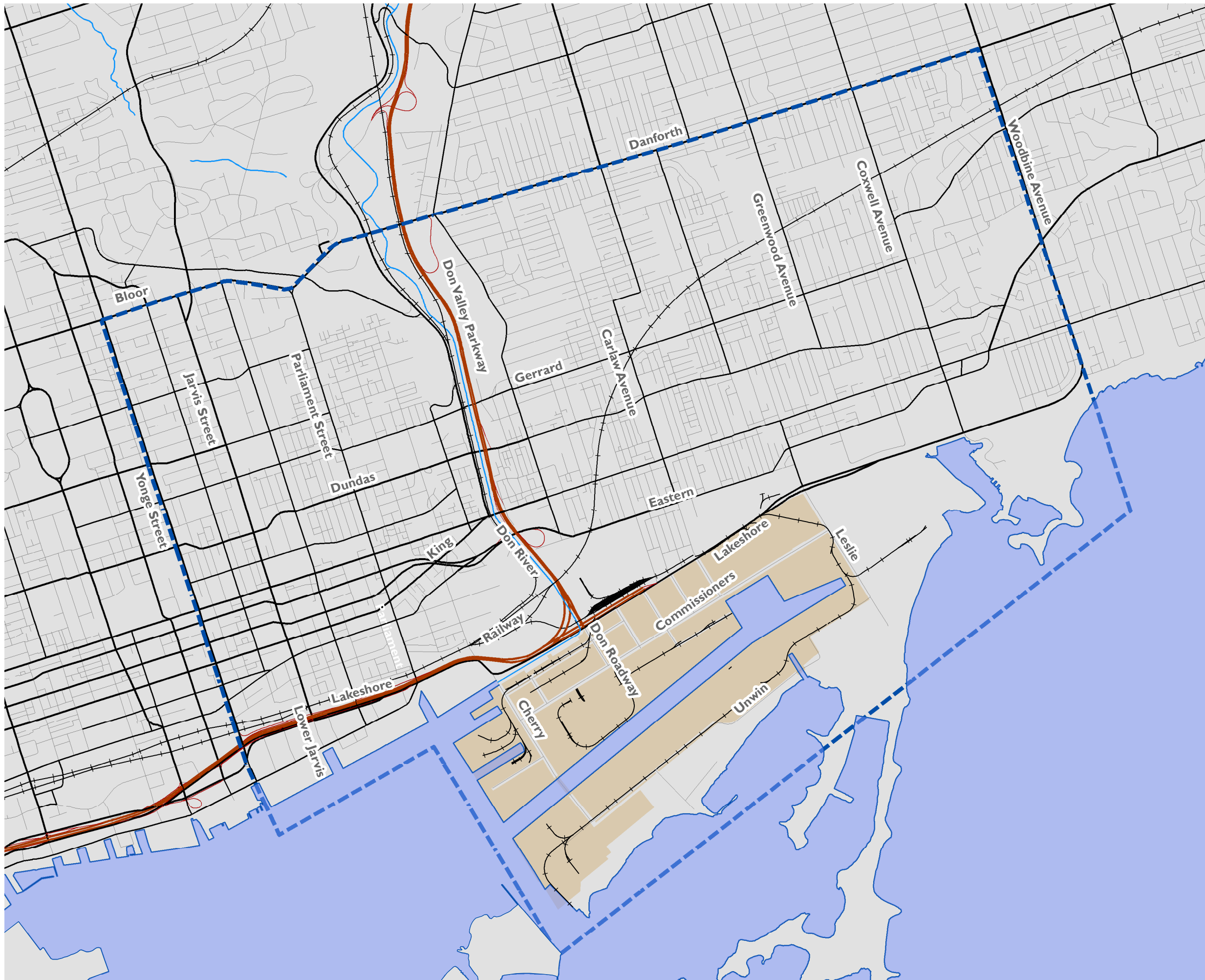
Figure 2 shows the broader context area.

2.3. Previous Community Services and Facilities Strategies

The Community and Emergency Services and Facilities Required in Conjunction with Waterfront Development report was completed in 2001. Its purpose was to determine what was needed by way of community and emergency services for potential waterfront redevelopment proposals. It was originally presented by the Toronto Waterfront Revitalization Task Force and then modified by the City. The study area included the entirety of the waterfront including the Exhibition lands, the central waterfront and the Port Lands which it labels as the East Precinct. This study investigated the requirements for:











- schools
- community parks
- community recreation centres
- ambulance stations
- police stations
- fire stations
- daycare centres
- libraries; and
- general community and services space needs.

The Central Waterfront Secondary Plan (CWSP) adopted by City Council in April 2003 included expected requirements for community services and facilities for the entire Central Waterfront at full build-out. It built upon the previous study from 2001. As part of the development of the CWSP, a community services and facilities strategy was completed by the City Planning Division in 2001. The strategy identified potential community services and facilities, including emergency services, needed to support redevelopment and revitalization of the entire Central Waterfront, including the Port Lands, and the strategy informed Appendix 1 of the CWSP.



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

CONTEXT AREA AND STUDY AREA
 FIGURE 2

-  Context Area
-  Study Area
-  Lake Ontario
-  Railways
-  Shoreline
-  Creeks and Rivers
-  Local/Lane/Other
-  Expressway
-  Expressway Ramp
-  Major Arterial
-  Minor Arterial

SCALE 1:25,000
 0 0.25 0.5 1 km



MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N



PROJECT: 14-8859
 STATUS: FINAL
 DATE: 06/05/2015

The development of the Lower Don Lands Framework Plan (2010) also included an assessment of community services and facilities needed to support the redevelopment envisioned in this Plan. The assessment applied to the areas now referred to as Villiers Island, Polson Quay and South River. It also identified facilities for the Keating Channel Precinct which was previously included in the boundaries of the Lower Don Lands.

Table 1 indicates the facilities recommended in these previous community services and facilities strategies to meet the anticipated demand based on the future population assumed when these two strategies were developed.

Table 1- Previous Community Services and Facilities Recommendations		
Type of Facility	Number Recommended	
	Community and Emergency Services and Facilities Required in Conjunction with Waterfront Redevelopment <i>(approximately 426,429 new residential units in the Port, 44,929 population)¹</i>	Lower Don Lands Framework Plan <i>(approximately 12,802 – 13,334 new residential units)²</i>
School	4 TDSB + 2 TCDSB Elementary schools + 1 secondary school	3
Daycare	8	4
Library	1-2	1
Community/Recreation Centre	2 (excludes minor centres)	3
Parks	16-41 ha	Not Specified
Emergency Services	0 police, 0 fire, 1 ambulance	Not Specified

Planning for the Port Lands has evolved since the completion of the Lower Don Lands Framework Plan. The analysis and conclusions of this Community Infrastructure Strategy will more clearly define the community services and facilities required for the Port Lands.

¹ Community and Emergency Services and Facilities Requirements in Conjunction with Waterfront Redevelopment. April 2001. Pg. 15 and 16

² Lower Don Lands Framework Plan, May 2010, pg 33 and 35

2.4. Policy Framework

Three key documents provide the policy framework for the development of this Community Infrastructure Strategy.

Central Waterfront Secondary Plan 2003 (CWSP), as amended by OPA No. 388 – The Central Waterfront Secondary Plan (CWSP) was adopted by City Council in 2003 as an amendment to the former City of Toronto Official Plan. The CWSP, while not in force in the Port Lands due to appeals to the Ontario Municipal Board, represents Council policy to guide the revitalization of the lands and is based on four key principles. “Creating dynamic and diverse new communities” and “Building a network of spectacular waterfront parks and public spaces” are two key principles of the CWSP that are particularly relevant to this Community Infrastructure Strategy.

Additionally, policies in the CWSP that provide guidance for the development of the Community Infrastructure Strategy include:

- Parks will be developed to provide a full range of recreational experiences for all times of the year (P15);
- Schools and other community services and facilities will be proactively integrated into new developments (P34);
- Local parks are important to enrich new communities (P35);
- Innovative approaches and co-location of facilities should be considered (P36);
- Residents should be able to stay in the community throughout their lives (P38); and
- Year round experiences for visitors should be provided (P47).

The CWSP also includes guidance on the implementation of the plan including Section 2.4 which outlines potential tools to secure contributions from development for community infrastructure, including Area Specific Development Charges, Section 37 contributions and cost sharing agreements between land owners. Appendix 1 to the CWSP provides general guidelines and criteria for the supply and distribution of community facilities and services, which have been reviewed and are being updated as appropriate as part of this Community Infrastructure Strategy for the Port Lands.

Provincial Policy Statement (2014) – A new Provincial Policy Statement (PPS) came into effect in April 2014. The PPS provides direction on matters of provincial interest related to land use planning, and land use planning decisions related to the Port Lands are required to be consistent with the PPS. The PPS supports healthy, livable and safe communities through a range and mix of uses including community services and facilities. It also supports equitable

distribution of publically accessible built and natural recreation settings and the co-location of public service facilities where appropriate.

Growth Plan for the Greater Golden Horseshoe (2006) – The Growth Plan provides a framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe. The Plan specifically addresses community infrastructure providing guidance that an appropriate range of community infrastructure should be planned to meet the needs resulting from population changes and to foster complete communities. The Growth Plan encourages the development of a Community Infrastructure Strategy to facilitate the co-ordination and planning of community infrastructure with land use, infrastructure and investment.

2.5. Background Reports

A number of previous plans, reports, and studies have also been developed which have informed this Strategy.

- **Toronto Parks Plan 2013-2017, 2013** - This document is the City of Toronto’s current guide for park services over the forecasted five-year span. It sets out a vision for creating ‘welcoming, well-maintained, safe and sustainable parks,’ and to ‘enrich communities and lives by designing, building and operating quality parks.’ The plan outlines the existing park system, the context for the plan including policy and trends, as well as plans to communicate better with users, preserve and promote nature, maintain the quality of parks and improve the planning of the parks system. Provision levels have been calculated from this Plan and can be found in **Chapter 5.2, Table 7** of this report. Provision levels compare the ratio of facilities (number or area) against the population. These provision levels assist in analyzing current levels of service and provide a baseline in order to forecast for future development.
- **Condominium Consultation Recommendations Report, City of Toronto, 2014** – They City of Toronto held a series of consultation meetings with condominium owners and residents to identify possible policy change as they relate to condo living in Toronto. Between January 2013 and January 2014, the city engaged its condo communities on a number of issues, one of which included green space and public realm. Relevant conclusions and recommendations from this study include the importance of places for both active and passive recreation; the need for 'breathing' spaces – places to sit and talk, to read, to simply relax; recognition that parks must meet a wide range of needs; there is currently a lack of amenities for dogs and other pets; and public parks can be supplemented with privately owned, public accessible open spaces.

- **Recreation Facilities Report (RFR), City of Toronto, 2004**- The RFR analyzed recreation trends and identifies recreation facility needs, as well as key planning directions and recommendations to help meet the identified needs. Provision levels from this report have also been calculated and supplement the provision level calculations from the Toronto Parks Plan.
- **Marine Use Strategy Final Report, March 2006, Toronto Waterfront Revitalization Corporation** - This report includes identified marine uses to be incorporated in future development in the Port Lands and other waterfront areas.
- **Port Lands Sports Centre Complex Staff Report, August 9 2010** – The purpose of this report was to seek Council’s endorsement of a four-pad ice facility in the Port Lands. The proposed ‘stacked facility’ would be located south of the intersection of Commissioners Street and Don Roadway (85 & 95 Commissioners Street). It was recommended to the Deputy City Manager that Council: endorse the “Stacked Option” as the preferred design; direct staff to include consideration of this project in the 2011 Capital Budget process and further refine the costing; request the Province to implement Tax Increment Financing in the waterfront revitalization area and direct staff to explore the potential for applying this form of financing towards the proposed sports facilities; and, authorize and direct the appropriate City officials to take the necessary action to give effect thereto. This project did not proceed, however funds allocated by the Federal government continue to be allocated towards a sports complex in the Port Lands.
- **City of Toronto Development Charges Background Study, June 17, 2013, Hemson Consulting Ltd.** - This report provides development-related capital costs for anticipated municipal service requirements to 2022. Historic levels of parkland are identified and were used to develop a historic city-wide provision level/baseline for this Strategy.
- **Toronto Recreation Services Plan 2013-2017, 2013** - This service plan for recreation in the City of Toronto guides Parks, Forestry and Recreation’s delivery of recreation programs and services, aiming to: increase overall participation in recreation, decrease financial barriers to recreation and improve local and geographic access to services. It outlines the role that the City plays in meeting Toronto’s recreation needs within the recreation and leisure service system as a whole.
- **Active City: Designing for Health, Toronto Public Health, 2014** – This report is intended to inform decision makers, planners and others of the importance of the built environment on public health. The report outlines design principles to guide neighbourhood changes that promote active living and allow people of all ages to incorporate physical activity into their lives without extra costs for physical exercise.

3.0 Context Area Profile

Demographic information in this profile of the context area is based on both the 2011 Census and the 2011 National Household Survey as provided by the City Planning Division.

Comparisons have been done for the city-wide composition. See **Appendix A** for the full demographic profile.

- **Population Growth:** In 2011 there were 175,810 residents in the context area. During the last five years the population grew 7.2% or by 11,815 persons, exceeding the 4.5% growth rate for the City of Toronto.

Population	Context Area		Toronto	
	#	%	#	%
Total 2006 Population	163,995		2,503,281	
Total 2011 Population	175,810		2,615,060	
2006-2011 Change	11,815	7.2%	111,779	4.5%

- **Age:** Compared to Toronto, the context area has a lower proportion of children and youth aged 0 to 19 years, more adults 20 to 54 and fewer seniors 55 years of age and older. The relative proportion of population in each of the remaining five-year age groups closely matches Toronto averages.
- **Housing and Dwelling Characteristics:** The context area is home to 88,780 private households. Compared to Toronto, structure type data shows that the context area has a higher proportion of apartments, both high-rise and low-rise, while the proportion of single-detached houses is lower than the City's average. The relative proportion of row housing and semi-detached houses is higher in the context area. The context area has more renters than owners. The context area has a broad mix of older and newer housing.
- **Education:** Data on education attainment shows that context area residents are well educated. In 2011 the unemployment rate was lower than it was for Toronto. The percentage of residents with a certificate, diploma or degree is higher than the City's average.

- **Labour Force:** The main occupations in the context area are in management and in business. The dominate industries are in professional, scientific and technical services and in finance and insurance.

- **Immigration:** Overall, the context area is not as strong an immigration reception area as the rest of the city (38% context area/49% City), although immigration to the area has been strongest since 2001. The top two immigrant groups are from China and the Philippines.

- **Income:** Context area average family income closely matches that of the City, but average household income lags behind. Family income relates to one or more people living together either married or related by birth,

marriage or adoption whereas household income relates to all people in a housing unit. Furthermore, the context area has a higher proportion of households classified as 'low income'.

- **Households:** The average number of persons per household in the context area is lower than the City's average due, in part, to the large proportion of single person households and families without children. The context area has a lower proportion of households with children at home; however, those with children have a higher proportion under the age of six when compared to the City. Single person households outnumber family households, with or without children. In contrast to the City, the context area has a higher proportion of common-law couples and lone-parents.

- **Mobility:** Context area residents have higher mobility rates compared to the City average. Just over half of context area residents moved in the last five years.

- **Seniors:** The proportion of seniors 65 years of age and over in the context area is less than the City's average and more of them live alone.

Total Population by Age Group	Context Area		Toronto	
	#	%	#	%
	175,810		2,615,050	
0-4	8,460	4.8%	140,510	5.4%
5-9	6,015	3.4%	128,065	4.9%
10-14	5,855	3.3%	132,290	5.1%
15-19	6,985	4.0%	150,040	5.7%
20-24	13,680	7.8%	183,470	7.0%
25-29	19,285	11.0%	211,850	8.1%
30-34	18,550	10.6%	201,165	7.7%
35-39	16,335	9.3%	190,405	7.3%
40-44	15,005	8.5%	197,400	7.5%
45-49	15,140	8.6%	207,625	7.9%
50-54	13,170	7.5%	191,295	7.3%
55-59	10,615	6.0%	162,535	6.2%
60-64	8,775	5.0%	140,960	5.4%
65-69	5,920	3.4%	102,445	3.9%
70-74	4,395	2.5%	86,185	3.3%
75-79	3,320	1.9%	74,215	2.8%
80-84	2,450	1.4%	59,630	2.3%
85+	1,855	1.1%	54,965	2.1%

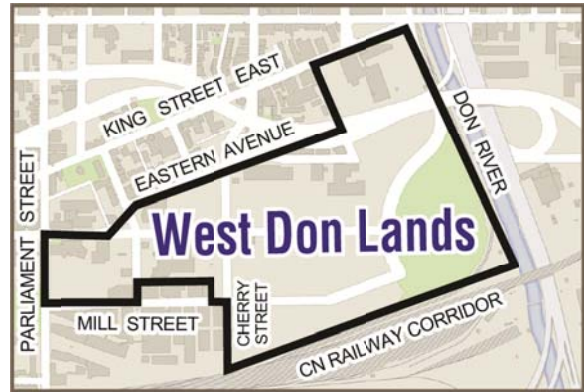
In summary, the context area is a community largely dominated by young adults age 25-34, high-rise apartments and one-person households. The population is well educated with the dominant occupations in management and business. Despite a lower unemployment rate than

the City of Toronto average, the area includes a higher proportion of low income households. There are more young singles than in other parts of the City, and it is anticipate that this trend will continue in the Port Lands.

4.0 Planned Waterfront Communities

West Don Lands

The West Don Lands is a 32-hectare area near the southeast corner of the Downtown. These former industrial lands are in the process of being redeveloped. The redevelopment plan is for a mixed-use community comprising parkland, retail, office, live/work, residential and institutional uses.



Phase I of the redevelopment in the West Don Lands includes a Toronto Community Housing (TCH) development and the Urban Capital River City development. Underpass Park, located below the Richmond and Adelaide overpasses, and Lauren Harris Square were completed in 2012. Most of the 7.3 hectare Corktown Common is complete, with only the easterly portion adjacent to the Don River still under construction. Phase II for the West Don Lands includes the Pan Am Athletes Village completed in 2015.

Key Statistics for Complete Build-Out

- Approximately 6,000 new residential units
- Approximately 3,000 new jobs
- 9.3 hectares of parks and public spaces
- At least one elementary school
- At least one community recreation centre
- Two child care centres



East Bayfront

East Bayfront is a 23-hectare precinct bounded by the Gardiner Expressway to the



north, the Inner Harbour to the south, Parliament Street to the east, and Jarvis Street to the west. East Bayfront occupies former industrial lands that are in the process of being redeveloped into a mixed-use community that will accommodate a range of uses and building types with a strong relationship to the water's edge. Redevelopment of East Bayfront is planned to occur in phases over a 10-15 year timeframe.

The first area in East Bayfront to undergo redevelopment was Dockside, which is located south of Queens Quay East between the Jarvis Street Slip and Sherbourne Street. Two non-residential buildings and two parks have been constructed in Dockside: the new headquarters for Corus Entertainment; the George Brown College's Waterfront Campus; Sugar Beach, a 8,500-square metre park located on the east side of the Jarvis slip; and Sherbourne Common, a 1.5-hectare park that spans from the water's edge to Lake Shore Boulevard East. A waterfront promenade is another key component of the planned open space network for the area. Residential and mixed-use development is now proceeding north of Queens Quay East and east of Sherbourne Common. A community recreation centre, and at least two child care centres are planned.

Key Statistics for Complete Build-Out

- Approximately 6,300 residential units
- Approximately 8,000 new jobs
- 5.5 hectares of parks and public open space
- One community recreation centre
- At least two child care centres



Keating Channel

The Keating Channel precinct, covering a 9-hectare area, is located at the southeast corner of the Downtown, bounded by the Metrolinx rail corridor to the north, the Keating Channel to the south, the Don River to the east and the Parliament Street Slip to the west.



The Keating Channel area is a former industrial area that is largely vacant. The redevelopment plan is for a new mixed-use community composed of 75% residential uses and 25% non-residential uses. Approximately 4,000 residential units and 4,500 jobs are currently planned for the area. Parks and public spaces are primarily located adjacent to the Keating Channel, Parliament Street Slip and the Don River. Planned community facilities include an elementary school, a community recreation centre, and a child care centre. Construction has not yet commenced.



Key Statistics for Complete Build-Out

- Approximately 4,000 residential units
- Approximately 4,500 jobs
- One elementary school
- One community recreation centre
- One child care centre

5.0 Existing Community Services and Facilities

An inventory of existing and planned community services and facilities was completed within the Port Lands and within the context area. The existing condition inventory was used to:

- generally describe the existing community facility, service and park supply in the Port Lands;
- establish supply levels for community services and facilities as a basis for anticipating need in the Port Lands; and
- provide input to the identification of the types and locations of future major facility/services and parks to serve the Port Lands.

The community facility and services addressed in this Strategy are those provided by municipal and other not-for-profit providers. Information on existing and planned community services and facilities was collected through a review of existing reports and mapping provided by the City.

5.1. Community/Recreation Centres

Community/recreation centres vary in their configuration and may include facilities such as an indoor pool and/or ice pad, gymnasias, dedicated spaces such as fitness facilities, seniors or youth centres and flexible, multi-purpose spaces to accommodate a range of publicly available services (e.g., programmed or drop-in physical, recreation, social and/or cultural activities). Community/recreation centres may be combined with other community infrastructure such as schools or child care as part of the same facility or on the same site and may combine both indoor and outdoor recreation facilities. Facilities such as pools and ice pads can also be stand-alone facilities referred to as aquatic centres or arenas.

There are 10 community/recreation centres in the context area. Seven of these centres include an indoor pool. There are five outdoor pools in the context area located within the following parks: Beaches Park, Greenwood Park, Monarch Park, Regent Park North and Riverdale Park East. Refer to **Figure 3** for the Community/Recreation Centres and refer to **Figure 4** for the locations of the indoor and outdoor pools. The Regent Park North and South Community/Recreation Centres are being replaced by the Regent Park Community Centre and the Regent Park Aquatic Centre which is a stand-alone aquatic facility. There is one stand-alone arena, Moss Park Arena at 140 Sherbourne Street, in the context area. Refer to **Table 2 and Figure 3**.

Name	Address	Comments
Fairmount Park CC	88 Bowmore Road	Includes an indoor pool
Frankland CC	816 Logan Avenue	Includes an indoor pool
Jimmie Simpson RC	870 Queen Street East	Includes an indoor pool
John Innes CRC	150 Sherbourne Street	Includes an indoor pool
Matty Eckler CRC	953 Gerrard Street East	Includes an indoor pool
Regent Park North RC	415 Gerrard Street East	The Regent Park Aquatic Centre (existing) and Regent Park Community Centre (under development) will replace these two facilities.
Regent Park South CRC	203 Sackville Green	
S.H. Armstrong CRC	56 Woodfield Road	Includes an indoor pool
St. Lawrence CRC	230 The Esplanade	Includes an indoor pool
Wellesley CC	459 Sherbourne Street	Future expansion to include a pool

5.2. Schools

The Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB) provide a total of 40 schools in the context area. Refer to **Table 3** for a complete list of schools in the context area and **Figures 5** and **6** for TCDSB schools and TDSB schools respectively.

- There are 23 public elementary schools⁴, including four alternative schools and a First Nations school. Two schools, Bruce Jr. Public School and Morse Jr. Public School, are located between Eastern Avenue and Queen Street immediately north of the Port Lands. Currently both these schools appear to have some minimal capacity for additional students.
- The catholic elementary schools in closest proximity to the Port Lands area and most likely to serve this area (subject to available capacity) include: St. Paul, St. Joseph and St. Michael; however, the relative isolation and inaccessibility of the Port Lands suggests the need for a local school.
- There are eight public secondary schools and three catholic secondary schools serving the Port Lands area. Based on historic enrolment trends, the Port Lands would be served primarily by St. Patrick Catholic Secondary School (mixed gender), located near Danforth Avenue and Greenwood Road. Other schools in the general area that could serve the Port Lands include, Neil McNeil (single gender – male) and Notre Dame (single gender – female), both located near Victoria Park Avenue and Kingston Road. Public secondary schools include, Riverdale Collegiate and Eastdale Collegiate on Gerrard

³ City of Toronto, 2014.

⁴ Includes Nelson Mandela, with 0 enrolment during redevelopment.

Street. Eastdale Collegiate currently appears to have some capacity for additional students.

At the time of this report, the existing elementary schools closest to the Port Lands (e.g. Bruce Jr. Public School, Morse Jr. Public School) appear to have varying but limited capacity overall. At the secondary school level there appears to be some residual capacity overall with some nearby schools above capacity (e.g. Riverdale Collegiate) and others below capacity (e.g. Eastdale Collegiate). It is noted that school populations fluctuate with changing demographics and current information on residual capacity at schools near the Port Lands will likely change prior to development occurring. In addition, improved connections between the Port Lands and the city would be required to ensure safe walking routes to schools outside of the Port Lands if existing schools were utilized to meet future needs.

Table 3 – Existing Public (as of January 2014)⁵ and Catholic Schools (as of October 2014)⁶ in Context Area			
School Name	Address	Capacity	Enrolment
Public Elementary Schools			
Nelson Mandela Park Public School	440 Shuter Street	0	0
Blake Street Jr. PS/East Alternative School of Toronto	21 Boulton Avenue	333	327
Bowmore Road Jr. and Sr. PS	80 Bowmore Road	829	889
Bruce Jr. PS	51 Larchmount Avenue	242	238
Church Street Jr. PS	83 Alexander Street	296	369
Downtown Alternative School Jr.	85 Lower Jarvis Street	83	102
Duke of Connaught Jr. and Sr. PS	70 Woodfield Road	734	722
Dundas Jr. PS/First Nations School of Toronto Jr. and Sr.	935 Dundas Street East	513	468
Earl Grey Sr. PS	100 Strathcona Avenue	475	443
Earl Haig Jr. PS	15 Earl Haig Avenue	461	464
Frankland Community JS and Community Centre	816 Logan Avenue	375	403
Leslieville Jr. PS	254 Leslie Street	437	421
Lord Dufferin Jr. and Sr. PS	303 Berkeley Street	611	718
Market Lane Jr. and Sr. PS	246 The Esplanade	420	452
Morse Jr. PS	180 Carlaw Avenue	346	294
Pape Avenue Jr. PS	404 Pape Avenue	310	338
Queen Alexandra MS	181 Broadview Avenue	432	442
Regent Park/Duke of York Jr. PS	20 Regent Street	464	508

⁵ City of Toronto, 2014.

⁶ Toronto District School Board, 2014.

Table 3 – Existing Public (as of January 2014)⁵ and Catholic Schools (as of October 2014)⁶ in Context Area			
School Name	Address	Capacity	Enrolment
Roden Jr. PS/Equinox Holistic Alternative School	151 Hiawatha Road	504	508
Rose Avenue Jr. PS	675 Ontario Street	757	863
Sprucecourt Jr. PS	70 Spruce Street	371	486
Winchester Jr. and Sr. PS	15 Prospect Street	447	458
Withrow Avenue Jr. PS/Quest Alternative School Sr.	25 Bain Avenue	572	660
Public Secondary			
Eastdale CI	701 Gerrard Street East	375	195
Eastern HS of Commerce/Subway Academy I	16 Phin Avenue	1182	900
Greenwood SS/School of Life Experience (SOLE)	24 Mountjoy Avenue	483	530
Inglenook Community School	19 Sackville Street	126	116
Jarvis CI	495 Jarvis Street	1059	1274
Monarch Park Collegiate	1 Hanson Street	1344	1093
Riverdale CI	1094 Gerrard Street East	1101	1138
Rosedale Heights SS	711 Bloor Street East	954	844
Catholic Elementary			
St. Joseph	176 Leslie Street	n/a	281
St. Michael (<i>Temporarily located at 25 Linden Street</i>) Annex	50 George Street South	90	151
St. Paul	80 Sackville Street	447	180
Catholic Secondary			
St. Patrick Secondary	45-49 Felstead Avenue	1,152	667
Neil McNeil (Single Gender, Male)	127 Victoria Park Avenue	648	868
Notre Dame (Single Gender, Female)	12 Malvern Avenue	441	704

5.3. Child Care Centres

Children's Services is the City's child care service system manager and has responsibility for planning and managing a broad range of child care services. These services include fee subsidies, wage subsidies, family resource centres, special needs resourcing and summer day camps. In addition to its service management responsibilities for child care, Children's Services also directly operates over 50 child care sites across the City. There are 60 child care centres within the context area, of them, 50 have subsidies available. See **Table 4**, below and **Figure 7**.

When it comes to governance the breakdown for the centres is as follows:

- 5 are for-profit (commercial);
- 48 are not-for-profit; and
- 7 public (City Operated) agencies.

Building locations vary widely throughout the context area:

- 33 out of 60 child care centres in the context area are located within schools.
 - 22 in public elementary schools;
 - three in public high schools;
 - six in catholic elementary schools;
 - one in a catholic high school; and
 - one in a university/college.
- Six are located in community/recreation centres;
- Five are located within places of worship;
- Two are within a private/commercial development;
- Three are purpose built (within their own building);
- Four are located in residential buildings;
- One in a fire hall;
- One in a human services building; and
- Five are located in other types of buildings.

These spaces also differ in terms of what types of care that they provide. 22 have infant care groups, 32 have toddler care groups, 47 have preschool care groups, 21 have kindergarten care groups, and 29 have senior kindergarten care groups.

At the time of this report there were two existing child care facilities in proximity to the Port Lands (south of Queen Street and east of the Don River). The first is called Morse Street Child Care and the other is Bruch Woodgreen Early Learning Centre, both are within the Woodgreen Community Services agency. Morse Street Child Care has capacity of 15 for Toddler, 24 for Preschool, 50 for kindergarten, and 60 for the School Age programs.⁷ Bruce Woodgreen Early Learning centre has capacity of 15 for Toddler, 24 for Preschool, 30 for Kindergarten and 30 for the School Age programs.⁸ For both centres wait lists record existing users who are interested in transferring programs as well as those interested in being users. The demand for programs and the length of wait lists varies as the needs of the community fluctuate.⁹ Thus, it is note that any existing capacity may or may not be available to meet the needs of the future Port Lands community.

⁷ <http://www1.toronto.ca/children/dmc/webreg/gcreg1786.html>

⁸ <http://www1.toronto.ca/children/dmc/webreg/gcreg9540.html>

⁹ Information received through telephone correspondence with child care centres, 2015.

Table 4 - Existing Child Care Centres in Context Area¹⁰		
Name	Address	Building the Facility is Located Within
Frankland Day Care Centre	816 Logan Avenue	Frankland Public Elementary School
Children's Circle Of St. Barnabas	361 Danforth Avenue	St. Barnabas Anglican Church
Bond Child And Family Development	51 Bond Street	Metropolitan United Church
Childspace 2	690 Carlaw Avenue	Holy Name Catholic School
Central Neighbourhood House	349 Ontario Street	Community/Recreation Centre
Downtown Montessori At Coatsworth	11 Coatsworth Crescent	Hanson Building
Earl Haig Community Day Care	15 Earl Haig Avenue	Earl Haig Public School
Garderie La Farandole Gabrielle Roy	14 Pembroke Street	École Elementaire Gabrielle-Roy Elementary School
Bowmore Road Community Day Care	80 Bowmore Road	Bowmore Public School
Le Petit Chaperon Rouge - Gainsborough	250 Gainsborough Road	École George Etienne Cartier Catholic School
Lord Dufferin Community Day Care Centre	350 Parliament Street	Lord Dufferin Public School
Matthew John Day Care Centre	135 First Avenue	St. Matthew's Anglican Church
St. Lawrence School Age Day Care	230 The Esplanade	St. Lawrence Community Centre
Pape Children's House	220 Langley Avenue	Pape Avenue Public School
Pat Schulz Child Care Centre	1 Danforth Avenue	City Adult Learning Centre
Roden Community Child Care Centre	151 Hiawatha Road	Roden Public School
Woodfield Day Care (Woodgreen)	70 Woodfield Road	Duke Of Connaught Public School
Morse Street Child Care (Woodgreen)	180 Carlaw Avenue	Morse Street Public School
St. Lawrence Co-Operative Day Care	2 Princess Street	Separate building
Rose Avenue Child Care Centre	675 Ontario Street	Rose Avenue Public School
Ryerson Early Learning Centre	350 Victoria Street	Ryerson University
Blake Street Child Care Centre	84 Blake Street	Eastview Neighbourhood Community Centre
Regent Park Child Care Centre	40 Regent Street	Separate building

¹⁰ City of Toronto, 2014.

Table 4 - Existing Child Care Centres in Context Area¹⁰		
Name	Address	Building the Facility is Located Within
Glen Road Child Care Centre	443 Bloor Street E	Fire Station
Coxwell Child Care Centre	1631 Queen Street E	Toronto Employment and Social Services-East Office
Danforth Child Care Centre	1125 Danforth Avenue	Danforth Child Care Centre
Church Street School Day Care	83 Alexander Street	Church Street Public School
Christian Community Child Care	270 Gerrard Street E	Christian Community Centre
Native Child And Family Services Of Toronto	935 Dundas Street E	Dundas Public School/First Nations Public School
D.A.S. Day Care	85 Lower Jarvis Street	Downtown Alternative Primary School
Riverdale Child Care (Woodgreen)	1094 Gerrard Street E	Riverdale Collegiate Institute
St. Lawrence Infant Toddler Centre	4 Market Street	High Rise Apartment
Cabbagetown Early Learning Centre	162 Parliament Street	Other
Withrow Child Care Centre	25 Bain Avenue	Withrow Public School
Shaawnong Head Start	935 Dundas Street E	First Nations Public School
Cabbagetown Co-Op Nursery School	2 Lancaster Avenue	Cabbagetown Youth Centre
Creative Preschool Of East Toronto	16 Phin Avenue	Eastern Commerce Collegiate Institute
Bowmore Child Enrichment Centre	80 Bowmore Road	Bowmore Public School
Blake Street Satellite	21 Boulton Avenue	Blake Public School
St. Bartholomew's Children's Centre	509 Dundas Street E	St. Bartholomew's Anglican Church
Le Petit Chaperon Rouge – Coxwell	419 Coxwell Avenue	Low Rise Apartment
Bruce Woodgreen Early Learning Centre	51 Larchmount Avenue	Bruce Public School
St. Joseph's Sunshine Child Care Centre	176 Leslie Street	St. Joseph's Catholic School
Childspace 3	49 Felstead Avenue	St. Patrick Catholic High School
Boulton Avenue Child Care Centre	131 Broadview Avenue	Royal Canadian Curling Club
Wellesley Early Learning Centre	495 Sherbourne Street	Wellesley Community Centre

Table 4 - Existing Child Care Centres in Context Area¹⁰		
Name	Address	Building the Facility is Located Within
Gerrard Early Learning Centre	163 Gerrard Street E	Other
Leslieville Child Care (Woodgreen)	254 Leslie Street	Leslieville Public School
St. Joseph Jr. YMCA	176 Leslie Street	St. Joseph's Catholic School
Eyet Early Learning Centre - Tom's Place	80 Sackville Street	St. Paul's Catholic School
Winchester Daycare Centre	15 Prospect Street	Winchester Public School
Distillery District Early Learning Centre	55 Mill Street	High Rise Apartment
It's Playtime Childcare Centre	1423 Danforth Avenue	Commercial Building
Kew Park Montessori Day School	79 Hiawatha Road	Neighbourhood Unitarian Universalist Congregation
Cole Street Child Care Centre	10 Cole Street	Other
All About Kids – Leslieville	1055 Gerrard Street E	Other
St. Lawrence Co-Operative - Market Lane	246 The Esplanade	Market Lane Junior School
George Brown - Nelson Mandela Child Care Centre	440 Shuter Street	Nelson Mandela Park Public School
Liberty Preparatory School	24 Boston Avenue	Other
Ryerson Early Learning Centre Our Lady of Lourdes Site	444 Sherbourne Street	Our Lady of Lourdes Catholic School

5.4. Public Libraries

There are two types of public libraries neighbourhood branches and district branches. Neighbourhood branches are smaller libraries that provide library services for discrete neighbourhood areas and generally areas within a 1.6 km radius. District libraries are larger libraries that offer more services and serve a broader catchment area.

There are nine libraries serving the context area. The branches closest to the Port Lands are the Queen Saulter Branch at Queen Street East and Saulter Street and the Jones Branch at Jones Avenue and Queen Street East. Each branch provides a wide variety of programming for the community.

Queen Saulter Branch has programs for all ages from children’s programs, to families, to adults, to seniors including: family time, story time, school and daycare outreach, topic specific author

presentations. There is also one-on-one training for things like computer basics and how to use tablets. When asked about demand, they noted that there is a high demand on their daycare and shelter outreach programs (Red Door Shelter). They also noted that they are very busy for the area. "From the beginning of 2015 to July, they have had 300 programs take place with 6,500 participants. They anticipate that 8,000 to 9,000 participants will have attended the programs by the end of the year."¹¹

Jones Branch also has a variety of programs, focusing on children’s programs along with adult and senior programs. The Jones Branch is operating at capacity. From the beginning of the year to July, Jones Branch had run 415 programs with 4,700 participants.¹²

Neither library branch has their own program or meeting rooms. Queen Saulter utilizes a space within the Ralph Thornton Centre for larger programs; otherwise both use the children’s area for their programs.

Table 5 - Existing Libraries in Context Area ¹³		
Name	Branch Type	Address
Danforth Coxwell	Neighbourhood	1675 Danforth Avenue
Gerrard Ashdale	Neighbourhood	1432 Gerrard Street E.
Jones	Neighbourhood	118 Jones Avenue
Pape Danforth	District	701 Pape Avenue
Parliament	Neighbourhood	269 Gerrard Street E.
Queen Saulter	Neighbourhood	765 Queen Street E.
Riverdale	Neighbourhood	370 Broadview Avenue
St. James Town	Neighbourhood	495 Sherbourne Street
St. Lawrence	Neighbourhood	171 Front Street E.

Table 5 lists the existing libraries which are shown on **Figure 8**.

5.5. Human Services

Human services are non-profit and locally-based services operated by a diverse number of community organizations, some having specific program/service focus. They include youth drop-ins, parent resource centres, public health, etc. These services may be provided in dedicated facilities or be located within other facilities such as community centres, mixed-use buildings or institutional buildings. Within the city, human services agencies can also be located within non-profit community centres such as Association of Community Centres Boards (AOCs) or Toronto Association of Neighbourhood Services (TANs). Planning for human services is growing in importance as municipalities put more emphasis on creating livable

¹¹ Information from telephone correspondence with Libraries.

¹² Information from telephone correspondence with Libraries.

¹³ City of Toronto, 2014.

communities for residents. There is increasing coordination and partnership among service agencies and between agencies and the City to accomplish this. Community hubs represent a new approach to bring together services that may cater to the same client group or have other similarities in order to share resources, deliver services more efficiently and reduce costs.

Community hubs, such as the Daniels Spectrum community hub in Toronto's Regent Park neighbourhood, the multiple 'Centre for Social Innovation' locations (including Spadina, the Annex and Regent Park), and Health and Community Services at Bathurst Street and Finch Avenue, offer a variety of services including but not limited to arts and culture, social innovation, and health and community services from a number of different agencies and/or organizations located within one building.

There are 145 locations providing human services within the context area. The majority of these are located west of the Don Valley. The list of Human Services locations is provided in **Appendix B** and their locations are location on **Figure 9**.

5.6. Emergency Services

Emergency services include Toronto Fire, Toronto Emergency Medical Services (EMS) and Toronto Police. There are five fire stations, two EMS stations and two police stations within the context area (**Figure 10**).

- **Fire** - Fire Stations 323, 324, 325, 326 and 333 are located in the context area. The Toronto Fire Academy Station 326 and Fire Station 333 are closest to the Port Lands.
- **EMS** - EMS stations 40 and 43 are located in the context area. Within the boundaries of the context area, both stations are relatively close to the Port Lands and Station 43 is in the geographic centre of the context area.
- **Police** - Police Divisions 51 and 55 are located in the context area. 51 Division (Front and Parliament Streets) is the closest to future residential communities in the Port Lands.

5.7. Parks

Parks vary in purpose and function, characteristics and size. As the size of parks increase, the diversity of functions and characteristics increase as well. For the purposes of this Strategy, City of Toronto parks have been defined using the City's park classification system from the Parks Plan 2013-2017¹⁴:

¹⁴ Parks Plan 2013-2017, Parks, Forestry and Recreation, City of Toronto, 2013

- **Parkettes** are typically small (generally less than 0.5 ha) quiet places that primarily serve local residents. These parks are used to supplement a neighbourhood's parkland supply, but will not replace a larger park. When densities are highest, these parks function as places of retreat where residents that have little to no personal green spaces can reflect. They are typically accessible without the use of a car or transit.
- **Neighbourhood Parks** are small in size (generally not less than 0.5 ha) and primarily serve the local neighbourhood. They serve as a focal node where residents come together and enjoy some active, but mostly passive recreation. They are within reasonable walking distance and typically accessed on foot or by other active transportation means.
- **Community Parks** are medium sized parks (generally not less than 3 ha) and serve several neighbourhoods within a community. They are a gathering space and provide specialized features and programs. They are within a reasonable walking distance and have trail, bikeway and transit access with limited parking.
- **District Parks** are large sized parks (generally not less than 5 ha) and serve several communities. They are recreational hubs providing specialized functions and programs. Compared to Community Parks there is a higher level of use and activity associated with District Parks. They are accessed by walking, driving (with parking), cycling and transit.
- **City Parks** draw users from across the City and are large-sized parks (generally over 15 ha) that can extend across large areas of the city, providing connections and accommodating significant trail systems. These parks provide connections to the natural environment, specialized functions, features and programs and they accommodate higher levels of activity for the entire city. City Parks also tend to be destinations. Located on a major street they can be accessed by walking, cycling, driving and transit.

The study area has 2.95 hectares of existing parkland within two existing parks:

- **Jennifer Kateryna Koval'S'Kyj Park** – a 0.15-hectare parkette is located at the terminus of Polson Street overlooking Lake Ontario and has a small trail leading to the water's edge. It is a place of passive recreation for the immediate area.
- **McCleary Park** – a district park is located on Lake Shore Boulevard East between Bouchette Street and Logan Avenue. It is 2.8 ha in size and has two lit baseball diamonds and a cricket pitch. While this park is smaller than typical district parks, it operates on a regional level of function while it serves the surrounding neighbourhoods outside of the study area, as well as recreational sports leagues.

Within the context area there are 109 existing parks with a total area of 243 ha. These parks include 30 neighbourhood parks, one community park, 16 city-wide parks and six district parks.

Notable major parks and open spaces in the context area in proximity to the Port Lands include:

- **Cherry Beach/Clarke Beach Park**, located south of Unwin Avenue and north of the Outer Harbour. It includes a sizable beach and an off-leash dog area.
- **Cherry Beach Sports Fields** was opened in 2008 and includes two lit soccer and lacrosse fields. The state-of-the-art regulation-sized fields can accommodate numerous recreational activities such as field hockey and Ultimate Frisbee in addition to soccer and lacrosse. It draws from the surrounding communities, as well as local sports organizations. Adjacent to the fields is an adventure playground.
- **Tommy Thompson Park is located** south of the Port Lands, with its entrance located at Leslie Street and Unwin Avenue. This park is approximately 182 ha, not including the ponds and bays within and surrounding the park and extends 5 km southwest from the foot of Leslie Street. It houses a “unique urban wilderness minutes from downtown”¹⁵ with wildflower meadows, cottonwood forests, coastal marshes, cobble beaches and sand dunes which provide habitats for many birds and other wildlife. There are hiking, cycling, rollerblading and fishing opportunities.
- **Corktown Common** is 7.3 ha and is “the largest park in the West Don Lands neighbourhood”¹⁶. It is located 300m from the Port Lands, north of the Keating Channel and west of the Don River/Don Valley Parkway. Park features include: a playground, splash pad, junior athletic field, open lawns, tables, benches, a BBQ and a fireplace, as well as bike paths, a board walk and an off-leash dog park. There is also a large marsh in the middle of the park.
- **Main Sewage Treatment Playground** is 11.2 ha and is located approximately 1 km from the Port Lands. It has one skatepark, a ball diamond and a rugby field.

Figure 11 shows the existing parks and open space areas in the context area.

5.8. Existing Services and Facilities Summary

With the exception of the outdoor recreation and leisure facilities located within existing parks, there are currently no community facilities and services located within the Port Lands.

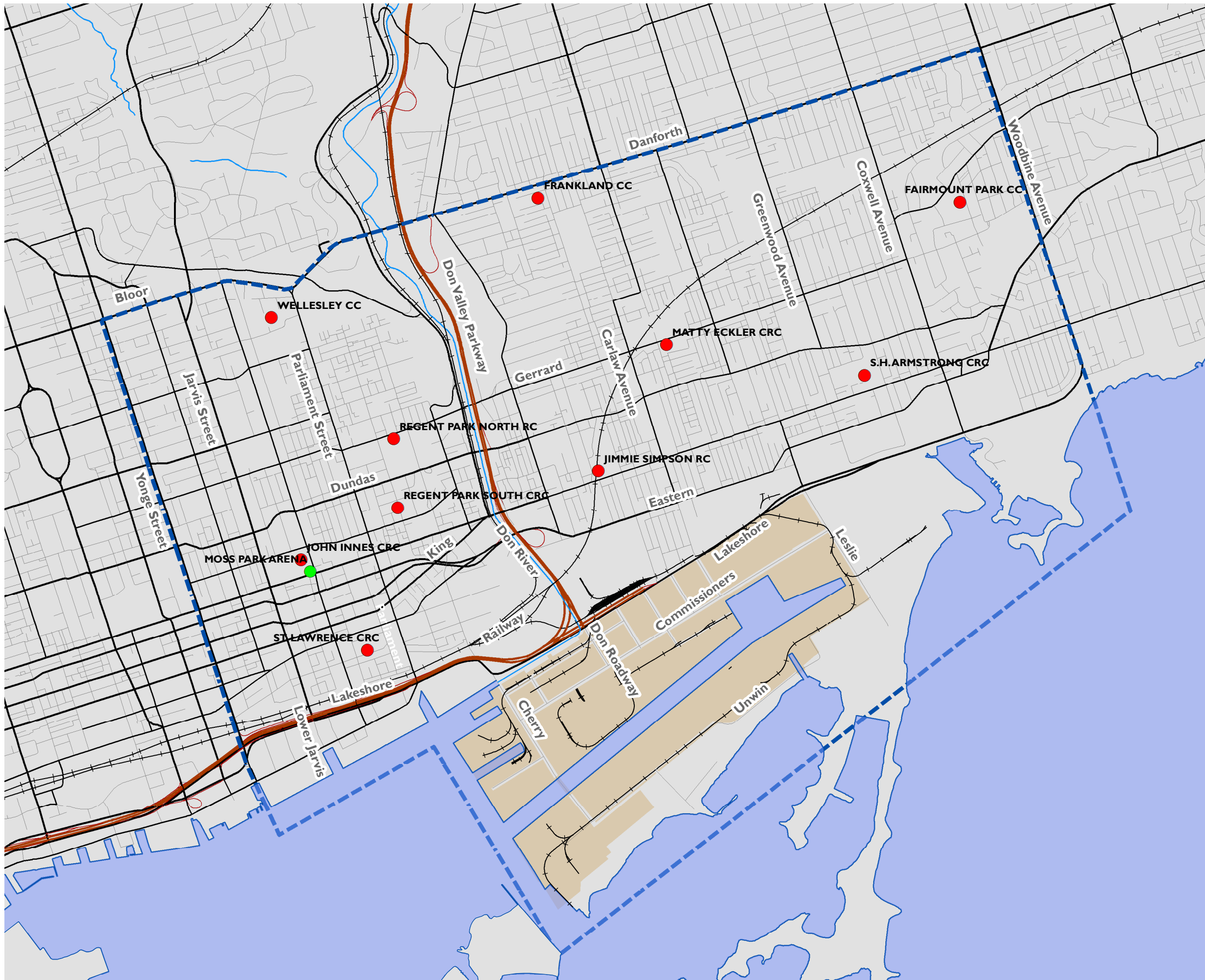
There are a range of existing facilities and services within the context area, which serve surrounding communities including four public elementary schools, three community centres

¹⁵ <http://tommythompsonpark.ca/>

¹⁶ http://www.waterfrontoronto.ca/explore_projects2/west_don_land/corktown_common

(with pools), three libraries including one future district branch, 11 child care centres, 18 human services locations and two fire stations and one each of EMS and police within 1 km of the northern boundary of the future Port Lands residential area. Within 800 m of the northern boundary of the Port Lands which equals a 10 minute walking distance there are two public elementary schools, three community centres (with pools), one library, five child care centres, 11 human services, and one each fire and EMS station. Within 500 m there is one public elementary school one child care centre one human service location. Refer to **Figure 12** for a Summary of the Facilities and Services within a 1km, 800m and 500m radius of the northern boundary.

The Port Lands are currently lack adequate connections to existing facilities in the broader context area. West of the Don River, Cherry Street provides the only access from the Port Lands to existing facilities and services to the north. East of the Don Valley, the primary connection from the Port Lands north into the remainder of the context area is via Carlaw Avenue and Leslie Street. The City of Toronto is currently undertaking a Municipal Class Environmental Assessment (EA) (i.e. the Port Lands and South of Eastern Transportation and Servicing Master Plan), that is exploring new connections to better connect the Port Lands with the rest of the City.



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

**EXISTING ARENAS &
 COMMUNITY RECREATION CENTRES**
 FIGURE 3

- Context Area
- Arena
- Community Recreation Centres
- Study Area
- Lake Ontario
- Railways
- Shoreline
- Creeks and Rivers
- Local/Lane/Other
- Expressway
- Expressway Ramp
- Major Arterial
- Minor Arterial

SCALE 1:25,000
 0 0.25 0.5 1 km



MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N
















PROJECT: 14-8859
 STATUS: FINAL
 DATE: 06/05/2015



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

EXISTING INDOOR & OUTDOOR POOLS
 FIGURE 4

-  Context Area
-  Indoor Pool
-  Outdoor Pool
-  Study Area
-  Lake Ontario
-  Railways
-  Shoreline
-  Creeks and Rivers
-  Local/Lane/Other
-  Expressway
-  Expressway Ramp
-  Major Arterial
-  Minor Arterial

SCALE 1:25,000
 0 0.25 0.5 1 km

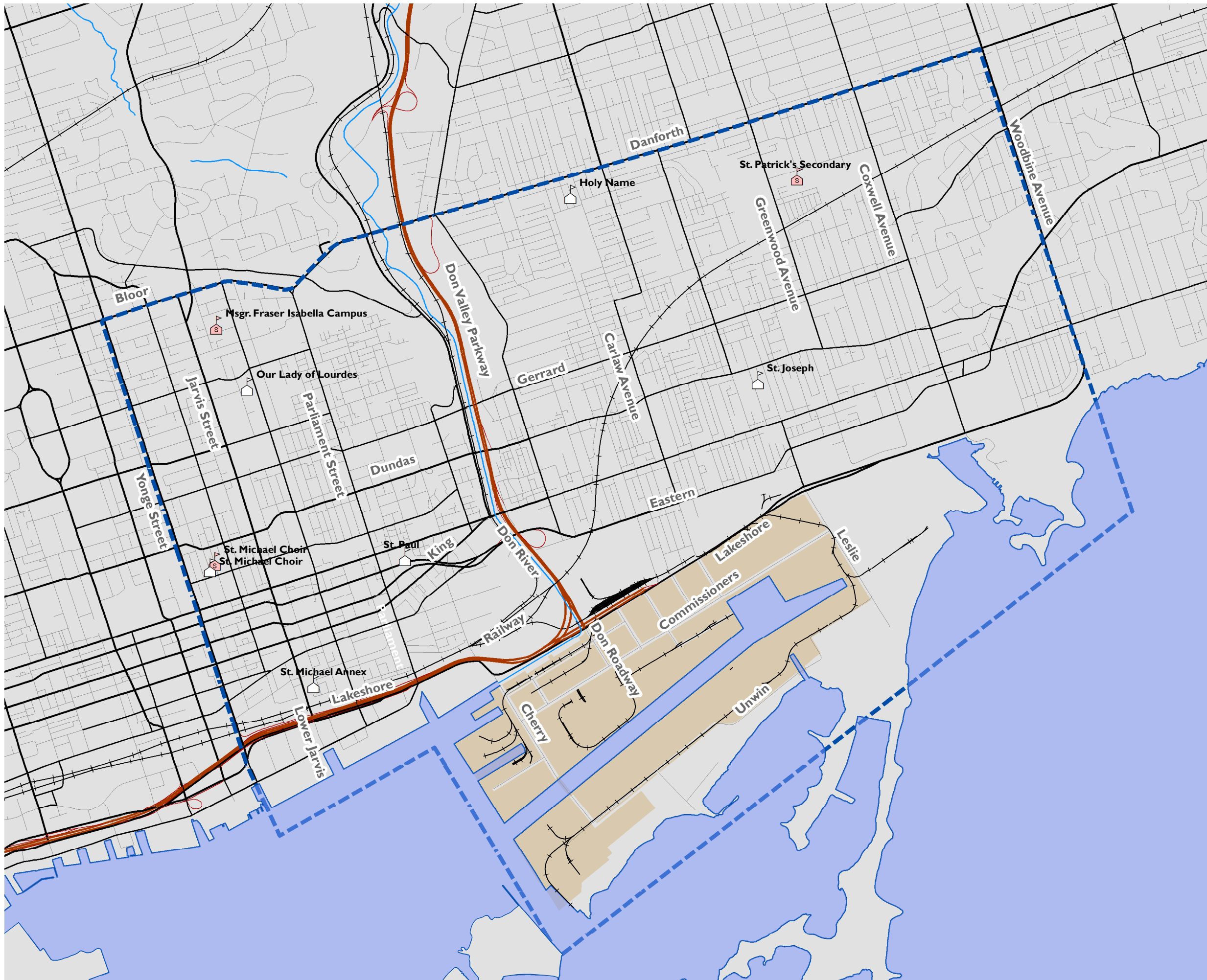


MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N
















PROJECT: 14-8859
 STATUS: FINAL
 DATE: 06/05/2015



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

EXISTING CATHOLIC SCHOOLS
 FIGURE 5

-  Context Area
-  Catholic Elementary School
-  Catholic Secondary School
-  Study Area
-  Lake Ontario
-  Railways
-  Shoreline
-  Creeks and Rivers
-  Local/Lane/Other
-  Expressway
-  Expressway Ramp
-  Major Arterial
-  Minor Arterial

SCALE 1:25,000
 0 0.25 0.5 1 km

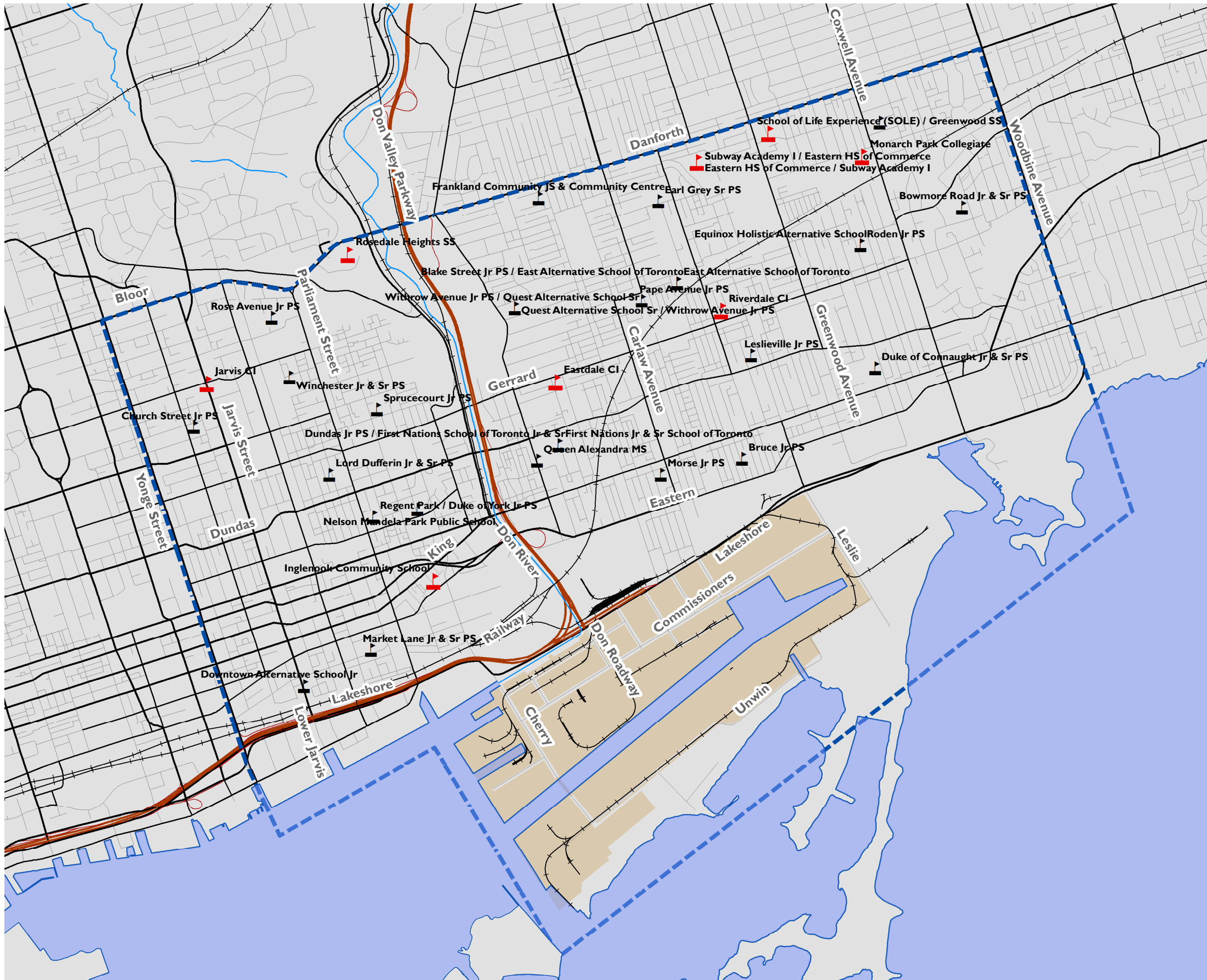


MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N



PROJECT: 14-8859
 STATUS: FINAL
 DATE: 06/05/2015



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

EXISTING PUBLIC SCHOOLS
 FIGURE 6

- Context Area
- Public Elementary
- Public Secondary
- Study Area
- Lake Ontario
- Railways
- Shoreline
- Creeks and Rivers
- Local/Lane/Other
- Expressway
- Expressway Ramp
- Major Arterial
- Minor Arterial

SCALE 1:25,000
 0 0.25 0.5 1 km

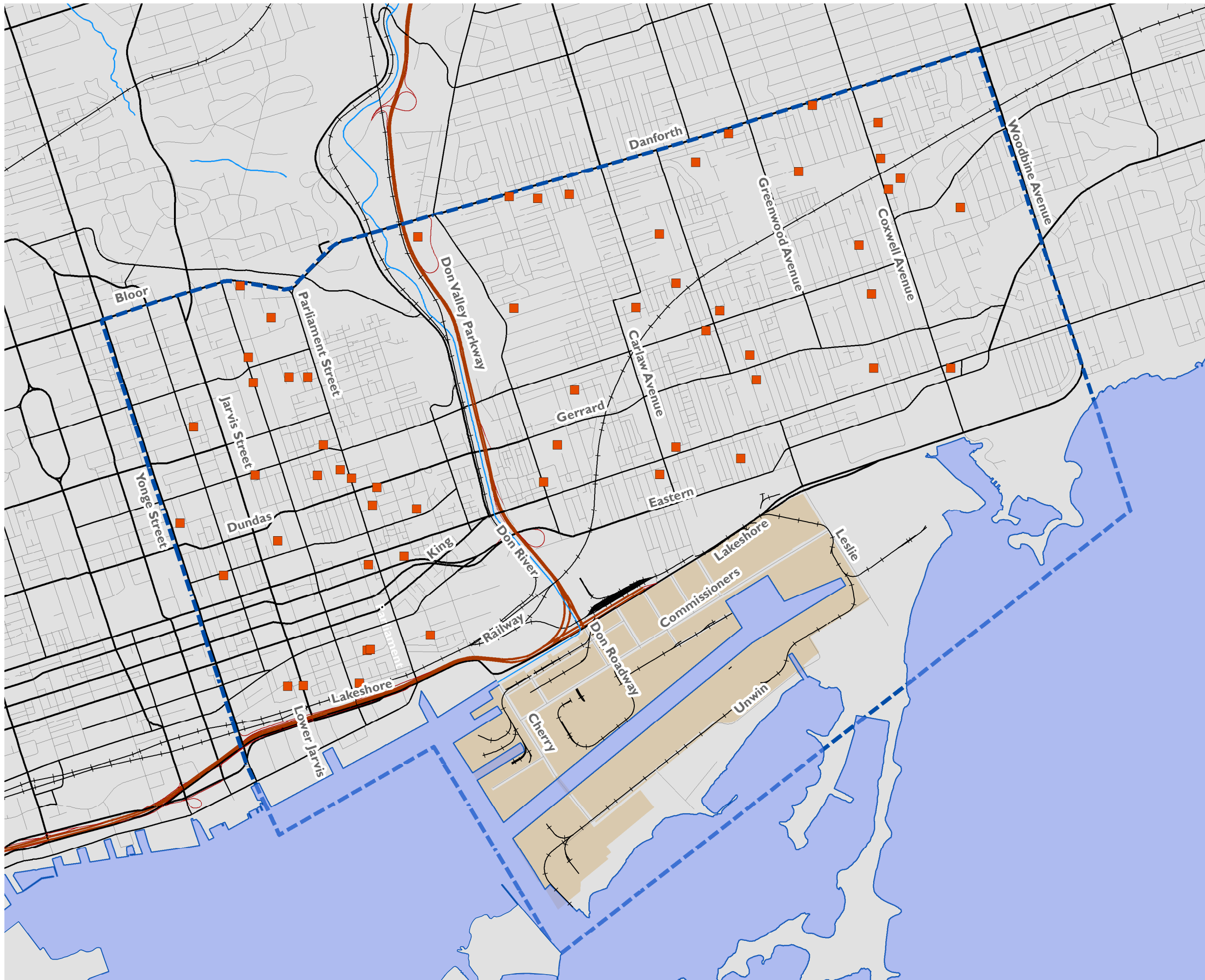


MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N















PROJECT: 14-8859
 STATUS: FINAL
 DATE: 06/08/2015



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

EXISTING CHILD CARE

FIGURE 7

-  Context Area
-  Child Care
-  Study Area
-  Lake Ontario
-  Railways
-  Shoreline
-  Creeks and Rivers
-  Local/Lane/Other
-  Expressway
-  Expressway Ramp
-  Major Arterial
-  Minor Arterial

SCALE 1:25,000
 0 0.25 0.5 1 km

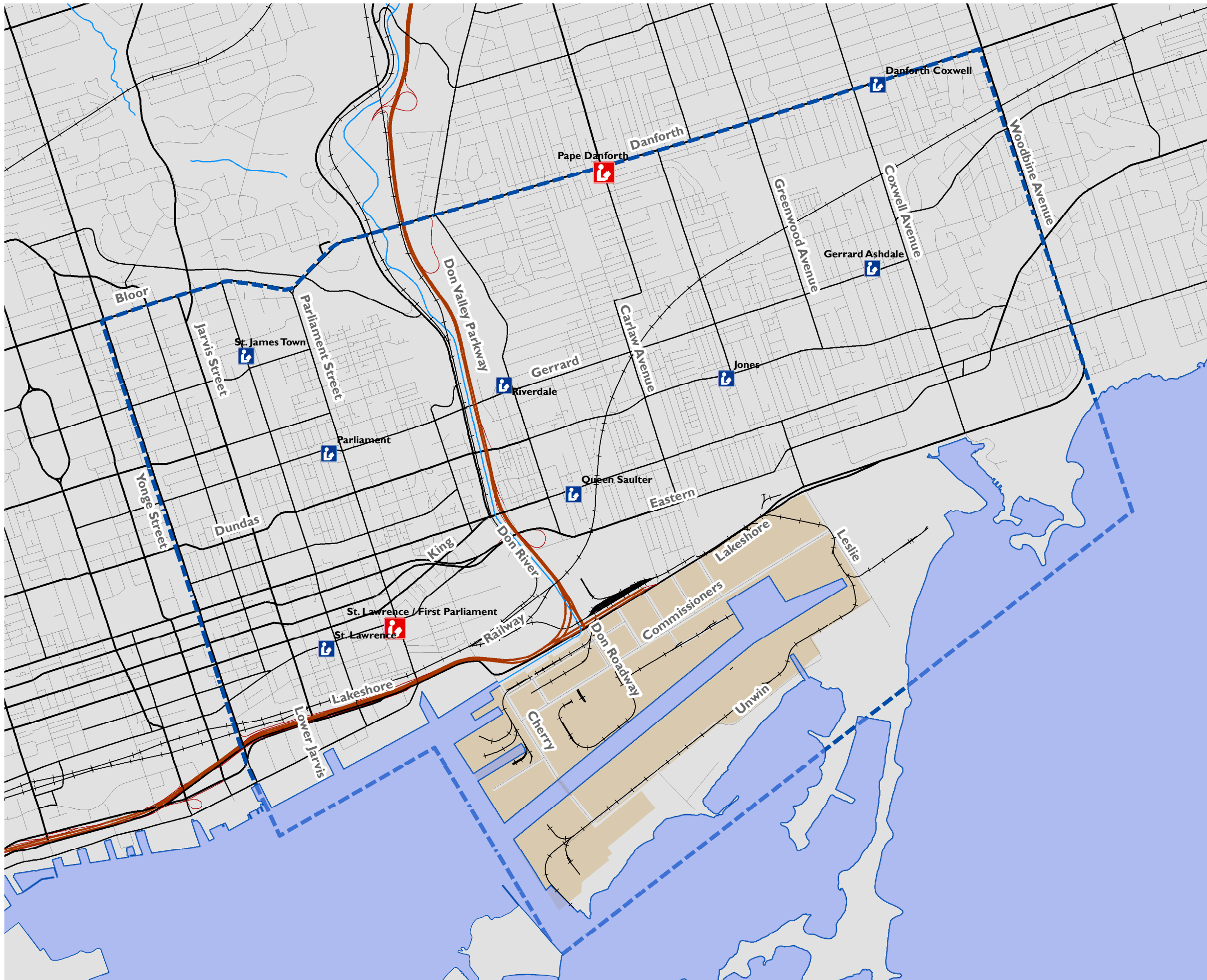


MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N
















PROJECT: 14-8859
 STATUS: FINAL
 DATE: 06/08/2015



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

EXISTING LIBRARIES
 FIGURE 8

-  Context Area
-  District
-  Neighbourhood
-  Study Area
-  Lake Ontario
-  Railways
-  Shoreline
-  Creeks and Rivers
-  Local/Lane/Other
-  Expressway
-  Expressway Ramp
-  Major Arterial
-  Minor Arterial

SCALE 1:25,000
 0 0.25 0.5 1 km

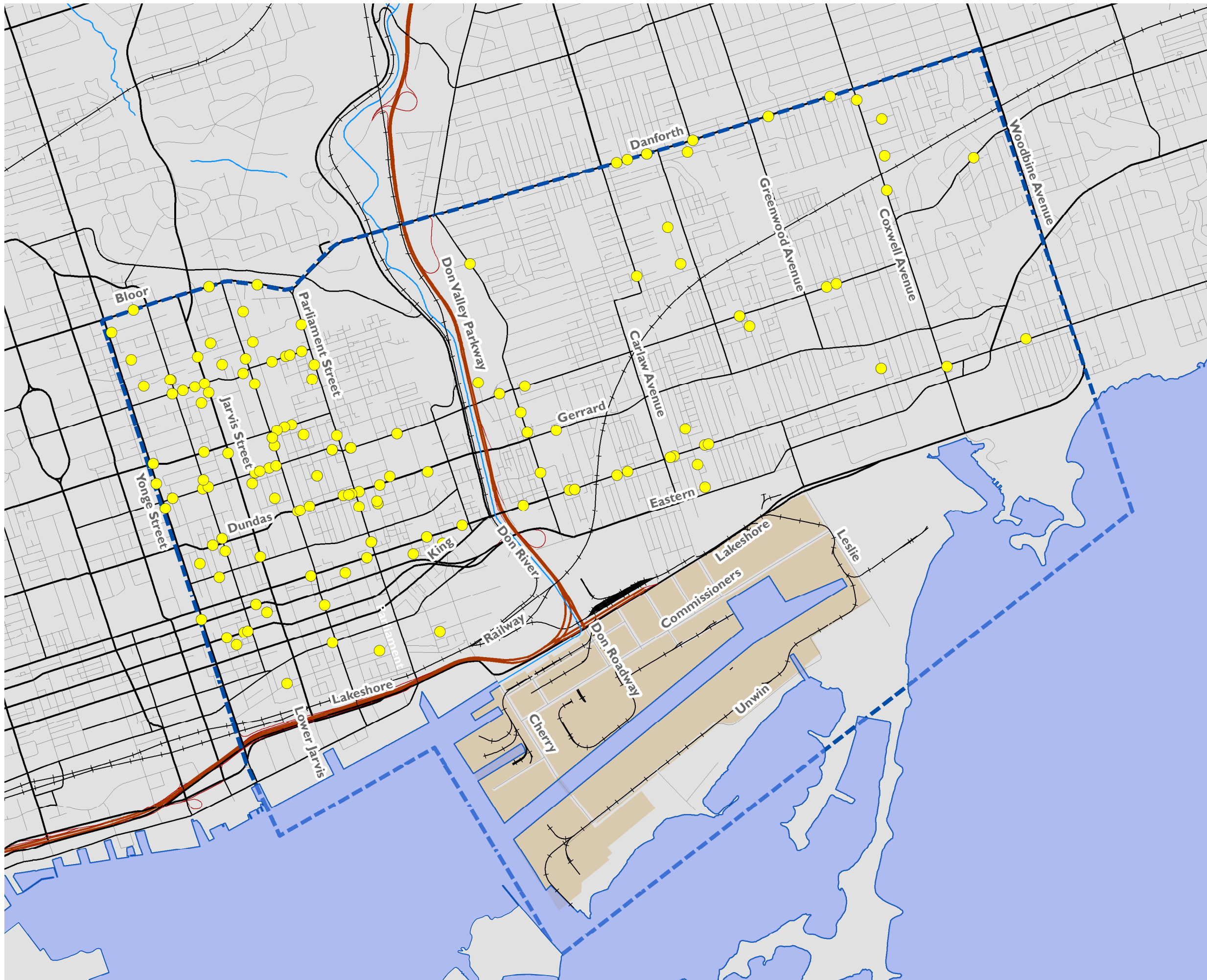


MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N




PROJECT: 14-8859
 STATUS: FINAL
 DATE: 06/08/2015



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

EXISTING HUMAN SERVICES

FIGURE 9

-  Context Area
-  Human Services
-  Study Area
-  Lake Ontario
-  Railways
-  Shoreline
-  Creeks and Rivers
-  Local/Lane/Other
-  Expressway
-  Expressway Ramp
-  Major Arterial
-  Minor Arterial

SCALE 1:25,000
 0 0.25 0.5 1 km

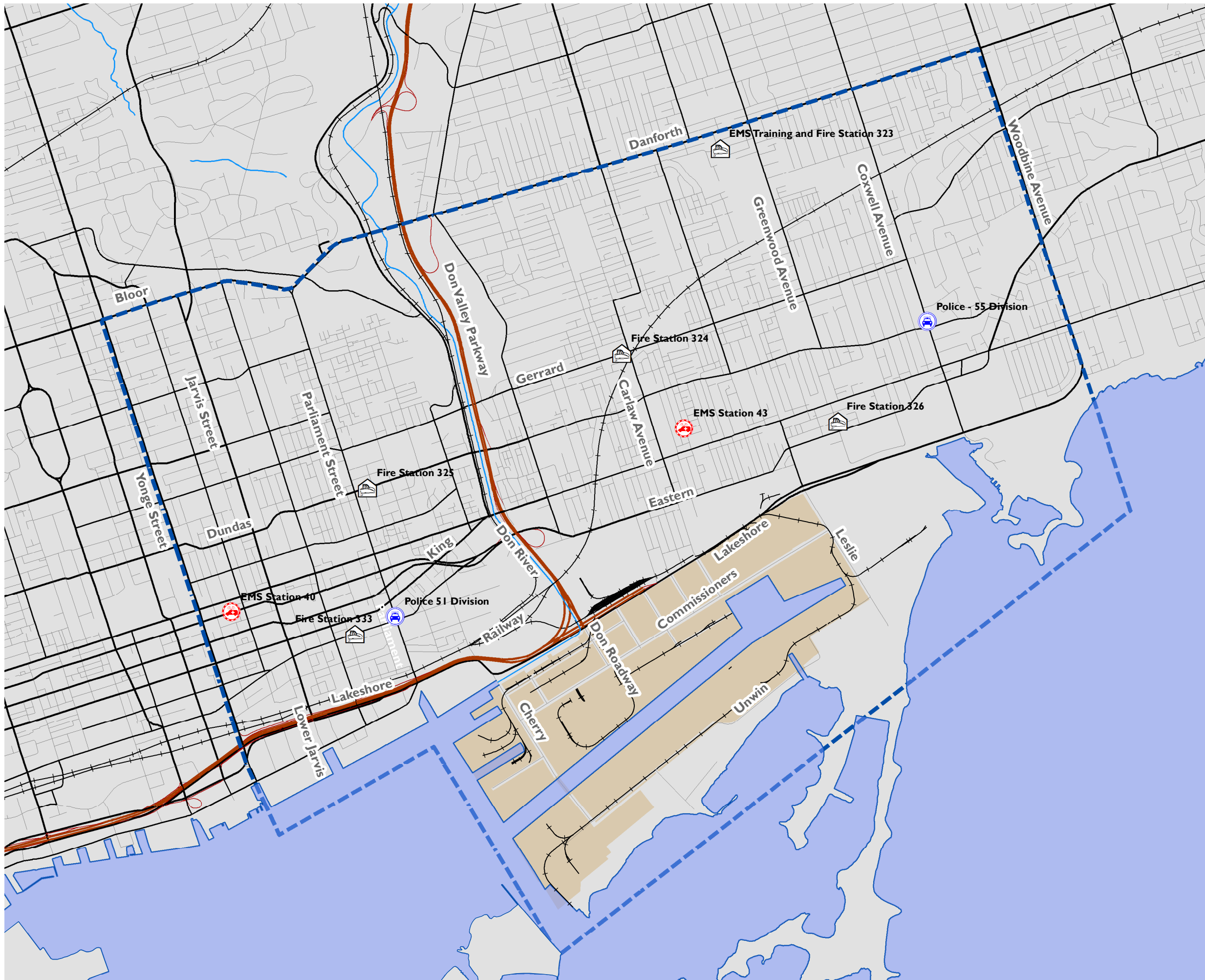


MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N















PROJECT: 14-8859
 STATUS: FINAL
 DATE: 06/08/2015



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

**EXISTING EMERGENCY
 MEDICAL SERVICES**
 FIGURE 10

-  Ambulance
-  Fire
-  Police
-  Context Area
-  Study Area
-  Lake Ontario
-  Railways
-  Shoreline
-  Creeks and Rivers
-  Local/Lane/Other
-  Expressway
-  Expressway Ramp
-  Major Arterial
-  Minor Arterial

SCALE 1:25,000
 0 0.25 0.5 1 km

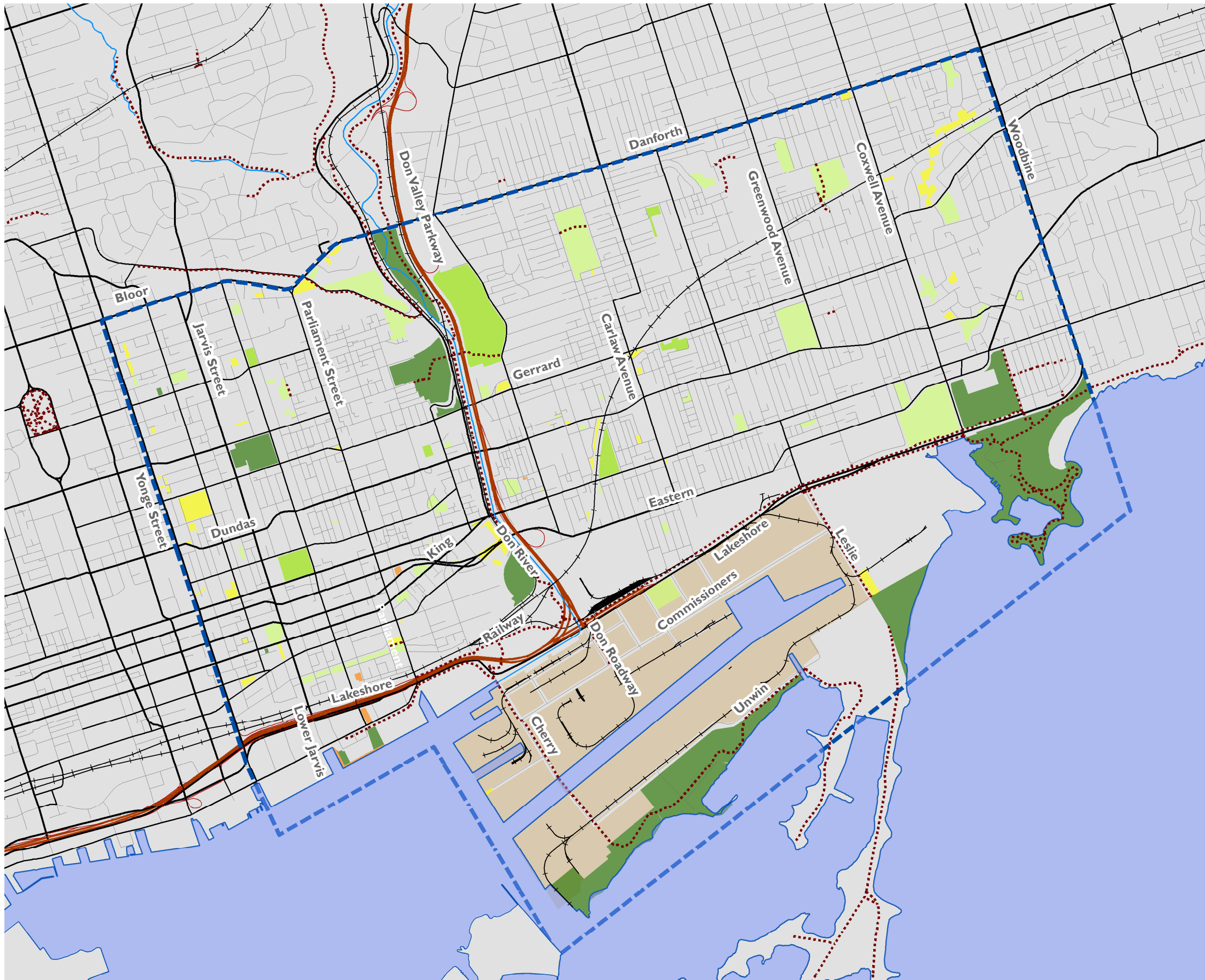


MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N




















PROJECT: 14-8859
 STATUS: FINAL
 DATE: 06/08/2015



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

EXISTING PARKS & TRAILS
 FIGURE 11

-  Context Area
-  Trails or Walkways
-  City Wide
-  District
-  Local
-  Parkette
-  Unspecified
-  Study Area
-  Lake Ontario
-  Railways
-  Shoreline
-  Creeks and Rivers
-  Local/Lane/Other
-  Expressway
-  Expressway Ramp
-  Major Arterial
-  Minor Arterial

SCALE 1:25,000
 0 0.25 0.5 1 km

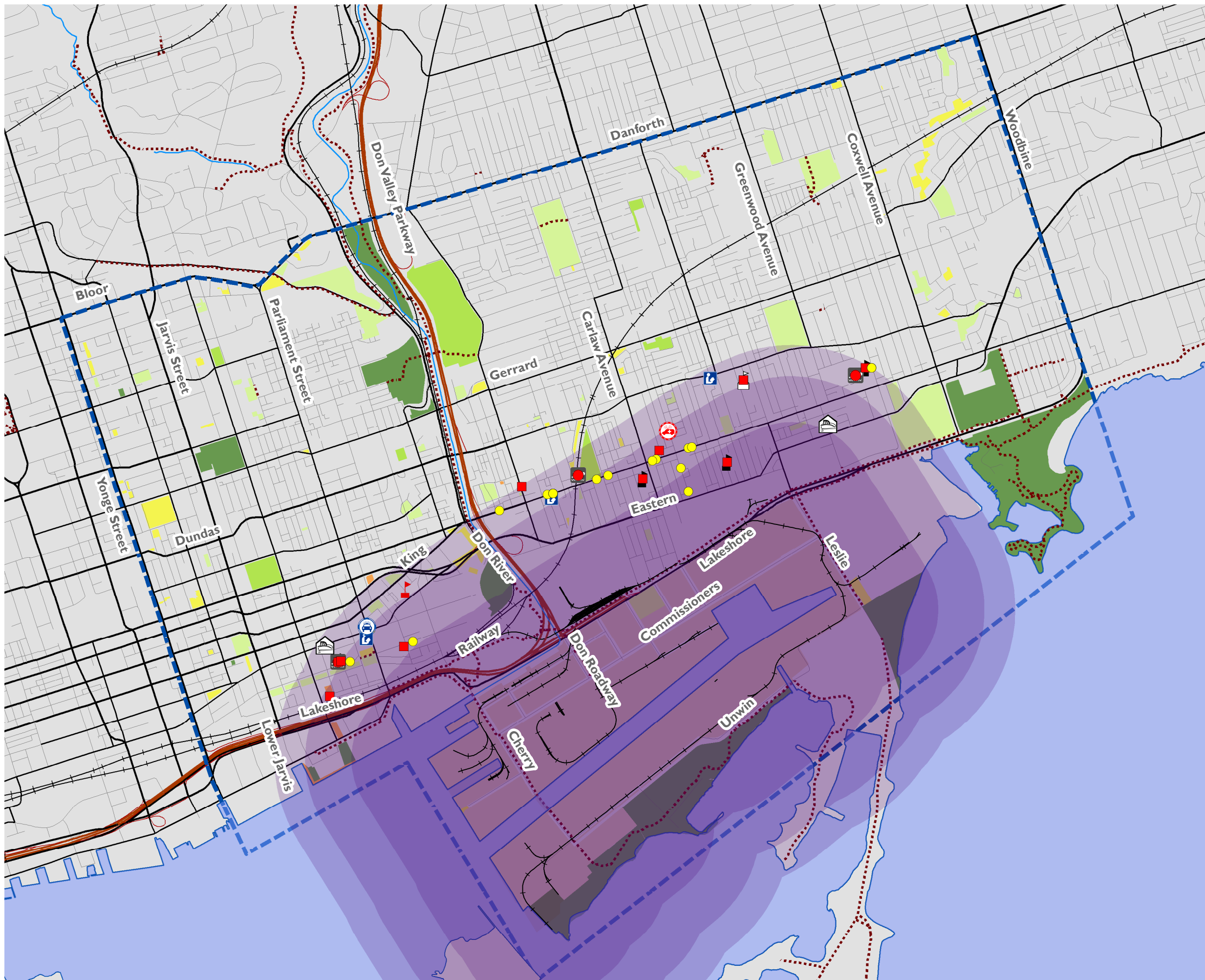


MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N



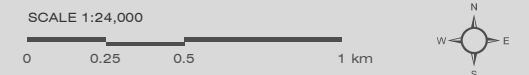
PROJECT: 14-8859
 STATUS: FINAL
 DATE: 06/08/2015



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

EXISTING FACILITIES & SERVICES
 FIGURE 12

- | | |
|--------------------|-----------------------------|
| Context Area | Human Services |
| Trails or Walkways | Child Care Centre |
| City Wide | Library |
| District | Community Recreation Centre |
| Parkette | Indoor Pool |
| Unspecified | Public Elementary School |
| Study Area | Public Secondary School |
| Lake Ontario | Catholic Elementary School |
| Railways | 1km Buffer |
| Shoreline | 800m Buffer |
| Creeks and Rivers | 500m Buffer |
| Local/Lane/Other | |
| Expressway | |
| Expressway Ramp | |
| Major Arterial | |
| Minor Arterial | |
| Ambulance | |
| Fire | |
| Police | |



MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N



PROJECT: 14-8859

STATUS: FINAL

DATE: 06/08/2015

6.0 Service Levels

As a starting point, the level of community services and facilities provided in the Port Lands should be no less than the supply levels realized within the context area and across the city. Determining future community need based on current supply levels reflects the culmination of past decisions by various service providers and changing demands over time and is a useful tool for developing the Strategy. However, achieving complete communities is a key planning objective for the Port Lands, and as such, additional community infrastructure may be required over and above the existing supply levels identified in the Strategy.

The service levels analysis undertaken identified the current supply of community infrastructure and translates that to a per person basis. Further, the City's Development Charges Background Report was also analyzed to understand historic service levels.

6.1. Community Facilities

Table 6 outlines the current supply level for each of the different types of community facilities being addressed in this Strategy. In general the supply levels in the Port Lands context area and city-wide were similar with some exceptions including: a higher supply of indoor pools, a lower supply of indoor ice pads, a higher supply of City-run child care centres and a lower supply of elementary schools both TDSB and TCDSB within the context area. Generally population-based supply levels were calculated at both the city and context area scales by dividing the number of existing facilities/services by the respective 2011 Census population. Population-based supply levels were not calculated for multi-purpose space or human services space. These facilities vary widely in type, size and capacity to accommodate various uses and a population-based supply level is generally not an appropriate measure for these types of facilities. For human services space the CWSP Appendix 1 provides a guideline of one facility ranging from 929 m² to 1,852 m² (10,000-20,000ft²) in each community, depending on the size and needs of the particular community. Further information on how the supply levels were calculated can be found in **Appendix C**.

Table 6 - Supply Levels – Community Facilities				
Facility	City-wide Supply		Port Lands Context Area Supply	
	Population: 2,615,060		Population: 175,810	
	# of Facilities	# per Person	# of Facilities	# per Person
Community/ Recreation Centres ¹⁷	144		10	
Gym ¹⁸ s	73	1 per 35,820 residents	9	1 per 25,115 residents
Multi-purpose Rooms ¹⁹	93	N/A	N/A	N/A
Pools ²⁰	47.5	1 per 55,054 residents	7 Indoor	1 per 25,115
			5 Outdoor	1 per 31,965 residents
Indoor Ice Pads ²¹	48 (in 40 arenas)	1 per 54,480 residents	1	1 per 175,180 residents
Childcare Centres ²²	26 City-run (total locations not available)	1 City-run for every 100,580 residents	60 total (5 Commercial, 48 Non-profit, 7 City-run)	1 City-run for every 29,197 residents 58 total = 1 for every 3,030 residents
Libraries ²³	98	1 per 26,685 residents	9	1 per 19,535 residents
Elementary Schools				
TDSB ²⁴	445	1 per 5,877 residents	22	1 per 7,644 residents
TCDSB ²⁵	168	1 per 15,560 residents	6	1 per 29,195 residents

¹⁷ City Survey Excel and Mapping of Study Area

¹⁸ <http://www1.toronto.ca/parks/prd/facilities/gymnasiums/index.htm>; correspondence with City Staff Team

¹⁹ Information received through correspondence with City Study Team

²⁰ *Recreation Services Plans 2013-2017*; City survey excel and mapping of Study Area; correspondence with City Staff Team; <http://www1.toronto.ca/parks/prd/facilities/indoor-pools/>

²¹ email from T. Rees 1 and *Recreation Services Plan 2013-2017*; City survey excel and mapping of Study Area; correspondence with City Staff Team

²² Information provided by Service System Planning & Policy Development, Children's Services as part of TAC; City survey excel and mapping of Study Area; Background to capital budget 2013

²³ Information provided by TPL as part of TAC; City survey excel and mapping of Study Area; Hemson Development Charges Study 2013 Appendix B.8

²⁴ Information provided by TDSB, as part of TAC, City survey excel and mapping of Study Area

<http://www.tdsb.on.ca/Portals/0/Leadership/Ward11/List%20of%20Schools%20by%20Family.pdf> (does not include alternative schools or adult learning centres)

²⁵ City survey excel and mapping of Study Area

Table 6 - Supply Levels – Community Facilities				
Facility	City-wide Supply		Port Lands Context Area Supply	
	<i>Population: 2,615,060</i>		<i>Population: 175,810</i>	
	# of Facilities	# per Person	# of Facilities	# per Person
Secondary Schools				
TDSB	78	1 per 33,526 residents	8	1 per 21,898 residents
TCDSB	32	1 per 82,660 residents	3	1 per 58,600 residents
Human Services ²⁶	N/A	N/A	172 locations	N/A
Fire Stations ²⁷	83	1 per 31,505 residents	5	1 per 35,160 residents
EMS Stations ²⁸	42	1 per 62,265 residents	3	1 per 58,603 residents
Police Stations ²⁹	19	1 per 137,635 residents	2	1 per 87,900 residents

The City of Toronto Development Charges Background Study (2013) includes an analysis of historical 10-year service levels for facilities such as libraries and community/recreation facilities. Information from this document was also reviewed to confirm the benchmark for community services and facilities in the Port Lands. An annual per capita figure was calculated according to the study’s categories and units used. The results are shown in **Table 7**.

²⁶ City survey excel and mapping of Study Area

²⁷ Information provided by Fire Services, as part of TAC; City survey excel and mapping of Study Area; Hemson Development Charges Study 2013 Appendix B.11

²⁸ Information provided by EMS as part of TAC; City survey excel and mapping of Study Area; Hemson Development Charges Study 2013 Appendix B.12

²⁹ Information provided by Police Services, as part of TAC; City survey excel and mapping of Study Area; Hemson Development Charges Study 2013 Appendix B.10 (includes General Field Commands and Area Field Commands)

Table 7: Per Capita Historic Service Levels 2003 - 2012										
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Community Centres, Arenas and Pools (ft ² per capita)	1.67	1.69	1.68	1.67	1.66	1.66	1.65	1.66	1.64	1.62
Libraries (ft ² per capita)	0.77	0.77	0.78	0.77	0.77	0.77	0.77	0.77	0.76	0.74
Fire Services (ft ² per capita)	0.29	0.29	0.29	0.29	0.30	0.30	0.30	0.29	0.29	0.29
EMS (ft ² per capita)	0.08	0.08	0.09	0.10	0.10	0.09	0.09	0.09	0.10	0.10
Police Services (ft ² per capita)	0.67	0.69	0.69	0.81	0.82	0.82	1.0	0.99	0.99	0.99
Child Care (# subsidized spaces per capita)	0.0098	0.0092	0.0092	0.0091	0.0095	0.0095	0.0095	0.0094	0.0091	0.0091

* based on information contained in Hemson City of Toronto Development Charges Background Study 2013, Technical Appendix pp. 159, 220, 241, 271, 288, 305, 336; available information does not indicate whether square footage is gross or net; daycare spaces include directly operated - group, directly operated – home, and purchased space.

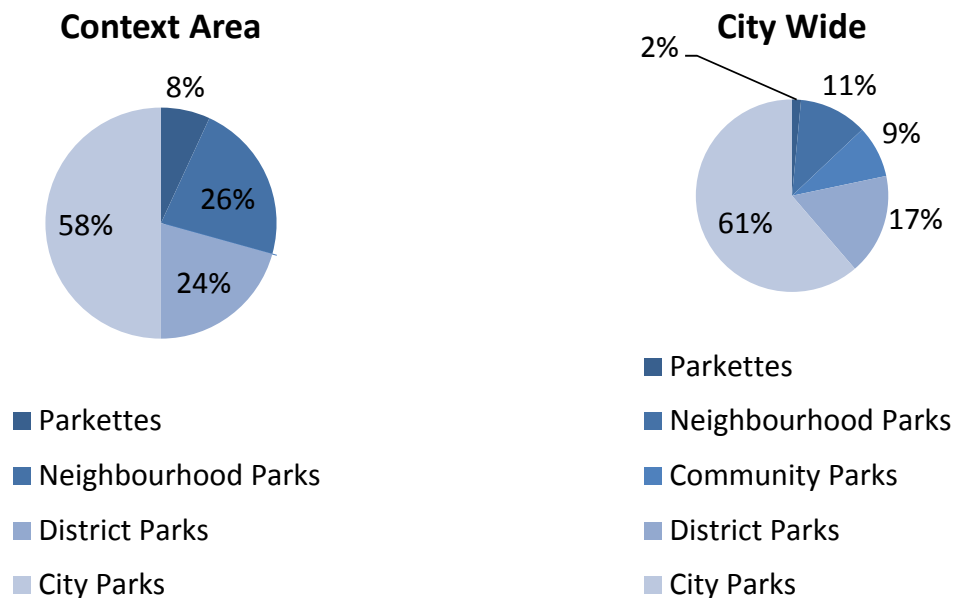
6.2. Parks and Park Amenities

6.2.1. Parks

The total parkland in the City of Toronto in 2012 was 6,625 ha for a total residential population of 2,615,060.³⁰ Using Statistics Canada population information, the ratio of parkland amount per 1,000 residents was calculated for 2003³¹, 2006 and 2011/2012. The historical levels are as follows:

- 3 ha per 1,000 residents in 2003
- 3 ha per 1,000 residents in 2006
- 2.5 ha per 1,000 residents in 2011

The historical supply in the city can assist in informing the amount of parkland that would be required in the Port Lands. However, it should be noted that the total amount of parkland has decreased, and it is recognized that the development of new parks has not kept pace with growth in parts of the city such as Toronto’s downtown area or the Yonge and Eglinton area. A parks and public realm strategy is currently under development for Toronto’s downtown area and was recently completed in the Yonge and Eglinton area.



³⁰ City of Toronto Development Charges Background Study, Hemson, 2013

³¹ The 2001 population was used for 2003 as it was the closest available Census data

The pie charts above depict and compare the percentage of existing park area attributed to each of the classes of parks found in the context area as well as city wide.

There are approximately 240.74 ha of existing parkland found within 109 total parks within the context area. 60 of those parks are Parkettes, with a total area of 18.24 ha. 20 are Neighbourhood Parks with a combined area of 63.75 ha. 18 are City Parks with a combined area of 140.58 ha. 11 are District parks with a combined area of 58.38 ha.

The Development Charges Background Report by Hemson also catalogued the total amount of parkland in Toronto every year starting in 2003 as shown in **Table 8**.

Year	Parkland Area (ha)
2003	7,580
2004	7,602
2005	7,609
2006	7,639
2007	7,700
2008	7,702
2009	7,704
2010	7,704
2011	6,625
2012	6,625

6.2.2. Park Amenities

Toronto has a number of recreation amenities city-wide, including within the context area. Inventories of amenities (e.g., playgrounds, leash-free areas, etc.) within the Toronto Parks Plan were used to calculate more up to date provision levels for recreation amenities using updated population statistics (2011 population of 2,615,060). The Recreation Facilities Report (RFR) (2004) was utilized to identify amenities that were not listed in the more recent Toronto Parks Plan. The RFR forecasted the need for certain types of outdoor recreation amenities throughout the city and in the Port Lands by analyzing the supply level for a variety of facilities including: soccer fields, baseball diamonds and tennis courts. A provision level was then identified to account for population changes and changes in demand for certain sports. Lastly, the current supply levels for the context area was calculated using the context area inventory and the current population (2011 population of 175,810) to determine the supply of facilities/amenities related to the number of residents. **Table 9** below compares provision levels across the city, Toronto South and context area. The context area inventory can be found in **Appendix D**.

³² City of Toronto Development Charges Background Study, Hemson, 2013

Table 9 - Active Recreation Supply Analysis (amenity per population)³³				
Recreation Facility/Amenity Type	Existing Supply Level – City-wide	Existing Supply Level - South Toronto (Downtown and Waterfront)	Forecasted Provision Levels from RFR (if any) – City-wide³⁴	Existing Supply Level
Playgrounds	858 - 1 per 3,047 residents	No Data	N/A	50 - 1 per 3,516 residents
Leash-Free Areas	53 - 1 per 44,323 residents	No Data	N/A	16 - 1 per 10,988 residents
Baseball/Hardball	363 - 1 per 6,836 residents (RFR)	66 - 1 per 9,954 residents (RFR)	Surplus across City	24 - 1 per 7,325 residents
Soccer	438 - 1 per 5,666 residents (RFR)	41 - 1 per 16,023 residents (RFR)	1 per 4,500 by the year 2021	5 - 1 per 35,162 residents
Multi-Purpose Fields	N/A	N/A	1 per 80,000 by the year 2021	12 - 1 per 14,650 residents
Outdoor Basketball Court	55 full, 52 half courts - 1 per 32,284 residents	N/A	N/A	6 - 1 per 29,301 residents
Tennis (public)	636 (at 199 locations) - 1 per 4,111 residents	144 (at 34 locations) - 1 per 4,500 residents (RFR)	Adequately supplied, no change to provision level	20 - 1 per 8,790 residents
Cricket	53 (at 38 locations) - 1	5 - 1 per 131,390 residents (RFR)	Adequately supplied;	1 - 1 per 175,810 residents

³³ City of Toronto, 2014.

³⁴ Recreation Facilities Report, 2004.

Table 9 - Active Recreation Supply Analysis (amenity per population)³³				
Recreation Facility/Amenity Type	Existing Supply Level – City-wide	Existing Supply Level - South Toronto (Downtown and Waterfront)	Forecasted Provision Levels from RFR (if any) – City-wide³⁴	Existing Supply Level
	per 46, 821 residents (RFR)		however, most reside in north of city	
Volleyball	N/A	N/A	N/A	2 - 1 per 87,905 residents
Outdoor Ice Facilities (hockey/pleasure)	66 ice pads, 1 Ice trail - 1 per 39,030 residents	33 - 1 per 19,908 residents (RFR)	N/A	6 - 1 per 29,301 residents

7.0 Agency Outreach

Input from City departments, service agencies and key stakeholders was undertaken to establish a better understanding of existing conditions and future needs. To obtain this input, the City requested information from key departments and agencies, invited department and agency attendance on a Technical Advisory Committee that met twice and conducted a survey of service agencies.

7.1. Agency Survey and Follow-Up

A survey of 108 community, City and not-for-profit service delivery agencies in the Port Lands context area was undertaken by the City in fall 2013 to obtain information on existing facilities and service gaps. Due to the fact that certain agencies have multiple locations a total number of 136 locations in the Port Lands context area were surveyed. The agencies contacted included human services, community/recreation centres and child care centres. Additionally, survey results from a separate survey conducted for a planning study underway in Toronto's downtown area have been utilized. Results from this survey were utilized to supplement the results from the survey conducted for the Port Lands as the two areas overlapped. The surveys utilized were identical.

The Survey included 19 questions designed to obtain information on:

- Services provided
- Location and population served
- Service levels and capacity
- Spatial constraints and opportunities
- Long-term priorities and future expansion plans

61 agencies (56%) responded to the survey. Follow-up calls were made to some of the larger facilities. Based on the survey response received, the following services were confirmed to be provided in the Port Lands context area:

- Arts Education
- Child Care Centres
- Children and Youth Services
- Clothing Services
- Community Centre
- Community Development
- Cultural and Heritage Groups
- Economic/Financial Independence Support
- Education/Employment and Training/ESL
- Emergency Shelter/Hostel Services
- Employment/Skills Development/Social Enterprise
- Food Programming/Food Banks

- Health Services/Nursing/Palliative Care
- Information/Safety/Referrals
- Legal Services/Tenant Land Lord Services
- Support/Counseling on Mental Health Issues
- Recreation and Education Programming
- Seniors and Adult Day Services
- Supportive Housing

Comments raised by those who responded to the survey and follow-up calls include:

- demand for programs often exceeds capacity;
- budgets are often tight and/or funding uncertain (e.g., government grants that need to be reapplied to);
- currently there are limited multi-agency partnership arrangements; however, despite the lack of official partnerships, many of the agencies make use of nearby community assets such as parks, community centres, schools and libraries;
- size constraints or locational issues were identified by many agencies as their primary space related challenge;
- perceived demographic changes identified include more youth, seniors and large families;
- addressing program needs can be complex as services are often tied to the use of schools and parks and recreation facilities;
- there is a chronic issue with underservice to vulnerable populations;
- unmet demand is in areas outside the city core;
- the potential to expand is tied to factors such as location, finances, service model, needs of clientele, etc.;
- demand often exceeds capacity and results in space constraints; and
- there are unique challenges for child care related to full-day kindergarten.

Technical Advisory Committee Members

- City Planning
- Parks, Forestry and Recreation
- Toronto Fire
- Toronto EMS
- Toronto Police
- Public Health
- Economic Development and Culture
- Waterfront Secretariat
- Waterfront Toronto
- Toronto and Region Conservation Authority
- Toronto District School Board
- Toronto Catholic District School Board
- Toronto Public Library
- Children's Services

The survey results generally support the conclusion that there is limited capacity in the Port Lands context area to absorb the community services and facility needs of the population that will be added to the Port Lands as regeneration occurs. The survey results indicate that the Strategy shouldn't rely solely on service levels since there is already unmet demand. Comments on size and location issues and the degree of informal partnerships support the importance of incorporating community

services and facilities into the early planning for the Port Lands, including consideration of partnerships opportunities. A copy of the survey and a summary of survey results are included in **Appendix E**.

7.2. Technical Advisory Committee

Representatives of City divisions and agencies potentially needing facilities in the Port Lands or involved in the planning of the waterfront formed the Technical Advisory Committee (TAC) for this project, which provided input to the Strategy through two meetings and email communications with City staff. TAC members were asked to provide information on their existing facility/service supply within the context area, their expected requirements for facilities/services in the Port Lands and the criteria or approach they would use to confirm needs and determine locations for new facilities. Information provided at the meetings or in follow-up correspondence is incorporated below.

The first TAC meeting held in April 2014 focused on an overview of the Community Infrastructure Strategy project and the background information collected to date. Discussion at the meeting focused around understanding their facility and service needs and location requirements for the Port Lands. Notes from the April TAC meeting are included in **Appendix E**.

A second TAC meeting was held in March 2015 to review the draft Community Infrastructure Strategy. Notes from the March TAC meeting are included in **Appendix E**.

The following summarizes key information obtained from the TAC members at meetings as well as through follow-up correspondence:

7.2.1. Emergency Services - (Fire, Police, EMS)

- *Existing and planned facilities* – There are two existing fire stations close to the Port Lands (Station 333 and the Fire Academy Fire Station). There are two police stations within the context area: 51 Division (corner of Front and Parliament) and 55 Division at Dundas/ Coxwell. Long-term plans include the relocation and redevelopment of 55 Division Police Station.
- *Need for facilities* – New mixed-use communities in the Port Lands, increased population in other waterfront areas, and the potential addition of high rise office development in the South of Eastern area would result in the need to add fire response capability. The addition of a fire station in the Port Lands would help reduce overall response time. For Police Services, it was noted that there may be strains on the ability for the existing facilities to

respond to calls within the Port Lands; however, division boundaries are flexible and the physical location of additional police capacity may not need to be within the Port Lands.

- *Location criteria/guidelines* – Fire Services representatives indicated that preferred locations for a new Fire Station in the Port Lands would be north of Commissioners Street. This would benefit other new waterfront communities where new Fire Stations are not proposed. While police capacity may need to be increased, Toronto Police Services indicated that a new station is not required in the Port Lands.
- Location comments related to all emergency services include:
 - An opportunity for a Police marine unit should be considered.
 - Police and EMS ideally should be separated from residential uses to buffer from noise, etc.
 - Police and Fire cannot share a building but could share a site. Police require dedicated space for parking and Fire requires dedicated space for trucks and equipment.
 - Fire and EMS have effectively co-located within one building.
 - Fire has successfully co-located in a mixed-use building in other municipalities and it was determined that a fire station could potentially be located in a mixed use building. In some situations drivers are told to avoid turning on the fire truck back-up alarm and siren until they are further away from the residences to minimize noise impact.
 - Fire has numerous locations in residential areas across Toronto, supporting their compatibility with a neighborhoods. There is an example of child care facility located above a city fire station with no issues.
 - Discussion on the number of fire stations in the Port Lands and the anticipated population decrease confirmed that 1 fire station is appropriate.

7.2.2. Schools

- *Existing and planned facilities* – School sites have been identified in North Keating and West Don Lands. One school may be required for serving local needs while the other may have a larger attendance boundary.
- *Need for facilities* –The development of 5,000-6,000 new residential units trigger the need for a new elementary school (based on a 10% pupil yield). Toronto District School Board elementary schools are typically 4,645- 5,574 m² or 9.2 m² per pupil (50-60,000 ft² or 100 ft² per pupil). The amount of affordable housing influences the pupil yield (higher pupil yield). It was suggested that the need for schools be approached based on metrics related to community building rather than capacity. TDSB is flexible to smaller, community-focused, walkable schools sites.

- *Location criteria/guidelines* – More than one school on the same site is not preferable due to excessive traffic during pick-up and drop-off times. Schools can effectively be co-located with parks. For secondary schools it is desirable to have access to high quality playing fields. The TDSB has explored locating schools within mixed-use buildings and this should be considered for the Port Lands.
- Location comments related to schools include:
 - There was support for a ‘landmark’ school location at the water’s edge in Villier’s Island. The need for a minimum 10m setback from the edge of Keating Channel was noted.
 - The number of public schools recommended for the Port Lands was confirmed to be acceptable; having each within one of the Port Lands communities achieves the goal of having complete communities.
 - Co-location of schools (and satellite locations) was confirmed as appropriate as long as it is with compatible uses (library, child care).

7.2.3. Libraries

- *Existing and planned facilities* - Toronto Public Library provides a network of 98 branches throughout the city. There is an expansion planned for district branch at Parliament and Front (a relocation of the St Lawrence neighborhood library). This district branch would serve the new population of the Port Lands; however a new neighbourhood branch would be needed in the Port Lands.
- *Need for facilities* – The library uses the following population threshold:
 - Neighbourhood branches serve a minimum of 25,000 residents within a 1.6 km area; and
 - District branches serve a minimum of 125,000 residents within a 2.5 km area.
- *Location criteria/guidelines* – The library has location, size, site and facility design guidelines (including joint development and shared facilities) that stipulate such factors as community focal point, high visibility and public transit accessibility.
- Location comments related to libraries include:
 - Locating a library in a mixed use neighbourhood in proximity to all Port Lands neighbourhoods; generally walkable from at least one school was considered appropriate.

7.2.4. Child Care

- *Existing and planned facilities* – There are existing child care facilities in proximity to the Port Lands. It was noted, however, that generally, child care vacancies are limited.

- *Need for facilities* - Children's Services indicated that they typically assess the need for additional child care based on the number of children served and eligibility for child care subsidy. Areas that are considered "underserved" for child care subsidy are areas we would target for expansion.
- *Location criteria/guidelines* – In terms of size the indoor space should be 110 s.f. per child and the outdoor play space should be 60 s.f. per child. Other specific facility design criteria include requirements for an exterior fenced play space, preference for an at-grade facility, safe access, full kitchen, acceptable security, etc.
- Location comments related to child care include:
 - Child care placement can be flexible; co-locating child care with schools was identified as a first choice. Facilities must have ground related playground space.

7.2.5. Parks & Recreation

- *Existing and planned facilities* – It was noted that there has been an increase in requests for soccer and other field sports.
- *Need for facilities* – It was suggested that more flexible multi-purpose fields and multi-use courts be considered, while still allowing space for tennis. It was also noted that 50% of condos have dogs, so there is a need for leash free areas.

7.2.6. Other

- City of Toronto Economic Development and Culture have considered the Hearn site for adaptive reuse such as sports fields, ice pads, etc. They are also looking for a place for MOCA Museum of Contemporary Art.
- Public health services are mostly mobile and can float to different community centres. They often lease space in community centres, mixed-use buildings or other locations. This fact makes reinforces the importance of multi-use space in communities in order to provide these essential services to the public. The type of public health services needed in the Port Lands will depend on demographics.
- Public Health does not lease space in City-owned buildings such as community centres, libraries and City-run child cares. They partner with various City Divisions such as Parks, Forestry & Recreation, Children's Services and Toronto Public Library (TPL) with respect to a number of their programs and/or services.

7.3. Summary of Agency Outreach Findings

The following key findings from the agency outreach have been incorporated as appropriate into the Port Lands Community Infrastructure Strategy:

- Specific facility needs and service levels obtained from agencies were used in determining service and facility needs for the Port Lands.
- Ongoing collaboration between City departments and other agencies is required to confirm needs and timing.
- Partnership opportunities are welcome and should be explored.
- Further discussion is needed on compatibility to determine multi-agency co-location opportunities, since there is not always agreement on which facilities/services are amenable to co-location.
- Planning for community infrastructure must begin early in the process to ensure that agency needs are well understood and incorporated into the community as it develops.
- Within the Port Lands context area there is generally more capacity in facilities east of the Don Valley Parkway than in those that are west of the Don Valley Parkway. Generally, however, facilities are well used. Given the many variables that affect use over time, their capacity to accommodate future demand in the Port Lands will need to be carefully assessed at the time new facilities are being planned for development to ensure a measure of current supply in relation to current demand.

8.0 Planned Community Services and Facilities

City-owned and other community facilities under construction, or well along in their planning, that are in close proximity to the Port Lands are described below and shown on **Figure 13**.

8.1. Recreation and Child Care Facilities

New Waterfront Facilities:

- **Recreation/Child Care Centres - East Bayfront** - This facility will comprise a local-serving community centre 1,858 – 2,322 m² (20,000 - 25,000 ft²) and may be co-located with a childcare centre (72 spaces). Waterfront Toronto's funding allocated toward the community centre is \$15m and \$2.2m for the recreation and child care components respectively. Development is anticipated for approximately 2020, to be operational by 2023.
- **Recreation/Child Care Centres - West Don Lands** - Land has been reserved for a local recreation centre adjacent in Corktown Common, to be developed between 2018 and 2020. The proposed recreation facility will be developed and governed by the 519 Community Centre. It will include multi-purpose space along with community space and a 72 space child care facility. It will be managed in accordance with the City of Toronto's Relationship Framework for AOCC's (Association of Community Centres). No capital funding or scheduling has been identified for either of these facilities. However, the City has formally initiated the negotiation process to secure the site. The project will be 66% funded through private donations, foundations and corporate contributions and the remaining 34% through municipal, provincial and federal government investment
- **YMCA** -The West Don Lands (corner of Front and Cherry Streets) is the site of the new Cooper Koo Family YMCA that is targeted to open in 2016. This 7,620 m² (82,000 ft²) facility will house a swimming pool, a gym, fitness studios and exercises areas, spaces for youth and community activities and an accessible green roof. This community centre will provide programs and services to the local population. It should be noted that the YMCA is not a municipal facility.

Other Context Area Facilities:

- **Regent Park Community Centre** - Located near Sumach and Shuter Streets and linked to Nelson Mandela Park Public School and the Blevins Child Care Centre, this facility will comprise 4,231 m² (46,500 ft²) of recreation space and 1,275 m² (13,735 ft²) of employment/training space. It will replace two existing community centres (Regent Park South and Regent Park North Recreation Centres) that are being demolished. Construction has begun and is expected to be complete in 2015.

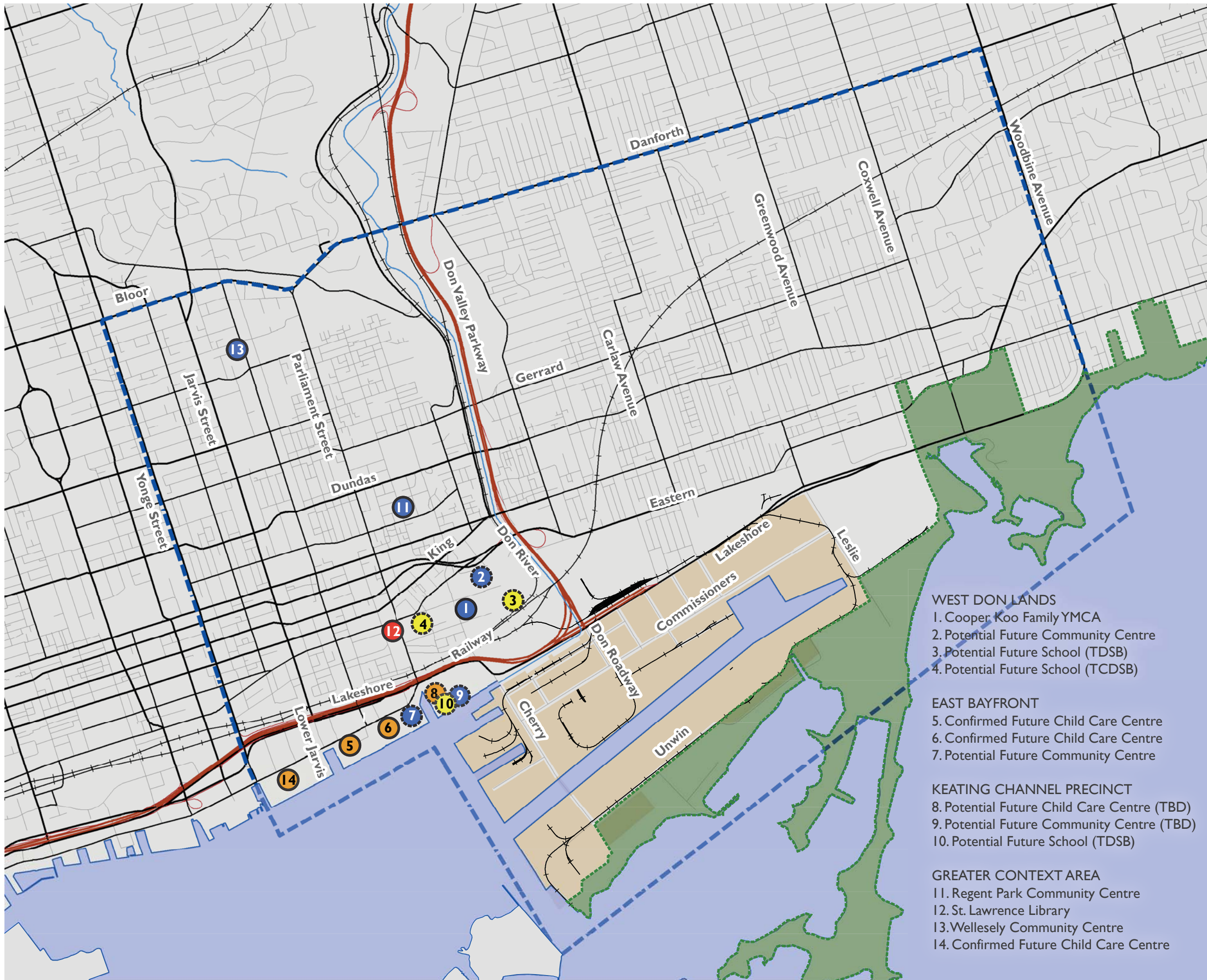
- **Wellesley Community Centre** - Located at Wellesley Street and Sherbourne Street, this joint-use facility was opened in 2005 and encompasses a library, child care centre and athletic facility within one building. A second phase of the centre is proposed to include a 25m lap pool, a leisure pool and a conversation pool. Construction on the second phase is to be completed within approximately 2-5 years.
- **Regent Park Aquatic Centre** – The Regent Park Aquatic Centre was constructed in 2012. It includes a leisure pool, a lap pool, a warm water pool and diving board, a waterslide and a Tarzan rope. The facility has a landscaped terrace providing connection between the pool and outdoors in the summer.

8.2. Libraries

- **St. Lawrence Library** - The Toronto Public Library's capital program for library branches includes relocating the existing, undersized St. Lawrence neighbourhood library to Front and Parliament Streets. The St. Lawrence Branch will be replaced with a larger 2325 m² (25,000 ft²) district library at this site. The St. Lawrence Relocation Project is scheduled to start in 2016 with an expected completion date of 2019.

8.3. Schools

- **Public Elementary** - To date, the Toronto District School Board has reserved four elementary school sites in Central Waterfront precincts:
 - West Don Lands - the TDSB has a 0.73 ha site adjacent to Corktown Common. It is intended that the school be a joint facility with a City Community Recreation Centre. Based on the agreement with Waterfront Toronto, the school board must purchase the site by 2020/2021; and
 - North Keating Precinct – Waterfront Toronto owns a 1.6 ha site proposed for a school. The TDSB will be responsible for purchasing the site and building the school.
 - Port Lands: Two sites have been identified in the Port Lands - one on Villiers Island and one in South River.



CITY OF TORONTO
 PORT LANDS COMMUNITY
 INFRASTRUCTURE STRATEGY

PLANNED FACILITIES

FIGURE 13

- Recreation Centre
- Library
- School
- Child Care
- Lake Ontario Park
- Context Area
- Study Area
- Lake Ontario
- Railways
- Shoreline
- Creeks and Rivers
- Local/Lane/Other
- Expressway
- Expressway Ramp
- Major Arterial
- Minor Arterial

- WEST DON LANDS**
1. Cooper Koo Family YMCA
 2. Potential Future Community Centre
 3. Potential Future School (TDSB)
 4. Potential Future School (TCDSB)

- EAST BAYFRONT**
5. Confirmed Future Child Care Centre
 6. Confirmed Future Child Care Centre
 7. Potential Future Community Centre

- KEATING CHANNEL PRECINCT**
8. Potential Future Child Care Centre (TBD)
 9. Potential Future Community Centre (TBD)
 10. Potential Future School (TDSB)

- GREATER CONTEXT AREA**
11. Regent Park Community Centre
 12. St. Lawrence Library
 13. Wellesely Community Centre
 14. Confirmed Future Child Care Centre

SCALE 1:25,000
 0 0.25 0.5 1 km



MAP DRAWING INFORMATION:
 CITY OF TORONTO, ESRI,
 DILLON CONSULTING LIMITED

MAP CREATED BY: ECH
 MAP CHECKED BY: SL
 MAP PROJECTION: NAD 1983 UTM Zone 17N



PROJECT: 14-8859
 STATUS: FINAL
 DATE: 06/08/2015

- **Catholic Elementary** - The Toronto Catholic District School Board has identified two schools in the vicinity of the Port Lands in their Long Term Accommodation Plan (LTAP):³⁵ Please note that the timeline for these facilities are uncertain.
 - West Don Lands - Construct JK-8 elementary school (emerging technology centre); and
 - Port Lands – While located outside of the Port Lands west of the Keating Channel in East Bayfront near Parliament Street, this site is under future consideration for a JK-8 joint (TDSB/TCDSB) elementary school; estimated timeline 2016/17.

8.4. Parks

- **Lake Ontario Park** - Identified as a “Big Move” in the Central Waterfront Secondary Plan, The future Lake Ontario Park would provide an enhanced, continuous and connected urban park system along the waterfront. In 2006, Waterfront Toronto began preparing the Lake Ontario Park Master Plan to guide the future implementation of this important regional park. While not adopted by City Council, the Lake Ontario Park Master Plan proposes a united network of revitalized parks in the Central Waterfront spanning from the west side of the Port Lands, south of Unwin Avenue, including Cherry/Clarke Beach Park, Tommy Thompson Park and reaching as far as the eastern tip of Beaches Park. When complete, the park would be over 500 ha in size. Approximately 35% of the land area is proposed to be designated as passive recreation, 10% for active recreation, 5% for boating and the remaining lands are to be set aside for natural habitat.³⁶

³⁵ TDSCB Long Term Accommodation Program/Plan Community Consultation Meeting; Draft LTAP Proposals, 2007. Source: <http://www.tcdsb.org/Board/PlanningandFacilities/ltap/Documents/Ward%209%20Package.pdf>

³⁶ Lake Ontario Park Master Plan, Field Operations, Schollen & Company, et. al, 2008. Pg. 48

9.0 Co-Location Models, Partnerships and Practices

The location and delivery of community infrastructure varies significantly and is often dependent on the characteristics of both the community and the facility. In some GTA communities, recreation complexes with large footprints fit within the suburban character. In more urban areas facilities with compact form and less parking are more appropriate. Further, some facilities, like arenas, typically require larger footprints and more parking as access is mostly by automobile. The approach to development and delivery also differs with some community infrastructure being municipally designed and operated and other infrastructure delivered through partnerships between municipalities, not-for-profit and for profit entities. This section of the report considers the advantages and disadvantages of different approaches and provides examples of different models the City can draw from for the Port Lands. Further information for some of the examples is included in **Appendix F**.

9.1. Facility Models for Physical Co-Location

Community infrastructure can be located based on a number of different approaches. The following provides three different approaches to locating community facilities, the advantages and disadvantages of these approaches relative to the Port Lands and some local and international examples where the approach has been successfully applied.

Community facilities located within a mixed-use building (Model A) - This approach focuses on integrating one or more public facilities/services within a mixed-use residential or commercial building. These buildings typically have residential units and/or other uses that do not include community facilities. In these instances, the community facility is constructed by the building developer and could include provision of space to be outfitted by the service provider or provided as a turn-key operation. The advantages and disadvantages of integrating community facilities into mixed-use buildings in the context of the Port Lands include:

Advantages

- Reduces overall land requirements.
- Can achieve compact built form objectives for the Port Lands.
- Offers opportunity to offset costs or achieve cost efficiencies associated with environmental remediation.
- There are cost efficiencies with having the developers build the community facility space.
- Offers opportunities to engage in creative, innovative design solutions.

Disadvantages

- Potentially less flexibility to expand/adapt to changing demographics over time.
- Requires pro-active and early effort on the part of the service provider to secure appropriate space within buildings.

- May require additional attention to signage and other means to ensure the facility feels public and thus can attract users and perform intended civic and social functions particularly if community facilities do not have a street presence.
- May be less applicable to some community facilities (e.g., ice pads).

Examples of Community Facilities in a Mixed-Use Building (Model A)

Kingston Road YMCA, Toronto, Ontario - A full YMCA integrated with condominium apartment units.

Fire Hall No. 5, Vancouver, B.C – Fire hall integrated with a YWCA as well as four floors of affordable housing. There are two distinct entrances, the shared space is the basement level parking. This building is LEED Certified Gold.

Mount Pleasant Community Centre, Vancouver, British Columbia - Community centre, library and child development centre integrated with 98 residential units.

Louise Station No.6, Calgary, Alberta - Fire and emergency medical services integrated in a building with commercial, office and residential.

Hampden Gurney Primary School, London, Borough of Westminster - A ‘vertical’ six story elementary school and child care integrated within a residential building complex.

Castle Grand Library and Community Centre, Sydney, Australia - Multi-use building that includes a community centre, library, local area health centre on the lower floors integrated with residential above.

Katharinenschule, Hafen City, Hamburg - An elementary school, child care and sports hall integrated with 30 apartments.

Salvation Army Kroc Community Center, San Francisco, California - A community centre integrated into a 110-unit affordable housing building.

Coney Island Commons, Brooklyn, New York - A YMCA co-located on the same site as an affordable housing complex.

Community facilities co-located on the same site/building (Model B) - This approach has multiple community facilities co-located on the same site or under the same roof but not included within a mixed-use building. Community facilities in this instance can either be delivered by a single developer, the City or through partnerships. This co-location approach includes community infrastructure located in discrete buildings on a larger site, while sharing common features such as parking and open space. The advantages and disadvantages of co-locating facilities on the same site/building in the context of the Port Lands include:

Advantages

- The consolidation of facilities can foster a feeling of community-building and place making providing establishing a ‘community hub’.

- Can include sufficiently large spaces to support community-building events and potential to establish a highly visible, public presence.
- Easy to attach a civic identity and design.
- Provides operating efficiencies (e.g., utilities, staffing, cross-programming, etc.).
- Numerous facilities/services in one place will optimize 'one-stop' access for users.

Disadvantages

- Consolidating numerous facilities can require larger sites.
- A large centralized complex in the Port Lands could reduce the number of residents who can walk to a community/recreation facility.
- Larger centres could have a more regional draw bringing in traffic from outside the area.
- Cost of environmental remediation may need to be fully born by the facility/service provider and potentially higher costs higher due to the additional land requirements needed to accommodate this type of model.
- Loss of potential land sales revenue if a complex of facilities and services are not located on a potential park site. Land sales revenues from City owned will assist towards achieving the total infrastructure costs required to realize the redevelopment potential of the lands.

Examples of Community Facilities Co-located on the Same Site/Building (Model B)

Wellesley Community Centre, Toronto - Community Centre co-located in the same building with a library and child care.

St. Lawrence Community Centre, Toronto - Community Centre co-located in the same building with child care and school.

Humberwood Community Centre, Toronto – An integrated three-storey mixed-use facility containing two elementary schools, a public library, community centre, community hall and triple gymnasium.

MacBain Community Centre, Niagara Falls, Ontario - A large centre that co-locates numerous recreation facilities, a public library and café on a park site with a YMCA.

Separately-sited, single-purpose facilities (Model C) – This approach involves a free-standing single purpose facility adjacent to or within a park/open space. The advantages and disadvantages of single purpose facilities in the context of the Port Lands include:

Advantages

- Can be designed to be in a compact, urban form and/or multi-storeyed building to reduce overall footprint.

- Siting and design can create an iconic civic presence; some have described the Regent Park Aquatic Centre as “a 'beacon' - of community, inclusiveness and accessibility.”³⁷
- Ability for the community facility to utilize adjacent parks/open spaces.
- Can be easier to attach a civic identity and design to stand-alone, municipally-owned facilities.

Disadvantages

- Offers fewer economies of scale.
- Users do not benefit from the cross-programming and ‘one-stop’ access opportunities gained through consolidated facilities.
- High land and remediation costs make provision of separate, single-site community facilities more costly.
- Stand-alone facilities such as arenas require large areas and their need for equipment and regional character can result in significant parking needs.
- Loss of potential revenue to land sales for mixed-use purposes if not located on a future park site.

Examples Separately-sited Single Purpose Community Facilities (Model C)

Regent Park Aquatic Centre, Toronto Ontario - Urban model of a separately sited facility that is adjacent to a park and transit with no parking provided.

Leaside Memorial Community Gardens - A twin pad arena with significant surface parking.

Warden Hilltop Community Recreation Centre, Toronto – New community centre in Toronto, it is LEED Silver certified. It includes a double gym, weight room, teaching kitchen and preschool area.

9.2. Partnership Practices

Different approaches to providing community facilities and, particularly those involving co-location with other community facilities or integration into mixed-use buildings, require consideration of different partnership arrangements. For the most part, the location/co-location examples presented involve different partnerships between municipalities, other agencies such as school boards and libraries and private developers.

Two partnership delivery models used in Toronto include the Association of Community Centres (AOCCs) and Toronto Neighbourhood Centres (TNCs). AOCC Boards of Management are comprised of volunteer board-run multi-purpose facilities providing a broad range of community, recreation and social service programs to local residents. The AOCC model is a hybrid between a City agency and an independent not-for-profit community based organization. Core administrative activities are provided by the City,

³⁷ <http://www.shedoesthcity.com/why-the-new-regent-park-aquatic-centre-is-so-great>

the program components are funded through fees, donations, and grants and otherwise treated like an independent not-for-profit community based organization.³⁸

TNCs help to develop and deliver services to the community including programs for youth, family and seniors; employment and skills training; settlement services; literacy and ESL programs; housing and food access; and, social recreation activities. They are hubs for social activity.³⁹

Different approaches to development, ownership and operation/tenancy are shown in **Table 10**.

Table 10 - Summary of Partnership Structures in Physical Co-location Examples	
Location/Co-Location Examples	Partnership Structures <i>(note: "Agency" is used to represent school boards, libraries, public health, housing authorities, etc.)</i>
Partnership Development/Operation	
Kingston Road YMCA, Toronto	Development: not-for-profit/Private Operation: not-for-profit/Private; commercial tenancy agreement
St Lawrence Community Centre, Toronto	Development: City/Agency Operation: City/Agency
Mount Pleasant Community Centre, Vancouver, BC	Development: City/Agency Operation: City/Agency
Wellesley Community Centre, Toronto	Development: City/Agency Operation: City/Agency
MacBain Community Centre, Niagara Falls, Ontario	Development: City/Agency Operation: not-for profit; various tenancy agreements (not-for-profit and commercial)
Louise Station No.6, Calgary, Alberta	Development: Public/Private Operation: Public/Private

³⁸

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=299700ad867a0410VgnVCM10000071d60f89RCRD&vgnnextchannel=6e886aa8cc819210VgnVCM10000067d60f89RCRD>

³⁹ http://neighbourhoodcentres.ca/about/neighbourhood_centres

Table 10 - Summary of Partnership Structures in Physical Co-location Examples	
Location/Co-Location Examples	Partnership Structures <i>(note: "Agency" is used to represent school boards, libraries, public health, housing authorities, etc.)</i>
Coney Island YMCA, Brooklyn, New York	Development: City/Agency/not-for-profit/private Operation: City/Agency/not-for-profit
Castle Grand Library and Community Centre, Sydney, Australia	Development: City/Agency Operation: City/Agency; not-for-profit tenancy agreement; commercial tenancy agreement
Hampden Gurney Primary School, London, Borough of Westminster	Development: Agency/Private Operation: Agency/Private
Katharinenschule Primary School, Hafen City, Hamburg	Development: Public/Private Operation: Public/Private
Single Entity Development/Operation	
Regent Park Aquatic Centre, Toronto	Development: City Operation: City
Leaside Memorial Community Gardens Arena, Toronto	Development: City Operation: City
Salvation Army Kroc Community Center, San Francisco, California	Development: not-for-profit Operations: not-for-profit
City / Non-Profit Partnerships (AOCC / TNC Operating Models)	
519 Church Street Community Centre, Toronto, ON	AOCC / TNC Model
Applegrove Community Complex, Toronto, ON	AOCC / TNC Model
Eastview Neighbourhood Community Centre, Toronto, ON	AOCC Model
Ralph Thornton Community Centre, Toronto, ON	AOCC / TNC Model

Table 10 - Summary of Partnership Structures in Physical Co-location Examples	
Location/Co-Location Examples	Partnership Structures <i>(note: "Agency" is used to represent school boards, libraries, public health, housing authorities, etc.)</i>
Central Neighbourhood House, Toronto, ON	TNC Model
Dixon Hall, Toronto, ON	TNC Model
WoodGreen Community Services, Toronto, ON	TNC Model

Facility-based partnership approaches such as Wychwood Barns, Evergreen Brickworks, Centre for Social Innovation and Daniels Spectrum provide other partnership examples that could be considered for service delivery in the Port Lands. Facility-based partnerships are often very complex and include many parties/contributors other than those that are officially responsible for development and/or operations. A not-for-profit development, for example, is typically funded through a variety of sectors including public, corporate/private, other not-for-profits, philanthropic foundations and individual private donations. Further, partnerships evolve over time through the stages of planning, development, construction and ongoing operations.

9.3. Lessons Learned from Partnership Examples

The partnership model examples illustrate current approaches to locating various organizations and agencies in shared facilities. They show varied and complex arrangements that become more complex as facility/service integration increases. Although different in application, there are a number of characteristics that are common to these arrangements and point to factors to consider in partnership development in the Port Lands.

Specialized and non-specialized facilities - Building and site-integrated co-location partnerships appear to be more prevalent for services that do not require specialized facilities or can operate in well-designed multi-purpose spaces (e.g., arts and culture, social entrepreneurship).

Community services that require specialized facilities (e.g., pool, gym, childcare, school, etc.) are typically clustered in complexes of various sizes, while remaining distinct facilities. Partnerships in these situations are often tenant-based and are not central to developing the facility and its service mix. Human services may be provided to further objectives related to

service equity in underserved communities. When included, residences are often provided as affordable housing.

Community hubs – A community hub, or a full service model facility integrates education, recreation, health and social services into a single building or site. It would offer after school and weekend programs for both adults and children. In 2010 / 2011 Toronto launched 16 hubs at TDSB elementary and high schools in to “deliver services to students, their families and communities. These schools however are rather selective in the uses it provides, focusing more on equity issues and social service gaps in the community. Community hubs are emerging as effective methods of local capacity building for residents, grassroots community groups and smaller agencies that are not able to participate in the local community in more meaningful ways. They also address the need for civic space where community members can connect and neighbourhoods can mix.”⁴⁰

Theme or mission-driven with a focus on incubation/innovation - In the examples provided, partnerships are largely built around themes such as sustainability, arts, recreation and social enterprise/innovation⁴¹. While service area themes such as arts, recreation, etc., are not new, concept or mission-based themes such as sustainability and social innovation are more recent frameworks for partnerships. This latter approach appears to generate a larger, more diverse and fluid ‘membership’ in the partnership, which - in turn - encompasses a broader service area. The Centre for Social Innovation (CSI), for example, comprises not-for-profits, social enterprises, freelancers, consultants, creative types and other small organizations with a social mission. Evergreen’s mission is “inspiring action to green cities”⁴² and it identifies itself as a social movement. The primary purpose of Daniels Spectrum is to be a “showcase for artistic talent, incubator for creative ventures, workshop for new artistic creations and “social heart” of Regent Park revitalization (with a) special commitment to youth.”⁴³ The mission might be environmental, social, cultural or economic but all partners - even as tenants - are actively engaged in it via the work that they do.

Vetted facilitation of independent occupants/users - While vetting potential tenants/users of facilities is a long-standing practice for risk management, mission-based partnerships go further by ensuring that their tenants’ or tenant-partners’ work is aligned with their overall purpose or

⁴⁰ WoodGreen Community Services Planning and Research Unit, Community Hubs: A Scan of Toronto (2010-2011) Toronto, no. 10

⁴¹“Social innovation” refers to the creation, development, adoption and integration of new and renewed concepts and practices that put people and the planet first.

<https://www.youtube.com/watch?v=Flw9g6rzTJo>

⁴² <http://www.evergreen.ca>

⁴³ WoodGreen Community Services Planning and Research Unit, Community Hubs: A Scan of Toronto (2010-2011) Toronto, no. 17. (referred to as Regent Park Arts & Culture Hub in this report)

philosophy. This contributes to the creation and/or development of a community within the facility itself and solidifies an overriding goal related to the work in which tenants are engaged. CSI and Evergreen Brickworks have formal application processes for their prospective tenants.

Range of users and uses - A mission/concept-based approach to partnerships can result in a large, somewhat disparate range of users and uses occurring in the same facilities and possibly simultaneously. These may include permanent tenants, occasional renters, programming by public, not-for-profit and private sector providers, formal and informal activities, paid staff and volunteers, paid and no-fee services, ongoing and special event programming, etc. It ensures a large base or market of users to operate the facility to capacity.

Consortia and private sector involvement - In all cases, there are a number of organizations from the private, public and not-for-profit sector involved in creating and maintaining the partnership. In some cases, these arrangements are very complex and layered. The Daniels Spectrum partnership, for example, involves a private-public sector, not-for-profit development corporation that leases the facility to another not-for-profit organization for management and operations. Organizations such as CSI are involved in several partnerships based on different models.

Overview of Co-Location and Partnership Considerations for Port Lands

- There is a trend to service and mission-based themes where partnerships are based on a shared purpose.
- Need a clear, commonly held understanding of vision/purpose from the start.
- Co-locating community services and facilities can create a community hub for activity and social interaction supporting community-building.
- The complexity of partnership and co-location demands pre-development planning and design to realize shared-use objectives and build in flexibility.
- Co-locating facilities and services could result in lower staffing costs when compared to dispersed facilities.
- Appropriate resourcing and flexibility is needed to ensure vibrancy and optimal levels of use that reflect changing community needs/interests for a variety of programs and activities.
- Mixing public, not-for-profit and private tenants allows market rental rates to help subsidize other spaces and can increase the vibrancy and use.
- Co-location and partnership offer potential timing benefits and cost-sharing for new development.
- Existing heritage facilities such as the Hearn, the Commissioners Street Waste Transfer Station and the Essroc silos at 312 Cherry Street, may offer unique opportunities to develop partnerships based on themes.

10.0 Summary of Findings

Part 1 of this report provides an overview of existing conditions and background information for the development of the Port Lands Community Infrastructure Strategy. The review of background material and assessment undertaken for the broader context area provides an understanding of the facilities and services being provided to the existing communities within the context area. This information and city-wide facility/service supply data, establishes a service level baseline to determine an appropriate service level for the future Port Lands population. Input from service providers has supplemented the understanding of future facility and service needs for the Port Lands.

The background and analysis work completed in **Part 1** provides the following key considerations for the Community Infrastructure Strategy:

- The Port Lands represents a new unique waterfront community. The long term nature of its redevelopment, the size of the area and the fact that it is somewhat separated from the neighbourhoods around it, mean that the ability to use existing capacity within schools, community centres, etc. in the context area is uncertain. A full range of community facilities and parks should be planned to meet local needs.
- Community infrastructure should help facilitate the development of complete communities. As such, efforts should be early and ongoing to plan for needed facilities and services so they can be located appropriately within the community, can be walkable with good access to transit to reduce car travel and can address the needs and interests of all residents through all seasons.
- Opportunity to use future development in the Port Lands as a way to improve overall supply levels within the context area should also be considered where there is an identified need (e.g. emergency services - fire, indoor ice pads)
- The planning and development of community infrastructure should consider the opportunity to create a community focal point. This could be accomplished through the co-location of a number of services into a vibrant centre of community activity and/or the iconic design of a facility(s) in a visible waterfront location.
- The use of planned community facilities in the Keating Channel, East Bayfront, and West Don Lands precincts for the early Port Lands communities on an interim basis, should be discussed and considered as these facilities are constructed. In addition, other interim opportunities should be investigated including proactively designing flexibility into Port Lands community infrastructure facilities such that they can accommodate the growth and change of the community.
- Integration of facilities with each other and with private development, both in their location and operation, is supported by and an important objective in the Central

Waterfront Secondary Plan policies and shown by co-location and partnership examples to be successful. The City should begin discussions with potential private sector partners early in the planning process.

- There has been significant collaboration on waterfront planning to date between City departments, as well as between the City and other agencies such as Waterfront Toronto, Toronto District School Board, etc. A continuation of this collaborative approach should be fostered to see successful co-location and partnerships materialize and to ensure joint decisions are made in a timely manner.
- Current trends point to a need for local un-programmed space where residents can enjoy quiet relaxation in addition to more active park areas. This was emphasized in recent reports such as the Condominium Consultation Recommendations Report (2014). Trends such as the aging population, an increase in health awareness, the prevalence and growth of the vertical community and urban lifestyle, the desire to see iconic and memorable waterfront parks and shifts in popularity of certain sports also cement the need for a variety of parks, open spaces and facilities for the diverse needs of the community.
- The Port Lands offer unique opportunities to provide community infrastructure in waterfront settings, which can create an enhanced public realm, as well as facilitating water-based recreation programming/activities.

PART 2 – COMMUNITY INFRASTRUCTURE STRATEGY

11.0 Growth and Change in the Study Area

At over 350 hectares in area, the Port Lands are vast in area, comparable in size to several downtown neighbourhoods. Over the coming decades, portions of the Port Lands will be transformed into vibrant, new mixed-use neighbourhoods. Other areas will be maintained for port, industrial and employment purposes for the foreseeable future.

11.1. Revitalization Objectives

Six revitalization objectives have been developed for the Port Lands Planning Framework process and to inform other planning initiatives currently underway. The objectives are:

- Creating an Interesting and Dynamic Urban Mix – addresses the desire for a mix of uses, with each area within the Port Lands having its own character.
- Connecting the Port Lands to the City – addresses the desire to provide physical, social and visual connections between the Port Lands and other parts of the city.
- Leveraging the Port Lands Assets – addresses the desire to find ways to enhance the industrial history, First Nations history and open space assets.
- Developing a High Quality Public Realm – addresses the desire to develop a comprehensive network of parks, open spaces, recreational opportunities and a range of new public facilities around existing amenities such as the Ship Channel, river valley and Lake Ontario Park with the purpose of ensuring that complete communities are realized in the Port Lands. This is a key objective for the development of this Community Infrastructure Strategy.
- Contributing to the Sustainable Future of the City – addresses the desire that the redevelopment contribute to a healthy and sustainable environment both at the broader city-scale and within the Port Lands itself.
- Providing Flexibility and Certainty in the Plan’s Implementation – recognizes the long-term nature of the redevelopment and the need to be flexible and adaptable to accommodate changes over time, while also ensuring sufficient specificity to realize the vision for the lands.

11.2. Port Lands Planning Framework: Land Use Direction

The Port Lands Planning Framework: Land Use Direction provides a land use vision for the Port Lands. The Land Use Direction was adopted by City Council in July 2014 as the basis for continued planning in the Port Lands. Five themes underpin the Land Use Direction:

1. Supporting naturalization of the mouth of the Don River and accelerating development;
2. Creating vibrant new mixed-use communities and employment clusters alongside a working port;
3. Consolidating and relocating uses to create opportunities and improve public access;
4. Creating synergies with the South of Eastern area; and
5. Future proofing and creating a strategic land reserve.

The Land Use Direction is organized based on four sub-areas within the Port Lands: the Lower Don Lands, the Film Studio District, the East Port and South Ship Channel. It provides land use and parks and open space direction for each of these sub-areas.

The parks and open space direction addresses district and regional or destination parks. Additional parks and open space opportunities are to be determined through continued precinct planning and as identified in this Strategy.

The Lower Don Lands - The Lower Don Lands will be transformed into new, diverse mixed-use communities framed by the re-naturalized mouth of the Don River, Don Greenway, the Inner Harbour and the Keating Channel, consistent with the Central Waterfront Secondary Plan and the first phase of the Port Lands Acceleration Initiative. The communities planned include Villiers Island, Polson Quay and the South River Precinct. The future river valley and Don Greenway will not only provide the flood protection solution to unlock the development potential of the Port Lands, but will also be a signature, destination recreation opportunity for future residents and the entire city. However, only the table lands above the top of bank of the future river valley and Don Greenway can be considered “parkland”. Additional, more detailed assessment is being undertaken by the City to identify buffer uses and/or other mitigation measures needed to address the existing Lafarge operation on Polson Quay, in accordance with City Council direction.

The Film Studio District - The Film Studio District is identified as being transformed into a "modern media city". This includes building on the existing media cluster, anchored by Pinewood Toronto Studios located within the district, and introducing a mix of uses on surrounding lands. Film studio and film-related opportunities are provided throughout the district. A buffer of employment uses, such as creative industries, may be necessary on the east side of the district to address land use compatibility between the new communities and the long-term industrial uses located further east in the East Port. Mixed-use residential and employment uses are proposed north of Commissioners Street and along the future Don Greenway. More detailed assessment is currently being undertaken for lands near Carlaw

Avenue and the Turning Basin to establish whether residential uses will be permitted and if so, the nature and amount of residential uses are to be determined.

Proposed parks in this District include an expansion of McCleary Park and a proposed community hub pending the relocation of the Commissioners Street Waste Transfer Station. Possible locations for additional district parks are identified in the Land Use Direction for further refinement through the continued development of the Port Lands Planning Framework. A continuous waterfront promenade is identified and seen as an important public feature for both future local residents and the city as a whole.

The East Port - The East Port is proposed to continue to be utilized for port and employment uses for the foreseeable future. North of Commissioners Street, many of the existing uses will remain in the long-term. As existing uses vacate this area or seek to redevelop, synergies with the South of Eastern Employment Area will be encouraged. The concrete batching and aggregate operations south of Commissioners Street are able to continue their operations. Over time, lands adjacent to dockwalls are to be optimized for port and other maritime uses. Further greening along Leslie Street and a water's edge park at the Turning Basin are proposed in this area. The greening along Leslie Street will provide a pastoral gateway to Tommy Thompson Park.

South Ship Channel - The South Ship Channel lands are identified as continuing to be utilized for port and employment purposes for the foreseeable future. However, existing port activity will need to be updated and modernized over time, including developing new marine terminals for storage, rather than the current practice of outdoor storage. This would also assist in reducing potential impacts to the new mixed-use areas proposed north of the Ship Channel. Additionally, other employment and industrial areas, on short- to medium-term leases should also be pursued for this area. A "maritime hub" is targeted for the Cherry Street frontage to create both a gateway to Cherry Beach, as well as provide amenity for visitors and employees. A park at the water's edge at Cherry Street is envisioned to accompany the "maritime hub". Additionally, an extension of the Don Greenway south of the Ship Channel is proposed, providing a green connection from the Ship Channel to the future Lake Ontario Park.

11.3. Population and Employment Estimates

The City provided population and employment estimates for the Land Use Direction and for the purposes of developing this Strategy. As more detailed planning occurs in the Port Lands, these population and employment estimates may be revised and the recommendations identified in this report would need to be revisited accordingly. There is also a need for an ongoing

coordinated effort between the City and the school boards to monitor pupil generation rates resulting from changing population and employment estimates.

Table 11 presents residential population estimates for the Port Lands as a whole and for the communities by development phase. The population estimates are subject to change through continued planning in the Port Lands and as precinct planning is advanced. The estimates have been provided to assist in the development of this Strategy. Should the estimates be revisited, the facilities and services identified in this Strategy may, likewise, need to be revisited.

Table 12 presents an anticipated age structure for the Port Lands based 2011 Census data for comparable existing residential areas in the vicinity of the Central Waterfront.

	No. of Units		Population	
	Low	High	Low	High
Villiers Island Phase 1	2,476	2,980	4,209	5,067
Villiers Island Phases 2 and 3	1,995	2,145	3,392	3,646
Polson Quay (Phase 1)	709	1,179	1,205	2,005
South River Precinct (Phase 3)	1,757	2,636	2,988	4,481
Film Studio Precinct Phase 2 (interim)	2,265	4,772	3,851	8,113
Film Studio District Phase 3 (full build-out with residential to be assessed)	0	3,113	0	5,292
Sub-total	9,202	16,825	15,645	28,604

Age Cohorts	Waterfront Communities - The Islands 2011 data		Comparable No. Port Lands
	Number	%	
0-4	1,280	3.0	858
5-9	560	1.3	372
10-14	565	1.3	372
15-19	820	1.9	543
20-24	3,875	8.9	2546
25-64	32,980	76.2	21,796
65+	3,215	7.4	2,117
Total	43,295	100%	28,604

⁴⁴ Source: City of Toronto, November 2014.

⁴⁵Source:<http://www1.toronto.ca/City%20of%20Toronto/Social%20Development,%20Finance%20&%20Administration/Neighbourhood%20Profiles/pdf/2011/pdf1/cpa77.pdf>

11.4. Port Lands Charrette

The City Planning Division, with Waterfront Toronto and TRCA, hosted a design charrette for the Port Lands on July 23-24, 2014. The purpose of this design charrette was to help define a vision and priority elements for the Ship Channel and the South Ship Channel lands. This event was intended to inform the Planning Framework, Transportation and Servicing Master Plan and the Film Studio District Precinct Plan. The Ship Channel was identified through previous consultation as a critically important feature in the Port Lands. The charrette also explored how to enhance public access to the South Ship Channel lands.

There were a number of activities to encourage participants to provide feedback and ideas to inform the Planning Framework. Objectives for the charrette included: elevating awareness of the Ship Channel and building a common vision; and identifying and delineating opportunities for improved public access south of the Ship Channel. Participants experienced walking, boat and virtual tours, listened to presentations and participated in visioning exercises over the course of the two days. Precedents from all over the world based on the following 11 themes were used throughout the charrette to provide inspiration and examples to inform the visioning exercise. The 11 themes were:

- Water's edge promenade
- Bridges
- Floating elements
- Streets
- Parks and squares
- Live industry and employment
- Heritage and remnant infrastructure
- Ecology and habitat
- Built form interface
- Activation strategies and temporary uses
- Stormwater management

In recognition of the unique attributes of the Port Lands, the “One and Only Port Lands” was also an important theme of the charrette.

The charrette produced a range of ideas to integrate and interact with water including ideas for the edges of the Ship Channel, the introduction of floating infrastructure along the Ship Channel, evolving the role of bridges across the Ship Channel and opportunities for the Turning Basin. Other ideas included elevating interest in the shipping industry as an attraction, making

ecological connections, ensuring that there was an interconnected comprehensive network of green streets and revitalization opportunities for the Hearn.

Input received at the charrette has been considered in the development of this Community Infrastructure Strategy.

12.0 Community Infrastructure Needs Assessment

This section outlines the general approach and the results of the analysis to determine future requirements for community infrastructure in new neighbourhoods in the Port Lands. Chapter 6 of this Community Infrastructure Strategy presents the community infrastructure service levels currently being realized within the Port Lands context area and the City as a whole. To determine the need for facilities and services in the Port Lands, supply levels for each type of service and facility within the broader city and context area were assessed and applied to the Port Lands' forecasted residential population to a potential full build-out population of up to approximately 28,500 people. The needs assessment findings were also based on a review/alignment of City Divisional Plans including Parks, Forestry and Recreation's Strategic Plans (e.g. Pool Strategy, Recreation Plans, etc.), Children's Services Child Care Plan, and Toronto Public Library's Service Delivery Plan.

The analysis identifies the number, type and location of facilities/services and parks to meet the needs of future residents. It does not address any potential need in communities outside of the study area.

12.1. Community and Recreation Centres

Indoor Pools

Existing indoor pools in Toronto consist of a range of new aquatic centres comprising several tanks designed to accommodate different types of programming (e.g., instructional, water-play, therapeutic) aging standalone facilities (such as Harrison Pool), and traditional, single 25m tanks – some of which are located in schools and shared with the Toronto District School Board (TDSB).

For the purposes of this analysis, each City indoor pool location is considered to be a single facility. TDSB pools are only available for community use during non-academic hours.⁴⁶ As such, one TDSB pool counts as a half pool when compared to a City-owned facility in terms of public program time. Two TDSB pools, therefore, are treated as one 'full' City pool in determining supply levels.

⁴⁶ non-academic hours = after school hours and on weekends September through June, and full hours of use for summer months (from Recreation Services Plan 2013-2107, p. 11).

	City wide	Context Area
Existing Supply Levels	47.5 pools = one per 55,054 residents	5.5 pools = one per 31,965 residents
Comparison to future Port Lands population (up to ~28,500 people)	0.52 indoor pools in the Port Lands.	0.89 indoor pools in the Port Lands

The existing supply level comparison alone suggests that a full indoor pool in the Port Lands could have excess capacity and a full pool may not be required, particularly when compared to the supply level city-wide. However, other objectives such as ensuring a wide range of active programming, proximity to existing facilities, delivering complete communities and reducing dependency on the private automobile are equally important in determining future need.

The existing and planned indoor municipal pools nearest to the Port Lands are beyond walking distance:

- Regent Park Aquatic Centre at Dundas Avenue and Sumach Street is approximately 3.4 km from the northern boundary of the Port Lands study area.
- Jimmie Simpson Recreation Centre pool at Queen Street East and Degrassi Street is approximately 3.0 km from the northern boundary of the Port Lands study area.
- The New municipal pool will to be added to the Wellesley Community Centre is approximately 7.3 km from the Port Lands.
- The new Cooper Koo Family YMCA at Front and Cherry Streets in West Don Lands will include an indoor pool; however, YMCAs are facilities with mandatory membership fees and as such are not substitutes for municipal facilities.

Based on the analysis, it is recommended that one indoor pool be provided to serve future Port Land residents.

Indoor Ice Pads

There are 48 existing indoor ice pads in Toronto. These ice pads are provided in 40 facilities across the city and consist primarily of single pad arenas.

	City	Context Area
Existing Supply Levels	48 ice pads = one per 54,480 residents	1 ice pad = one per 175,180 residents
Comparison to future Port Lands population (up to ~28,500 people)	0.53 indoor ice pads for the Port Lands.	0.16 indoor ice pads in the Port Lands

The comparative supply levels indicate that the Port Lands population would not provide the necessary critical mass to support an indoor ice pad. However, the context area is considerably undersupplied with indoor ice pads relative to the City as a whole. Further, it has previously been identified that an arena in the Port Lands would have considerable benefit. Providing additional capacity in the Port Lands would both ensure that the deficiency within the context area is not further exacerbated and would also assist in reducing the existing deficiency. Based on the analysis one ice pad is recommended for the Port Lands.

Gyms

Residents in the City have access to 92 gyms across Toronto for community programming, some which are located in schools. These gyms range in size and may be shared with other programming.

Access to gyms supports the municipality’s ability to ‘activate’ the community through increased opportunities for physical activity, recreation and leisure. Programming amenable to this type of space includes indoor organized or drop-in sports and recreation such as volleyball, basketball, badminton, indoor soccer, etc. Depending on the design of these spaces, and the availability of appropriate ancillary facilities, gyms can also be used for community events, performing arts, lectures, presentations, etc. Double or triple gyms with dividers are often provided as part of community centres since they provide greater flexibility for programming and can accommodate large community events.

For the purposes of this analysis, available information was used to estimate an equivalent number of full gyms by treating two undersized and/or shared gyms as one ‘full’-sized gym. The result is an estimated 73 full gyms throughout the city. Within the context area there are 7 ‘full’-sized gyms.

	City	Context Area
Existing Supply Levels	73 full gyms = one per 35,820 residents	7 full gyms = one per 25,115
Comparison to future Port Lands population (up to ~28,500 people)	0.80 of a full gym for the Port Lands.	1.1 full gyms in the Port Lands

It is assumed that each elementary school recommended for the Port Lands will have a gym, and that these facilities (although smaller) will be available for community programming during non-academic hours - particularly on weekends when they are not needed for school activities. Typically, secondary schools provide some community access to a full gym; however a

secondary school in the Port Lands has not been identified as being required (see **Section 12.2**). Municipal gyms supplement limited access to school gyms for community programming during non-academic hours.

Based on the analysis, it is recommended that one municipal double gym (2 full gyms) be provided in the Port Lands.

Multi-Purpose Program Space

A population-based supply level for multi-purpose space has not been utilized for the purposes of developing this Strategy. Multi-purpose space varies widely in type, size, flexibility, user groups and capacity in the City. Although not always purposely designed as such, multi-purpose space is typically located in municipal, not-for-profit and commercial recreation facilities (such as YMCA's), schools at all levels, service club facilities, churches, etc. Multi-purpose facilities provide access to sufficient indoor space for physical and social activities for all ages. It can also be used by locally based organizations that deliver a range of services/programs such as literacy programs in libraries and community recreation centres.

Multi-purpose space is defined as spaces other than gyms that are designed to accommodate various types of community programs and activities. Large multi-purpose spaces refer to those that can accommodate active programming such as dance, fitness, wellness, rehearsals and children's play. They can also be spaces where non-profit agencies deliver services and/or programs such as literacy, youth and seniors drop-ins and parent resource centres. In the City of Toronto, a typical large multi-purpose program space is 279 m² (3,000 ft²) and can be divided into smaller spaces by removable dividers. Small multi-purpose spaces are provided for meetings, classroom/workshop activities, counseling rooms, etc., and are typically 93 m² (1,000 ft²).

The variation in potential uses of multi-purpose areas will require careful consideration at the detailed design stage to ensure spaces are as "multi-purpose" as possible while not introducing features for one type of use that will detract or limit other uses. The design stage typically involves input from potential users to identify the programs/services that will help to inform the types of spaces requires such as small meeting rooms or larger drop-in spaces for youth. Even though different types of uses will be programmed differently, the facilities must be appropriate to support a wide variety of uses. While space alone may be sufficient for many uses, facilities to support specialized programming must also be incorporated in the design (e.g., divisible space, studio requirements for visual arts, multi-media capabilities, sprung floors, etc.).

Although multi-purpose spaces can be provided as stand-alone facilities, multi-purpose spaces are typically components of community or recreation centres, or incorporated within mixed use buildings. The City generally seeks opportunities to secure larger multi-purpose spaces within mixed use buildings based on a minimum size of 10,000 square feet should there be a significant residential component proposed. For the purposes of determining how many of these types of spaces should be provided in the Port Lands, therefore, each community/recreation centre should include both large and small multi-purpose spaces. Whether or not these spaces are ultimately developed as part of a community centre, library, or within a mixed-use building will not alter the need for facilities in each of Villiers Island, Polson Quay, South River and the Film Studio District.

12.2. Schools

Public Elementary Schools

Using the TSBD guideline of a 10% pupil yield from new residential units, the Port Lands will need to house 1,683 elementary school pupils. Information from the TDSB indicates that elementary schools are typically 4,645-5,574 m² (50-60,000 ft²) and that each school is assumed to accommodate between 500 and 600 pupils (based on an allocation of approximately 9.3 m² (100 ft²) per pupil).

	City	Context Area
Existing Supply Levels	445 schools = 1 per 5,877 residents	23 schools = 1 per 7,644 residents
Comparison to future Port Lands population (up to ~28,500 people)	<ul style="list-style-type: none"> Existing supply levels indicate the need for between 3.7 and 4.8 public elementary schools in the Port Lands. 	

Within the context area, there are 23 public elementary schools. However, among the 23 existing schools, seven are exclusively Junior Public schools with capacities of less than 400 pupils, ranging from 242 to 375. Across all 23 schools, capacity averages 451 pupils, which is 10% lower than the smallest 500-pupil school based on TDSB’s current guidelines. Three elementary public schools equate to one facility for every 9,535 Port Land residents. While this is a lower level of supply relative to both the City and the context area, fewer and larger schools are recommended for the Port Lands.

Based on the analysis, three elementary schools are recommended for the Port Lands.

Public Secondary Schools

The CWSP guidelines for secondary schools in the central waterfront indicate that facility size will depend on pupil generation rates and that one secondary school will be needed for the waterfront communities at full build-out. The CWSP recommends a coordinated effort by TDSB and TCDSB to monitor pupil generation rates.

Information from the TDSB indicates that there are many variables that contribute to determining the need for a secondary school and, therefore, no simple formula can be applied to the Port Lands. A calculation based on the existing ratio of elementary to secondary schools in the City indicates that there is one secondary school for every six (6) elementary schools across the public system.⁴⁷

Using this ratio, the Port Lands (with three elementary schools) would not, in itself, generate sufficient need for a secondary school, but would contribute to the overall population necessitating a secondary school to serve a broader area. A single school to serve the Central Waterfront as a whole should ideally be centrally located within the broader Central Waterfront area.

	City	Context Area
Existing Supply Levels	78 schools = 1 per 33,526 residents	8 schools = 1 per 21,898 residents
Comparison to future Port Lands population (up to ~28,500 people)	<ul style="list-style-type: none"> Existing supply levels indicate the need for between 0.85 and 1.2 public secondary schools in the Port Lands. City-wide, there is one secondary school for every six elementary schools, representing a lower level of supply across the TDSB as a whole than is represented by the context area. 	

The TDSB advised at the first Technical Advisory Committee (TAC) meeting that, typically, 20,000 housing units justify providing a secondary school, assuming that 70% of students living in these units will attend the local school. 16,825 housing units are estimated for the Port Lands at full build-out. The City should consider further assessment within the Central Waterfront for a secondary school that is centrally located that could accommodate the future Port Lands residential population as well as other new communities currently under development.

⁴⁷ Public 445/78 ratio of elementary to secondary = 5.7:1

Catholic Elementary Schools

The ratio of existing public to Catholic elementary schools across the City is one Catholic elementary school for every 2.6 public schools.⁴⁸ Applying this ratio to the number of public elementary schools required for the Port Lands suggests that one Catholic elementary school will be needed in the Port Lands.

	City	Context Area
Existing Supply Levels	168 = 1 per 15,560 residents	6 = 1 per 29,195 residents
Comparison to future Port Lands population (up to ~28,500 people)	<ul style="list-style-type: none"> Existing supply levels indicate the need for between and 0.98 and 1.8 Catholic elementary schools in the Port Lands. 	

Based on the analysis, one Catholic elementary school is recommended for the Port Lands.

Catholic Secondary Schools

The existing ratio of elementary to secondary schools in the Catholic system is 5:1.⁴⁹ One Catholic elementary school in the Port Lands, is not sufficient to support a local Catholic secondary school. Pupils from the Port Lands will need to be served by Catholic secondary schools outside the immediate area.

	City	Context Area
Existing Supply Levels	32 = 1 per 82,660 residents	3 = 1 per 58,600 residents
Comparison to future Port Lands population (up to ~28,500 people)	<ul style="list-style-type: none"> Existing supply levels indicate the need for between 0.49 and 0.35 Catholic secondary schools in the Port Lands. 	

Based on the analysis, no Catholic secondary schools are recommended for the Port Lands.

12.3. Child Care Centres

Child care facilities are located within a wide variety of different buildings including larger community centres, places of employment or other public, not-for-profit or commercial facilities, schools and in mixed use buildings.

⁴⁸ 445 public elementary schools/168 Catholic elementary schools = 2.6 public elementary schools for every 1 Catholic elementary school.

⁴⁹ 168 elementary schools/32 secondary schools = 5 elementary schools for every 1 secondary school

At the city-wide level, there is a supply of one City-run child care centres for every 100,580 population. Information on the total number of not-for-profit and commercial child care centres throughout the City is not available. Within the context area, there is one child care centre for every 3,030 residents (including six City-run centres). Using this supply level, approximately 9 child care centres would be required in the Port Lands.

	City	Context Area
Existing Supply Levels	<ul style="list-style-type: none"> • 26 City-run locations = 1 for every 100,580 residents • total locations not available 	<ul style="list-style-type: none"> • 6 City-run locations = 1 for every 29,197 residents • 58 total locations = 1 for every 3,030 residents
Comparison to future Port Lands population (up to ~28,500 people)	<ul style="list-style-type: none"> • Existing supply levels indicate the need for between 0 and nine child care centres in the Port Lands, which is a reflection of the wide variation in provision across the City by provider and facility type. 	

Appendix 1 in the Central Waterfront Secondary Plan identifies that demand for new child care facilities is to be assessed as follows: number of children up to four years of age, multiplied by the labour force participation rate for women aged 20 to 45 years, reduced to 50-70% to reflect patterns of parental choice with respect to licensed day care. At 81.1% labour force participation rate for 20-44 year old females,⁵⁰ approximately 696 child care spaces for preschool children will be needed. Assuming that 60% of these children (mid-point of above-noted range) are accommodated in child care centres within the Port Lands, a total of approximately 418 spaces will be required. Given the opportunity to pre-plan facility location and capacity in the Port Lands, this has the benefit of accommodating the needed child care spaces in fewer and larger child care centres strategically located throughout the Port Lands to optimize proximity to users.

Female Labour Force Participation Rate ⁵¹		
Female Age Cohort	Total Population	Labour Force
20-24 years	1,167.0	872.6
25-44 years	4,685.9	3,873.1
Totals	5,852.9	4,745.7

⁵⁰ Figures are for 2013. Source: Statistics Canada, CANSIM, table 282-0002. Last modified: 2014-01-10.

Participation rate = $4,745.7 / 5,852.9 = 81.1\%$ (total female labour force between 20 and 44 years of age/total female population between 20 and 44 years of age).

⁵¹ Statistics Canada, CANSIM, table 282-0002. Last modified: 2014-01-10.

The City's minimum standard for child care centres is 62 spaces per facility. Applying this standard⁵² would necessitate an estimated seven centres. Based on the proportionate split among providers in the context area, at least one of these centres is anticipated to be a commercial operation. The remaining six (6) child care centres would consist of City-run or not-for-profit centres.

Based on the analysis, six city-run or not-for-profit child care centres are recommended for the Port Lands.

12.4. Public Libraries

The Toronto Public Library provides four tiers of library service for Toronto’s population – Neighbourhood branches, District branches, Research and Reference Libraries, and Electronic and City-wide services. The library’s guidelines for Neighbourhood branches identifies that: facilities are to be between 930 and 1,395 m² (10,000 and 15,000 ft²) in area and locally focused. Neighbourhood branches serve a radius of 1.6 km. The guideline indicates that District branches serve much larger catchment areas (2.5km radius) and are designed for residential populations of between 100,000 - 125,000 residents with a minimum of gross floor area of 2,323 m² (25,000 ft²). They also often provide extensive recreational and informational collections, reference and a broad range of services to diverse populations. District branches also provide space for technology based programs and services, for reading, study, collaboration, innovation and meeting.⁵³

	City	Context Area
Existing Supply Levels	98 (excluding Metro Reference) = 1 for every 26,685 residents	9 (1 District; 8 Neighbourhood branches) = 1 for every 19,535 residents
Comparison to future Port Lands population (up to ~28,500 people)	<ul style="list-style-type: none"> Existing supply levels indicate the need for between 1.1 and 1.5 libraries in the Port Lands. 	

The current city-wide provision of libraries is one per 26,685 residents. This includes both Neighbourhood and District branches. The city-wide provision is lower than that of the context area, which provides one library for every 19,535 residents. The different provision levels are likely due to the fact that, as an older section of the City, the context area contains a larger

⁵² The current figure of 62 spaces recommended by Children’s Services reflects the impact of all-day kindergarten on demand.

⁵³ correspondence with TPL, April 2014

number of smaller branches than more recently developed areas. The Toronto Public Library has moved to providing fewer, larger branches in more recent years, which translates into a lower population-based supply but does not imply a lower level of service.

The Library’s capital program includes relocating the existing, undersized St. Lawrence neighbourhood library to Front and Parliament Streets. The St. Lawrence Branch will be replaced with a larger 25,000 sq. ft. District library at this site. The St. Lawrence Relocation Project is scheduled to start in 2016 with an expected completion date of 2019. As shown in **Figure 14**,⁵⁴ the catchment area for this District-serving facility includes the Port Lands.

Figure 14- St Lawrence Library Catchment Area



While it is anticipated that the new St. Lawrence District Library will accommodate some of the need for library services in the Port Lands, applying current service level figures to its projected population, 1.1 to 1.5 Neighbourhood branches would be also required in the Port Lands. Based on the assessment, one Neighborhood branch library is recommended for the Port Lands.

12.5. Human Services

Human services space is flexible space that is typically between 15,000 to 20,000 square feet to accommodate a variety of different public and not-for-profit agencies at the same time or different agencies over time. Agency and City Division partnerships will maximize use of space, including sharing of resources such as staff, parking, etc. Human services space can function as a community hub based on particular partnerships and services such as health, family and children's services, seniors, etc. They typically provide for temporary or permanent ‘designated workspaces’ to serve clients. While certain services (e.g., a one-day blood donor or flu vaccination clinic) might be better accommodated in multi-purpose space as described above, human service space meets the needs of service providers for ‘a workplace’, even though it is shared. Human services spaces also include non-profit, publically accessible space with programs and services that are delivered by locally-based agencies.

⁵⁴ Source: correspondence with TPL, April 2014.

	City	Context Area
Existing Supply Levels	not available	145 locations housing the services of 108 public and/or not-for-profit agencies.
Comparison to future Port Lands population (up to ~28,500 people)	<p>Population-based supply levels for these services are limited in their usefulness due to:</p> <ul style="list-style-type: none"> • the variability in types of services that fall under the heading ‘human services’; • a focus on locations rather than dedicated facilities, which are often within other, larger public, not-for-profit or commercial spaces; and • an approach to selecting locations which often involves looking for available space rather than predetermining facility needs and optimal service locations. 	

A total of 5,574 m² (60,000 ft²) of space should be provided in the Port Lands specifically to accommodate human service agencies,⁵⁵ as components of other community facilities or integrated in mixed-use developments. As with other community services in the Port Lands, an opportunity to plan the locations, spaces and amenities to accommodate human services exists. To achieve complete communities, it is suggested that two locations be developed in Villiers Island and the Film Studio District to distribute human service facilities throughout the Port Lands.

⁵⁵ Based on figures from the CWSP which recommended 929 m² (10,000 ft²) to 1,858 m² (20,000 ft²) per community.

A good model that could be applied for service provision in the Port Lands is the Centre for Social Innovation (CSI) partnership example, which houses not-for-profits, social enterprises, freelancers, consultants, creative types and other small organizations with a social mission (environmental, social, cultural or economic). Private and public partnerships are key to human services agency space models including the CSI model. Another example is the MLSE and TCH Youth Sports Facility which is similar to the CSI. The centre will deliver and measure programs which are meant to improve the health and mental wellness of Toronto’s youth. It will comprise of gyms, classrooms, cafeteria and kitchen which will support sports based after school programs, cooking classes, breakfast programs and other educational sessions.⁵⁶

12.6. Emergency Services

Fire Stations

There are no current plans to provide a new fire station in other areas of the Central Waterfront. With the added population and employment growth anticipated in both the Port Lands and South of Eastern (employment) area, this will increase the need both horizontal and vertical response times. Fire Services advised that a new fire station would be required in the Port Lands. New neighbourhoods in East Bayfront and North Keating would also be served by a new fire station. Further, a new fire station in the Port Lands may contribute to an overall reduction in response times in the context area as a whole.

	City	Context Area
Existing Supply Levels	83 or 1 for every 31,505 residents	5 or 1 for every 35,160 residents
Comparison to future Port Lands population (up to ~28,500 people)	<ul style="list-style-type: none"> Existing supply levels indicate the need for between 0.81 and 0.91 fire stations in the Port Lands 	

Based on analysis of comparative supply levels and existing geographic distribution in the context area, a fire station is recommended the Port Lands.

EMS Stations

Current service levels indicate that the Port Lands’ population will be insufficient to warrant an EMS station. Population growth in the Central Waterfront as a whole, however, will require expanded service capacity and EMS Services indicated interest in a new facility to be located in

⁵⁶ Toronto Housing Commission. 2015. http://www.torontohousing.ca/media_centre/media_kit/mlse_foundation_toronto_community_housing_and_city_toronto_unveil_planned_spo

the Port Lands. The context area is also undersupplied with EMS stations relative to the City as a whole. A new station in the Port Lands would offset some of this deficiency and maintain a relatively consistent geographic distribution of EMS facilities.

	City	Context Area
Existing Supply Levels	42 = 1 for every 62,265 residents	2 = 1 for every 87,900 residents
Comparison to future Port Lands population (up to ~28,500 people)	<ul style="list-style-type: none"> Existing supply levels indicate the need for between 0.33 and 0.46 EMS stations in the Port Lands. 	

Based on analysis, a new EMS station is recommended for the Port Lands.

Police Stations

Existing supply of police stations at both the city-wide and context area scales indicate that there is insufficient population to warrant a locally-based police division.

	City	Context Area
Existing Supply Levels	19 or 1 for every 137,635 residents	2 or 1 for every 87,900 residents
Comparison to future Port Lands population (up to ~28,500 people)	<ul style="list-style-type: none"> Existing supply levels indicate the need for between 0.33 and 0.21 police stations in the Port Lands. 	

Police Services staff noted that division boundaries are flexible and can be expanded to include new areas and reflect changing demographics.⁵⁷ Should overall capacity be an issue, additional resources can be added outside of the Port Lands area. Police Services has a Marine unit at Queens Quay West and Rees Street and would consider a location within the Port Lands.

Based on the analysis, docking for the marine unit will be provided in the Port Lands, but a new division station is not planned for this area.

12.7. New Regional Facilities

Regional facilities, such as multi-pad arenas and regulation sized soccer fields, serve a much broader geographic area and are typically permitted for league play. While new communities

⁵⁷ Comment provided at project TAC meeting.

will be developed in the Port Lands requiring new community infrastructure, the area has also long been considered a destination with regional parks and open spaces and tourist attractions. Further, given scale of the Port Lands and Council adopted Land Use Direction, there are opportunities for inclusion of new regional facilities to serve both future Port Lands residents and employees, but also the broader city.

12.7.1. Multi Pad Arena Facility

Section 12.1 of this Strategy indicates the need for one indoor ice pad in the Port Lands based on comparative population-based supply levels. However, it is recommended that at a minimum a twin pad arena be provided. It is anticipated, a twin pad arena will have the ability to meet indoor ice needs for the Port Lands and immediate communities, whereas a multi-pad arena would address a city-wide shortage of ice pads. There are also additional benefits for providing a multi-pad arena in the Port Lands. Arenas are often built as twin-pad or larger facilities for a number of reasons including to:

- enhance the potential for community programming. Depending on how they are designed, arenas can perform a multi-purpose function by accommodating non-ice uses such as box lacrosse and in-line hockey or basketball, volleyball, etc., via the installation of temporary flooring. Current arena design can also accommodate curling. A focus on multi-purpose design enhances usability and maintains flexibility over the longer term allowing for greater emphasis on ice uses that favour an aging population (e.g., curling) in addition to non-ice uses for all ages;
- enhance the potential to attract revenue-generating events such as local tournaments and competitions; and
- to realize cost savings attributed to larger facilities; there is an economy of building a larger scale facility.

As users often travel greater distances to utilize arenas, there are areas within the Port Lands that could be suitable for a larger, regional arena, contributing to the wider supply of arenas in this part of the city (The City's Recreation Facilities Report notes that provision levels are lowest in the South District⁵⁸). Currently, the context area has only one single ice pad arena at Moss Park, which is already oversubscribed and will not be able to meet additional indoor ice needs for this part of the City. The Board of Management of the Arena has indicated interest in redeveloping the Moss Park Arena into a twin-pad facility, which is being looked at through an exercise to complete a Master Plan for Moss Park. The addition of another pad in the context

⁵⁸ Recreation Facilities Report, City of Toronto, p. 40. This report was issued in 2004. No additional indoor ice pads have since been added in the South District.

⁵⁸ City of Toronto Development Charges Background Study, Hemson, 2013. p. 152.

area would increase supply levels to one for every 87,590 residents. This remains considerably below the City-wide supply at one for every 54,480 residents. Further, communities surrounding the Port Lands will continue to experience growth-related demand for ice facilities. As such, it is recommended that a twin-pad arena in the Port Lands be provided to meet both local program/activity needs and to enhance the supply of indoor ice in the context area.

The City has been looking at potential opportunities for a multi-pad arena for a number of years. The City's 2004 Recreation Facilities Report noted the need to develop a long-term strategy to guide the provision of arena facilities.⁵⁹ In the same year, the Federal government allocated \$34 million for sport and recreation facilities on Toronto's waterfront. Waterfront Toronto investigated opportunities on the Waterfront and selected the Port Lands as a



preferred location for a new arena due to the availability of land, large lot sizes and longer-term redevelopment timeframes. A regional-serving sports complex was originally identified for lands south of Ship Channel, north of Unwin Avenue. Based on predevelopment work, however, it was determined that the \$34 million was insufficient due to servicing requirements, vehicular access and geotechnical considerations.

In 2008, additional work was completed by the City to further develop the facility concept for the Port Lands. This work identified a four-pad facility over a single or twin-pad arena as the most appropriate size for a new development. A site in the Lower Don Lands, adjacent to the Don Roadway had been identified for the facility. A four-pad complex would accommodate demand generated within the Port Lands, as well as providing more city-wide arena capacity. Three designs were proposed: basic ground, waterfront compatible ground and waterfront compatible stacked. The stacked option was identified as the "best fit" based on a number of criteria. As an alternative to a single-storey, four-pad complex, the stacked four-storey design concentrated the facility in a single block and significantly reduced its footprint.⁶⁰

The proposed Port Lands Sports Centre totaled 18,846 m² (202,865 ft²) and contained:

- four NHL-sized ice pads;
- 22 team rooms, two large change rooms, eight referee rooms, first aid rooms;

⁵⁹ City of Toronto Recreation Facilities Report 2004, p. 79.

⁶⁰ rdh architects inc. + 3LHD architects. Port Lands Sports Centre. Stacked Arena Presentation. July 13, 2010.

- indoor walking/running track;
- community meeting rooms;
- lobby;
- restaurant/concession area, pro shop;
- common areas, service, maintenance and storage facilities; and
- 400 parking spaces (not included in the area figure noted above).

The Port Lands Sport Centre did not proceed. In 2011, Council directed that the funding for the project was to remain dedicated for the purpose of a multi-pad arena in the Port Lands and that the Hearn Generating Station be reviewed as one of a number of potential sites for the facility. Any consideration for a multi-pad facility in the Port Lands should be in line with previous guidelines / principles established through this previous initiative.

12.8. Parks and Open Spaces

The new communities that will be developed in the Port Lands will need to be supported by a range and variety of parks and open spaces. Planning to date in the study area and immediate vicinity has largely focused on district or destination type parks. This Strategy provides guidance for the implementation of additional neighbourhood-oriented parks and open spaces for each complete community, in order to provide a range of recreational opportunities.

The determination of the size and location of parks and open spaces within this Strategy involved:

- addressing official plan policy;
- considering previous and concurrent planning;
- considering emerging trends;
- ensuring parkland dedication requirements on private lands, at a minimum, would be satisfied; and
- ensuring both active and passive recreation opportunities are provided to both serve the local neighbourhood as well as the broader city.

12.8.1. Official Plan Policy

The policies of the Official Plan, together with Central Waterfront Secondary Plan (CWSP), provided initial guidance on parkland provision within the Port Lands. Key considerations include encouraging access to the waterfront, linking of waterfront parks and creating complete communities.

The City of Toronto's Official Plan identifies that parks and open spaces are a necessary element of city-building. Policy 3.2.3.1 of the Official Plan requires the following actions to maintain, enhance and expand the city's existing system of parks and open spaces:

- a. *adding new parks and amenities, particularly in growth areas and maintaining, improving and expanding existing parks;*
- b. *designing high quality parks and their amenities to promote user comfort, safety, accessibility and year-round use and to enhance the experience of "place", providing experiential and educational opportunities to interact with the natural world;*
- c. *protecting access to existing publicly accessible open spaces, as well as expanding the system of open spaces and developing open space linkages; and*
- d. *promoting and using private open space and recreation facilities, including areas suitable for community or allotment gardening, to supplement the City's parks, facilities and amenities.*⁶¹

The CWSP promotes the "remaking of the Central Waterfront as a special place imbued with spectacular waterfront parks and plazas and inviting natural settings that pleases the eye and captures the spirit." Policy 15 of the Plan states:

"Parks in the Central Waterfront will be diverse, well maintained, animated and safe, accommodating a full range of recreational experiences from areas for active play, enjoyment of sports and entertainment to areas for quiet solitude and relaxation. These experiences will be provided in a comfortable setting during all seasons of the year."

Appendix 1 of the CWSP identifies that local parkland should include neighbourhood oriented passive and active recreational opportunities within each residential community including at least one local park of a minimum of two ha in size within a reasonable walking distance. The appendix also indicates that, where appropriate, regional parkland can also meet local parkland needs.⁶²

Having parks within a reasonable walking distance to neighbourhoods with both active and passive recreational opportunities, as well as establishing a network of pedestrian connections to parks and open spaces, including mid-block pedestrian connections through development blocks, encourages walking and cycling and increase physical activity and health.

⁶¹ Toronto Official Plan, Chapter 3.2.3, Parks and Open Space, Policy 1

⁶² CWSP, Appendix 1, Jan 16, 2012

12.8.2. Concurrent Parks and Open Space Planning

Precinct planning is being concurrently undertaken in Villiers Island and in the Film Studio District. Planning within Villiers Island is more advanced due in part to the previous, detailed planning work undertaken in the Lower Don Lands. Notable parks and open spaces within the future Island include Promontory Park, River Park, and the Keating Promenade. These parks and open spaces are considered to be destination parks. Through the precinct planning efforts currently underway, neighbourhood serving active/passive parks have been identified and include Villiers Park and Essroc Square. Villiers Park will accommodate a range of different programming opportunities, including a neighbourhood oriented multi-purpose field, playground and passive space. Essroc Square is envisioned as an urban plaza where community events and gathering could occur.

Within the Film Studio District, and as part of the Port Lands Planning Framework: Land Use Direction, options for future parks have been identified that are being further explored through continued work on the Port Lands Planning Framework and in precinct planning. The Land Use Direction also:

- Reaffirmed the importance of the Don Greenway south of the Ship Channel as a natural linkage;
- Identified the potential for an expanded McCleary Park should the Commissioners Transfer Station be relocated;
- Identified key locations for water's edge promenades in recognition of continued port activity in portions of the Port Lands;
- Introduced the notion of a pastoral gateway along Leslie Street; and
- Introduced a “maritime hub” concept south of the Ship Channel at Cherry Street with two signature park spaces adjacent to the Ship Channel.

12.8.3. Trends

Changing demographics and societal trends influence the need for different types of parks and recreation and flexible multi-purpose community space. The RFR and the Toronto Parks Plan 2013-2017 highlight a number of trends to be considered in planning for the Port Lands:

- Toronto growth statistics, changing park maintenance requirements, observations by staff and a rise in demands for sports fields and other facilities suggest that park use in Toronto is on the rise.
- The number of permitted hours for outdoor facilities increased 3.6% between 2008 and 2012. The majority of those permits relate to sport fields and sport courts.

- There has been a growth in demand for off-leash dog facilities, especially in Toronto. Approximately half of the current off-leash areas on parkland were created after a new policy was developed to provide a consistent approach to the provision of off-leash areas within the city's park system. Demand continues to grow for off-leash areas; there were seven on the waiting list for development in early 2013.
- Toronto's population is aging and parks have to adapt to being multi-purpose. They must maintain passive recreation spaces while enabling residents of all ages to be active. An aging population will increase the demand for accessible parkland, facilities and amenities in the future so it is important to start planning sooner rather than later.
- Torontonians are not active enough. Physical activity is linked to a reduced risk of physical and psychological health issues. In Toronto, over 20% of youth and 25% of adults are overweight or obese, with youths far from achieving the recommended levels of daily physical activity.
- Canadians favour more informal and individualized activities such as walking, running, swimming and bicycling, which increases interest in trails and passive park space as areas for recreation, exercise and active transportation.
- Higher demand for soccer, cricket and other sports causes many of Toronto's existing sports fields to be heavily used and as a result in poor condition.
- Supply and demand for hardball and softball diamonds are considered stable to somewhat declining. New diamonds may be required in new communities to provide basic access. Existing ball diamonds can be potentially converted to other field types that are experiencing greater demand, such as soccer.
- Informal outdoor ice pads remain popular with a wide range of people of all ages and skating abilities. Many are drawn to these facilities due to their ability to support unstructured drop-in type activities during the winter months. Outdoor ice pads also have the potential to be multi-purpose/seasonal with tennis and splash pads.

12.8.4. Parkland Dedication

Section 42 of the *Planning Act* enables the City to acquire land or take cash-in-lieu of land for park purposes as a result of development. The prescribed parkland dedication rates in the *Planning Act* are five per cent of total land for residential developments and two per cent for non-residential. The *Planning Act* also provides municipalities with the authority to implement an alternative rate for parkland dedication in identified parkland acquisition priority areas. Toronto has enacted an Alternate Parkland Dedication By-law 1020-2010 which identifies the Port Lands as a parkland priority area as set out in Toronto Municipal Code Chapter 215 on Maps 1a and A-6 found in **Appendix G**. The by-law sets out the following parameters for parkland dedication calculations:

The alternative parkland dedication rate policy states:

“As a condition of development of land for residential purposes in respect to those properties located in a parkland acquisition priority area and identified in Schedule A to this article attached at the end of this chapter; the owner of the land shall convey or cause to be conveyed to the City the greater of:

- (1) Land equal to 5 percent of the land to be developed; or*
- (2) Land at a rate of 0.4 hectares for each 300 dwelling units proposed provided that:*
 - A. For sites less than one hectare in size, the parkland dedication rate will not exceed 10 percent of the development site, net of any conveyances for public road purposes.*
 - B. For sites one hectare to five hectares in size, the parkland dedication rate will not exceed 15 percent of the development site, net of any conveyances for public road purposes.*
 - C. For sites greater than five hectares in size, the parkland dedication rate will not exceed 20 percent of the development site, net of any conveyances for public road purposes.”⁶³*

In determining the potential amount of parkland needed in order to provide adequate accessibility to recreation for future residents and creating complete communities in the Port Lands, the alternative rate of 0.4 ha of parkland per 300 dwelling units was applied to future development scenarios. With an estimated number of residential units totaling approximately 16,800 (pending continued assessment of residential uses in portions of the Port Lands), the alternative rate would generate approximately 21 ha of parkland to be dedicated. However, application of the residential caps on the developable residential land yields would provide for an adjusted requirement of 5.5 ha of parkland to be dedicated. This amount represents the maximum amount of land the City can acquire from developers through the Alternative Parkland Dedication By-law process. Parkland Dedication calculations are included in **Appendix G**. These have been calculated using existing/future lot areas and the population and employment estimates provided for this study.

To provide a distributed system of neighbourhood parks with both active and passive recreation opportunities within the future communities in the Port Lands, 5.5 hectares of parkland would be insufficient to meet the future needs. Additional lands would need to be acquired or dedicated using different tools at the City’s disposal.

⁶³ See City of Toronto Municipal Code Chapter 214-33A, (pg. 415-34 – 35)

12.8.5. Active and Passive Recreation

An important component of planning for new complete communities is ensuring that future residents and employees are provided with both active and passive recreation opportunities. As noted previously, this is reinforced in the City's Official Plan, the CWSP and the Active City: Designing for Health report. This was also a key message the City heard through its condo consultations.

At a neighbourhood scale, the provision of playgrounds, multi-purpose fields and other opportunities for physical activity are needed. There is also the need for more passive park space for reading a book or relaxing in the sun. Increasingly important to parks planning in the city is the need to set aside lands for off-leash dog areas. While there are no specific guidelines that set out an optimal size for park amenities, amenities in other areas of the city can be used as a basis for establishing suitably-sized neighbourhood parks that can accommodate a range of recreational activities for new communities.

Additionally, consideration needs to be given to a balanced approach to parks planning. While there is a local and city-wide need for additional sports fields in the Port Lands, there is also the need to ensure that new communities are provided with park space specifically designed and intended to meet local needs. As such, this Strategy recommends that both neighbourhood-scaled active recreational amenities and regulation-sized sport fields be provided.

Neighbourhood-scaled and programmed parks should be located within walking distance to new communities, and ideally form a focal point. Neighbourhood parks should be of a size and shape that can adequately accommodate a variety of recreation amenities for the number of estimated residents within a particular community, with larger, or multiple, neighbourhood oriented parks for neighbourhoods anticipated to have a higher residential populations.

12.8.6. Port Lands Parks and Open Spaces

12.8.6.1. Locally Oriented Parks and Open Spaces

As noted above, new parkland in the Port Lands will need to consist of a range of different types and sizes of parks and open spaces including parkettes and neighbourhood parks, as well as the currently planned community/district or destination parks, in order to provide a full range of amenity for future residents. This Strategy addresses the future neighbourhoods that are planned, as well as areas in the Port Lands identified in the Land Use Direction as requiring further assessment for residential development.

Parkettes

Parkettes typically provide communities with passive parkland, as well as some limited active recreational opportunities. Small playgrounds, seating and landscaped green space are typical of the programming found in parkettes. Parkettes are generally 0.5 ha or less in size. It is recommended that each new neighbourhood within the Port Lands should have one or more locally-serving parkettes. The parkettes should be distributed throughout to ensure future residents are within close walking distance to a park. Potential locations for new parkettes identified in this Strategy should be further explored during precinct planning.

Neighbourhood Parks

Neighbourhood Parks are typically between 0.5 ha to no larger than 3 hectares in size. The CWSP identifies that each new waterfront community should have a neighbourhood park of at least 2 ha within walking distance, but also recognizes that where appropriate, regional/district parkland may also meet local parkland needs.

It is recommended that each new neighbourhood in the Port Lands should have a neighborhood-scaled park. The optimal size for the new neighbourhood parks will depend in part on other amenities within individual neighbourhoods, programming envisioned for regional or district parks, and whether regular informal unscheduled access at these parks will be afforded for future local residents.

The size of neighbourhood parks will also depend on the residential population of the particular neighbourhood, the required need for active programming of the space, and the street and block configuration. This Strategy identifies potential locations for future neighbourhood parks within each of the new residential neighbourhoods currently identified in the Land Use Direction. The exact size and shape of future neighbourhood parks will need to be determined through precinct planning taking the above points into consideration.

Community, District or Destination Parks

Community, District or Destination Parks are generally larger parks that provide active recreation amenities that can accommodate a higher level of use and activity than Neighbourhood Parks. Community or District Parks are often used for more regionally based programmed activities such as sport tournaments and larger scale events. Community Parks are typically larger than 3 ha and District parks are typically 5 ha or larger.

As currently envisioned, the Port Lands will have a number of larger, community/district or destination parks, including the future Promontory Park, River Park and the expanded McCleary

Park and Community Hub, pending relocation of the Commissioners Waste Transfer Station. The expanded McCleary Park is anticipated to continue to provide sports fields for permitting purposes for the broader community, and offer diverse programming and amenities. The future Promontory Park and River Park will offer passive recreation opportunities and recreational trails for future Port Lands residents as well as a destination for the broader city, and provide opportunities for local resident's to use the Ship Channel in the Film Studio District. These promenades will be both destinations and also provide passive recreation opportunities for future Port Lands residents.

Future residents of the new neighbourhoods envisioned in the Port Lands will also be in close proximity to major city-scaled parks such as Tommy Thompson Park and Cherry Beach. Enhancing connections within the Port Lands will enable better access to these parks for both future Port Lands residents and the broader city.

12.8.6.2. Active Recreation

Active recreation opportunities are an important component of an overall parkland strategy for the Port Lands. As part of developing the original Central Waterfront Secondary Plan, a major new park, referred to as Commissioners Park, was identified in the Plan. It was envisioned as a large park, adjoining with a naturalized river valley that would provide both outdoor and indoor active recreation uses. This park was not realized however initial plans developed for the Lower Don Lands and naturalized river valley included a wide range of parks programming adjacent to the new river, including regulation-sized sports fields. The plan that emerged for the Lower Don Lands through the first phase of the Port Lands Acceleration Initiative resulted in diminishing the amount of parkland adjacent to the future river valley which limits the opportunity for larger, regionally based sports fields that continue to be in high demand in the City. Other locations are needed for new regulation-sized sports fields in the Port Lands to accommodate this type of programming. In addition to regulation-sized sports fields, a full range of diverse active recreation opportunities should be accommodated in future parks in the Port Lands.

McCleary Park is currently programmed with two baseball diamonds and one cricket pitch. Additionally, the Cherry Beach Soccer Fields, located immediately south of the Study Area, were developed to meet the high demand for outdoor playing field in Toronto. McCleary Park will continue to provide active recreational programming for the future Port Lands neighbourhoods and broader city, and opportunities for expanding recreational sports fields adjacent to the Cherry Beach Sports Fields are an important consideration.

Space for active recreation in the Port Lands also needs to accommodate a variety of programming. For example, multi-purpose fields, if designed correctly, can provide for a variety of sports such as soccer, field hockey, ultimate disc sports, football, rugby and lacrosse. Multi-purpose sports courts also provide a variety of uses such as tennis, inline skating and wintertime rink uses. Proximity to the waterfront provides the unique opportunity for parks to support water-based outdoor recreation such as kayaking and canoeing.

Park size, configuration and location are important factors in creating flexible spaces which will accommodate diverse recreation needs. For example, a narrow linear park space cannot accommodate active sports fields, which places further pressure on existing fields permitted at their maximum capacity. At a minimum, the park spaces in the Port Lands need to address the demands of the new community, but also not detract or create additional demands on the broader community facilities. It is noted that opportunities for new sports fields in the Port Lands would assist in reducing pressure on these facilities in neighbouring communities.

The following active uses are recommended for the Port Lands to provide a full range of active recreational opportunities in the Port Lands:

- **Neighbourhood-scaled Multi-purpose Fields** – Neighbourhood-scaled multi-purpose fields provide residents with flexible space for a range of different activities. By ensuring this type of flexible space in future neighbourhoods parks, the tension that can be experienced when local park space is permitted for league play can be avoided. Multi-purpose fields can range in size. Corktown Common includes a 2,500m² space. A larger, 5,700m² multi-purpose space is located adjacent to the Regent Park Aquatic Centre. It is recommended that new neighbourhood parks should include multi-purpose field space that is no smaller than 2,500 m². Ideally, large multi-purpose fields should, where possible, be able to accommodate a broader range of activities.
- **Playgrounds** - Playgrounds are relatively small in size and are easily accommodated in the design of parks of all sizes. Each playground can reflect the character of the neighbourhood or park. In more iconic parks such as Promontory Park, the design could, likewise, be more iconic. Based on the population estimates for the Port Lands and context area provision rate previously discussed, it is recommended that six to eight playgrounds be provided and distributed in parkettes and neighbourhood parks.
- **Dogs Off -Leash Areas** – The number of people in the city with dogs continues to grow and areas for pets to exercise are required. Accordingly, urban leash-free areas should be incorporated into the new neighbourhood parks and should have the flexibility to be smaller in size with a suitable enclosed area where owners can let their pets off-leash. Many of the parks within the context area, which range in size from 0.1 ha to nearly 10 ha,

have fenced leash-free dog areas of varying sizes including: Cawthra Square Park and Gerrard Carlaw Parkette (0.1 ha each), Greenwood Park and Withrow Park (0.3 ha each) and Monarch Park (0.9 ha). Substantial demand for dogs off-leash areas and the increase in population suggest that there will be interest in dogs off-leash- areas for the Port Lands. Three to four leash-free areas are recommended in the Port Lands with one leash free area in each new neighbourhood area.

- **Baseball Diamonds** - According to the RFR report, baseball diamonds are adequately supplied across the city. The two newly renovated baseball diamonds in McCleary Park provide adequate access for the new communities. No additional baseball facilities are recommended for the Port Lands at this time. In the long term, if there is a change in demand, the City may wish to convert one of the baseball diamonds to a soccer field. Any potential reconfiguration of McCleary Park in the future should assess whether baseball diamonds should be relocated elsewhere in the Port Lands or ensure that permitted, league play could be accommodated in other parks in the context area.

Table 13 - Sport Field Dimensions		
Field Type	Length of Field (metres)	Width of Field (metres)
Soccer (senior) ⁶⁴	110	70
Soccer (junior) ⁶⁵	75	50
Field Hockey ⁶⁶	91	55
Ultimate Disc ⁶⁷	64	37
Lacrosse ⁶⁸	110	60
Football (American) ⁶⁹	110	49

⁶⁴ <http://www.ontariosoccer.net/images/publications/2015/clubs-districts/Field-Organization-Guide.pdf>

⁶⁵ <http://www.ontariosoccer.net/images/publications/2015/clubs-districts/Field-Organization-Guide.pdf>

⁶⁶ https://en.wikipedia.org/wiki/Field_hockey#Field_of_play

⁶⁷ <http://tuc.org/about-ultimate/rules>

⁶⁸ The Rules of Men’s Field Lacrosse 2015&2016. Canadian Lacrosse Association. Pg. 3.

https://secure.pointstreaksites.com/files/uploaded_documents/2253/2015_CLA_MF_Rulebook_-_FINAL_-_Website.pdf Association. http://www.lmmlc.ca/docs/CLA_Rules.pdf Pg. 1

⁶⁹ <http://www.courtdimensions.net/football-field/>

Table 13 - Sport Field Dimensions		
Field Type	Length of Field (metres)	Width of Field (metres)
Football (Canadian) ⁷⁰	137	60
Rugby ⁷¹	100	70

- Regulation-Sized Sports Fields** - The RFR report identifies that multi-purpose sport fields are the preferred way to expand the supply of regulation-sized sports fields. In Toronto, “both the availability and cost of sufficient land to accommodate new sports fields is, and will continue to be, a constraint.” Therefore, it is advantageous for individual fields to accommodate multiple and extended uses.⁷² If designed properly, fields can support multiple sports. However, the size and intensity of wear differs between activities, so it is important to group certain uses. Soccer, field hockey, lacrosse and ultimate disc sports have similar field dimensions. Football and rugby also have similar size needs. It is important to separate soccer from football and rugby to mitigate wear patterns on natural grass fields. Scheduling conflicts due to demand for athletic fields also requires a balance between uses.

Rugby is rising in popularity in Ontario. The number of people watching or participating in the sport is increasing. A crowd of 20,396 people visited BMO field on June 15, 2014 to watch the Canada versus Ireland match, the largest ever attendance for a rugby match in Canada.⁷³ Over 13 rugby clubs exist in Toronto alone including the Balmy Beach Club located less than a 10 minute drive east of the Port Lands. Accommodating a multi-purpose field, for rugby and football, is recommended for the Port Lands. Refer to **Table 13** for field dimensions by sport.

- Outdoor Basketball Courts** – Outdoor courts allow for both structured and unstructured play. Minimal equipment is required, therefore making basketball accessible to many. The footprint of the court is relatively small and can be accommodated in parks without too much of a constraint. However, consideration needs to be given to noise impacts when locating these facilities. One outdoor basketball court is recommended for the Port Lands.

⁷⁰ CFL Official Playing Rules 2011. Canadian Football League. Pg. 8.

http://cfl.ca/uploads/assets/CFL/PDF_Docs/CFL_Rule_Book_2011.pdf

⁷¹ Laws of the Game Rugby Union. World Rugby. <http://laws.worldrugby.org/?highlight=dimensions&law=1.2>

⁷² Recreation Facilities Report, Parks, Forestry and Recreation, City of Toronto, 2003, Pg. 65

⁷³ <http://www.bbc.com/sport/0/rugby-union/22853403>

- **Tennis** - City-wide, the provision level for tennis facilities is adequate. The three closest existing tennis court locations within one kilometre of the Port Lands include: Moss Park (two lit courts), Jimmie Simpson Park (two courts) and Jonathon Ashbridge Park (two courts). The Mayfair Club, a private club with paid membership is located in the block to the east of McCleary Park. Tennis courts provide for intense physical activity in a small footprint. There are opportunities for other sports to be accommodated within the confines of size of the court, which will allow for flexible use. Due to the lack of public use facilities, tennis courts should be provided in the new community for basic access.⁷⁴ Three multi-purpose courts are recommended in order to support the incoming population.
- **Outdoor Skating** - Outdoor ice space is a seasonal amenity for getting people physically active during the winter months. It is an amenity that is embraced across the city, Harbourfront and Nathan Phillips Square included. Two outdoor ice spaces are recommended for the Port Lands. It is important to note that in addition to these ice spaces, tennis and basketball courts and select parking lots can be temporarily converted to outdoor ice for drop-in hockey and skating during the winter. However these unofficial ice rinks are based on community involvement in the maintenance and flooding of the rinks.
- **Cricket** - Cricket is adequately supplied across the city. Cricket is experiencing high demand and most of the existing pitches are in the north part of the city. One existing pitch in the Port Lands is located in McCleary Park. Should there be a future need, opportunities for an additional cricket pitch should be explored within the larger parks planned in the Port Lands.

12.8.6.3. Other Recreational Opportunities

In addition to active and passive recreation opportunities, the following amenities should also be accommodated in the Port Lands to facilitate and encourage physical activity:

- The provision of outdoor gym and fitness equipment in parks and along trails can help to provide the community with low to no cost access to gym equipment, as well as animate and activate parks.
- Incorporating water and waterplay would help establish sense of place within the parks and could also encourage play and physical activity. These amenities can be designed to reflect the character of the neighbourhood where they are located.
- The Lower Don Lands Framework Plan (LDL) previously identified a number of locations for recreational, non-motorized boat access such as canoes and kayaks. Locations included the Keating Channel, Promontory Park and the Future Don Greenway. As they are another way to achieve physical activity, it is suggested that additional locations for

⁷⁴ Recreation Facilities Report, Parks, Forestry and Recreation, City of Toronto, 2003, Pg. 73

these amenities be explored along the Ship Channel and in the Turning Basin where possible.

- As part of the design charrette held for the Port Lands, interest was shown in utilizing the Turning Basin as a floating amenity. Facilities such as a floating pool or skating rink are possibilities. This option should be investigated further in order to fully capitalize on the open space of the Turning Basin, subject to addressing the Turning Basin's primary function for ships to turn around.
- In the event that the Hearn building and parcel becomes open for adaptive reuse and redevelopment, it is recommended that a plaza be established surrounding the Hearn that could be used for public open space, events and gatherings.

As the Port Lands develop, new trends in outdoor physical activity may emerge. New parks that provide multi-purpose space will enable flexibility in the future to respond to new and emerging trends.

12.8.6.4. POPS

Privately owned, publicly accessible open spaces (POPS) could provide additional opportunities to supplement publicly owned parks and open spaces. These spaces do not replace the need for public owned parkland. During precinct planning, opportunities for POPS should be explored that enhance and create a connected network of parks and open spaces throughout the Port Lands.

12.9. Summary of Community Infrastructure Needs

As the Port Lands develops and evolves, a number of new residential, mixed-use neighbourhoods will be developed in the Lower Don Lands and Film Studio District. These new neighbourhoods will need to be supported by a diverse range of community infrastructure to ensure complete, healthy and thriving communities are developed with local activity centres and recreational opportunities. With a projected population between 23,310 to 28,600 people depending on the final recommended land use for the Port Lands, the amount of park space may vary and will need to be reviewed in more detail in precinct planning.

Based on a comprehensive review of provision levels in the context area and broader city, anticipated future demand, complete community principles and trends in community infrastructure provision, the recommended facilities and services required to support revitalization in the Port Lands include:

- Two community centres (one in the Lower Don Lands and one in the Film Studio District) with a minimum size of 35,000 square feet. Each community centre would have

different programming, but the following should be accounted for in the community centres:

- one indoor pool;
- municipal regulation double gym space; and
- multi-purpose program space with a variety of sizes;
- a minimum of three public elementary schools;
- one Catholic elementary school;
- five to six child care facilities for public and not-for-profit providers;
- one Neighbourhood branch library;
- a minimum of two human services spaces/facilities;
- one fire station;
- one EMS station; and
- one arena (twin or multi-pad).

Given the estimated population currently identified for the Port Lands, a public secondary school is not required. However, a secondary school within the broader Central Waterfront is likely required and a central location would be desirable. A Catholic secondary school is also not required. Students could be accommodated in existing Catholic secondary schools in the context area.

A full range of parks and open spaces are also required to support revitalization of portions of the Port Lands. The parks and open space strategy for the Port Lands capitalizes on existing and planned parks such as Tommy Thompson Park, the future Promontory Park and River Park, and other parks identified through the Land Use Direction (i.e. Don Greenway, McCleary Park expansion, water's edge promenades and the maritime hub). To support the above noted parks, local and neighbourhood parks are also recommended:

- three to four parkettes, one within each new neighbourhood; and
- three to four neighbourhood parks, one within each new neighbourhood.

To facilitate both locally-oriented and regional recreational opportunities at a variety of scales and types, parks programming should include a range of active and passive recreation both at the local and broader city-scale. Active recreation programming should include:

- six to eight playgrounds distributed throughout the new neighbourhoods;
- three to four dog off-leash areas in each new neighbourhood;
- four locally-oriented multi-purpose fields in each new neighbourhood;
- one outdoor basketball court;
- three multi-purpose tennis courts;

- two outdoor skating areas; and
- two regulation sized multi-purpose fields (one multi-purpose rugby/football field and one multi-purpose soccer field).

Opportunities for securing access to privately owned open spaces for public purposes should be explored at the precinct planning and in development review to supplement publicly owned parks and to create an enhanced overall system of parks and open spaces in the Port Lands.

13.0 Community Infrastructure Concept Plan and Principles

13.1. Community Infrastructure Location Options and Assessment

13.1.1. Location Principles and Assumptions for Community Infrastructure

The following location principles were developed and used to identify potential locations for the recommended community infrastructure:

- a. Facilities should be central to their particular catchment area to ensure walkability and reduce vehicular dependence;
- b. Facilities should be accessible from public transit; they should be located within a 500-metre radius from transit stops;
- c. Facilities should be located on sites with frontage on a primary street, secondary street access and high visibility from the street;
- d. Facilities should be clustered with other similar activity-generating facilities (either in the same vicinity, site or building);
- e. Certain facilities, such as schools and community/recreation centres, should be located adjacent to or in proximity to parkland;
- f. Facilities should be linked to pedestrian and cycling networks;
- g. Facilities should be compatible with surrounding land uses; and
- h. Locational requirements specific to emergency service facilities include: a geographically central location to optimize response times for the entire area and direct access to a primary road that meets minimum street width for vehicles- (i.e., mandatory 8.5 m pavement width on access road for fire stations).

13.1.2. Community Infrastructure Conceptual Locations and Size of Facilities

Conceptual locations for community infrastructure based on the location principles, current estimation of timing of development and complete communities principles have been identified. In some instances and for certain facilities, there are options identified for where community infrastructure could be located. As more detailed planning is undertaken in the Port Lands, the suitability of the different options should be further explored based on anticipated development timing and phasing, funding sources or development partners that may emerge.

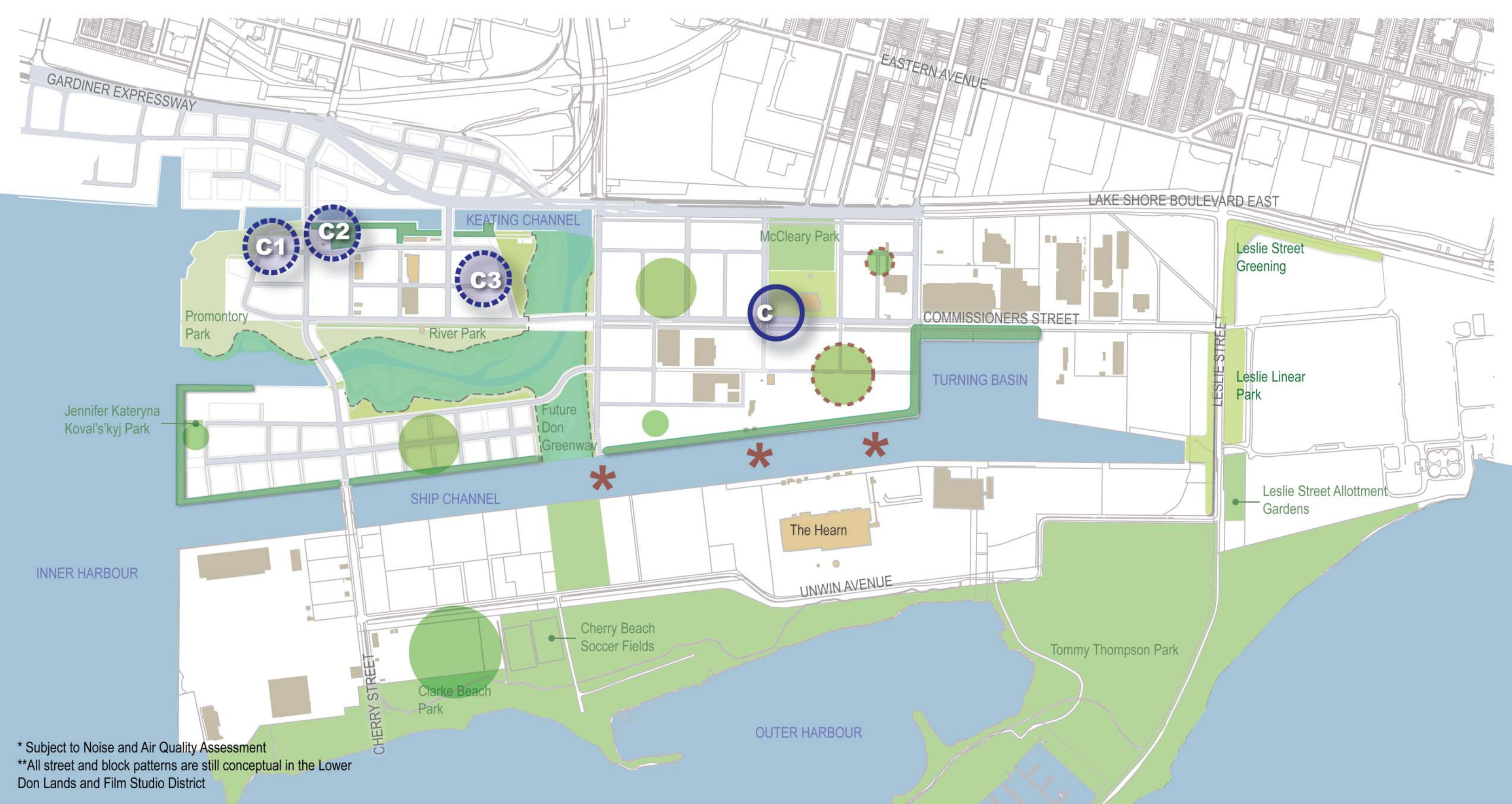
Table 14 summarizes the proposed distribution of facilities across the three residential communities identified in the Port Lands. **Figures 15a-g** identifies conceptual locations and

potential options for different types of facilities. **Appendix H** provides the minimum size required for the different services and facilities.

Table 14 - Summary Table of Total Facilities and Distribution by Community				
Community Facilities	Total to be provided			
		Villiers Island	Polson Quay/South River	Film Studio District
Population Estimate		Up to 8,715 residents	Up to 6,485 residents	Up to 8,115 to 13,400 residents
Community and Recreation Centres (minimum of 35,000 sq. ft.)	2	1		1
• <i>Indoor Pool</i>	1	1		
• <i>Gym space</i>	2			2
• <i>Small Multi-Purpose Program Space</i>	6	2		4
• <i>Large multi-purpose rooms</i>	2			2
Child Care Facilities	5-6*	2	1	2-3*
Library	1		1	
Human Services Space	2	1		1
Catholic Elementary Schools	1		1	
Public Elementary Schools	3	1	1	1
Other Facilities		Location Options		
Fire Station	1	Villiers Island or Film Studio District north of Commissioners Street		
EMS Station	1	East Port		
Arena	1	Location options: East Port, Hearn Generating Station or adjacent to Cherry Street Playing Fields		

* note: If phase 3 of the Film Studio District is not developed with residential uses then the child care centre numbers are reduced to a total of 5 in the Port Lands with two located in the Film Studio District.

An important aspect of the conceptual locations is ensuring a good distribution of community facilities within the precincts. This will ensure community focal points within the evolving landscape as the Port Lands develop and the timely provision of infrastructure given that the Port Lands will develop over an extended period of time.

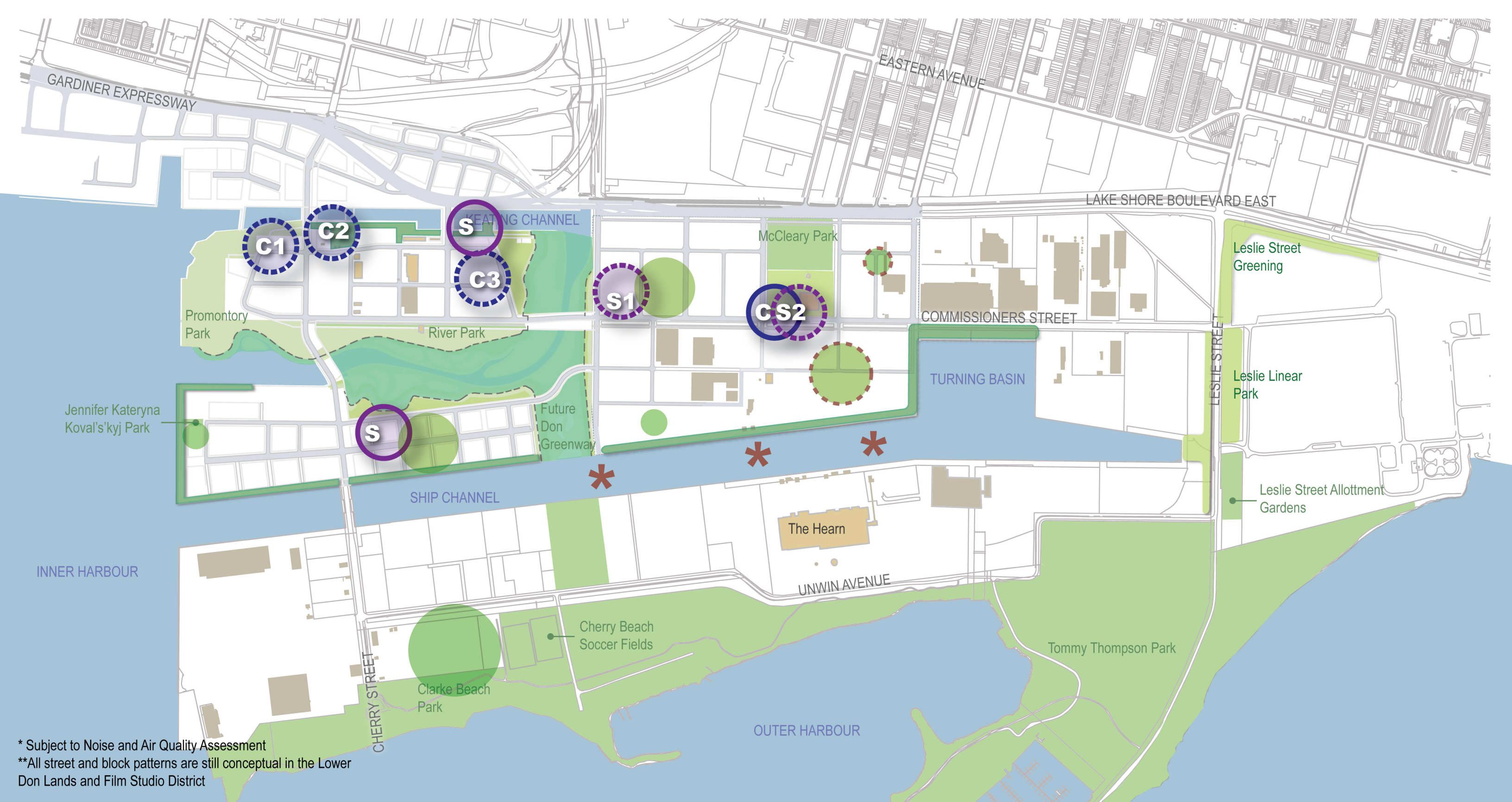


* Subject to Noise and Air Quality Assessment
 **All street and block patterns are still conceptual in the Lower Don Lands and Film Studio District

FIGURE 15A - PROPOSED COMMUNITY RECREATION CENTRES

- POTENTIAL CROSSINGS
- WATER'S EDGE PROMENADE
- PROPOSED COMMUNITY / RECREATION CENTRE LOCATION
- OPTIONS FOR LOCATION IN VILLIERS ISLAND

NOTES:
 OPTION C1 & C3 WILL BE IN THE BASE OF A MIXED USED BUILDING.
 OPTION C2 IS A STAND ALONE BUILDING



* Subject to Noise and Air Quality Assessment
 **All street and block patterns are still conceptual in the Lower Don Lands and Film Studio District

FIGURE 15B - PROPOSED SCHOOLS

-  POTENTIAL CROSSINGS
-  WATER'S EDGE PROMENADE
-  PROPOSED SCHOOL LOCATION
-  OPTIONS FOR LOCATION IN FILM STUDIO DISTRICT

**NOTE: ONE OF THE PROPOSED SCHOOL LOCATIONS WILL BE A JOINT FACILITY BETWEEN TDSB & TCDSB.

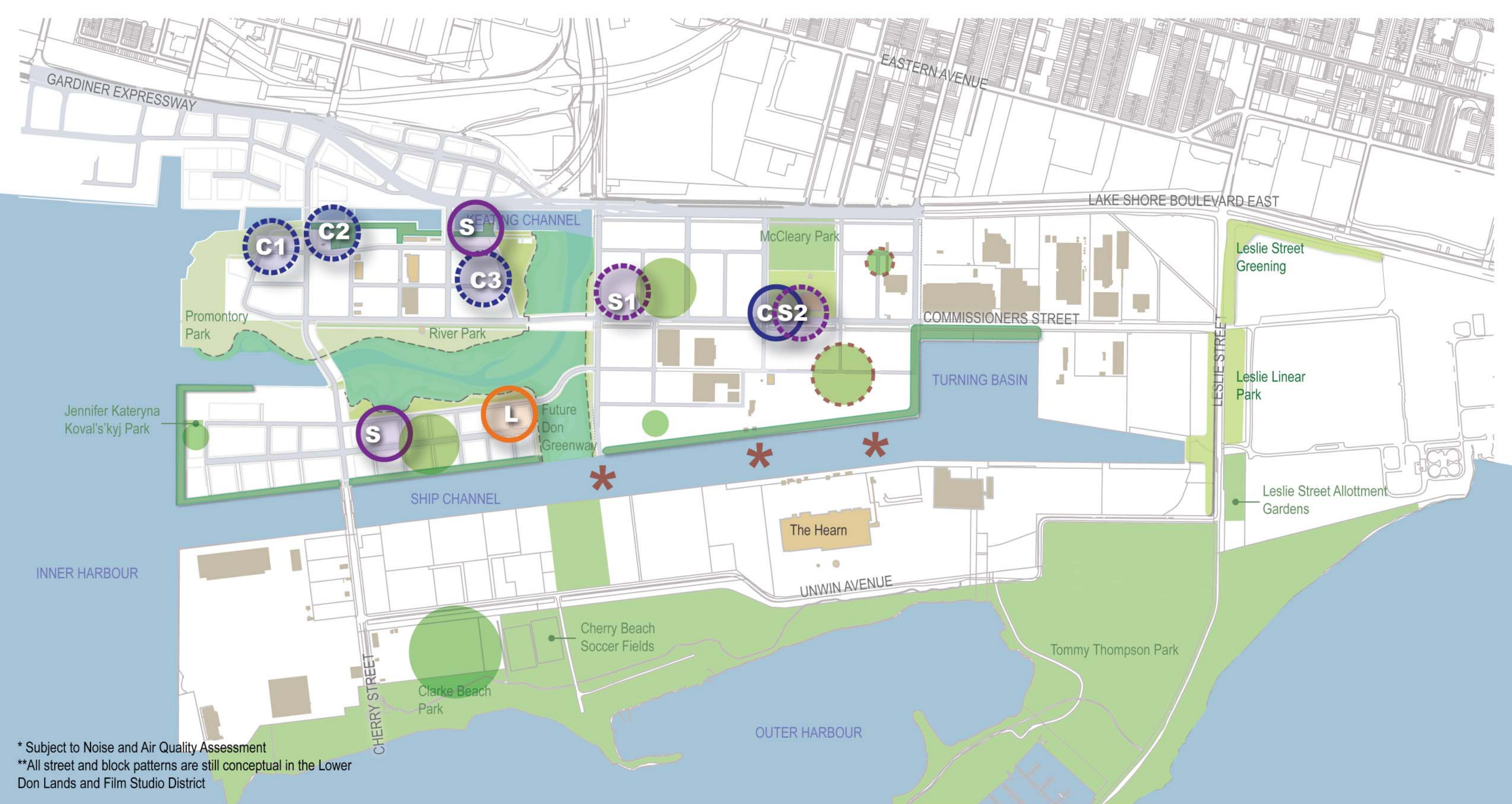


FIGURE 15C - PROPOSED LIBRARY

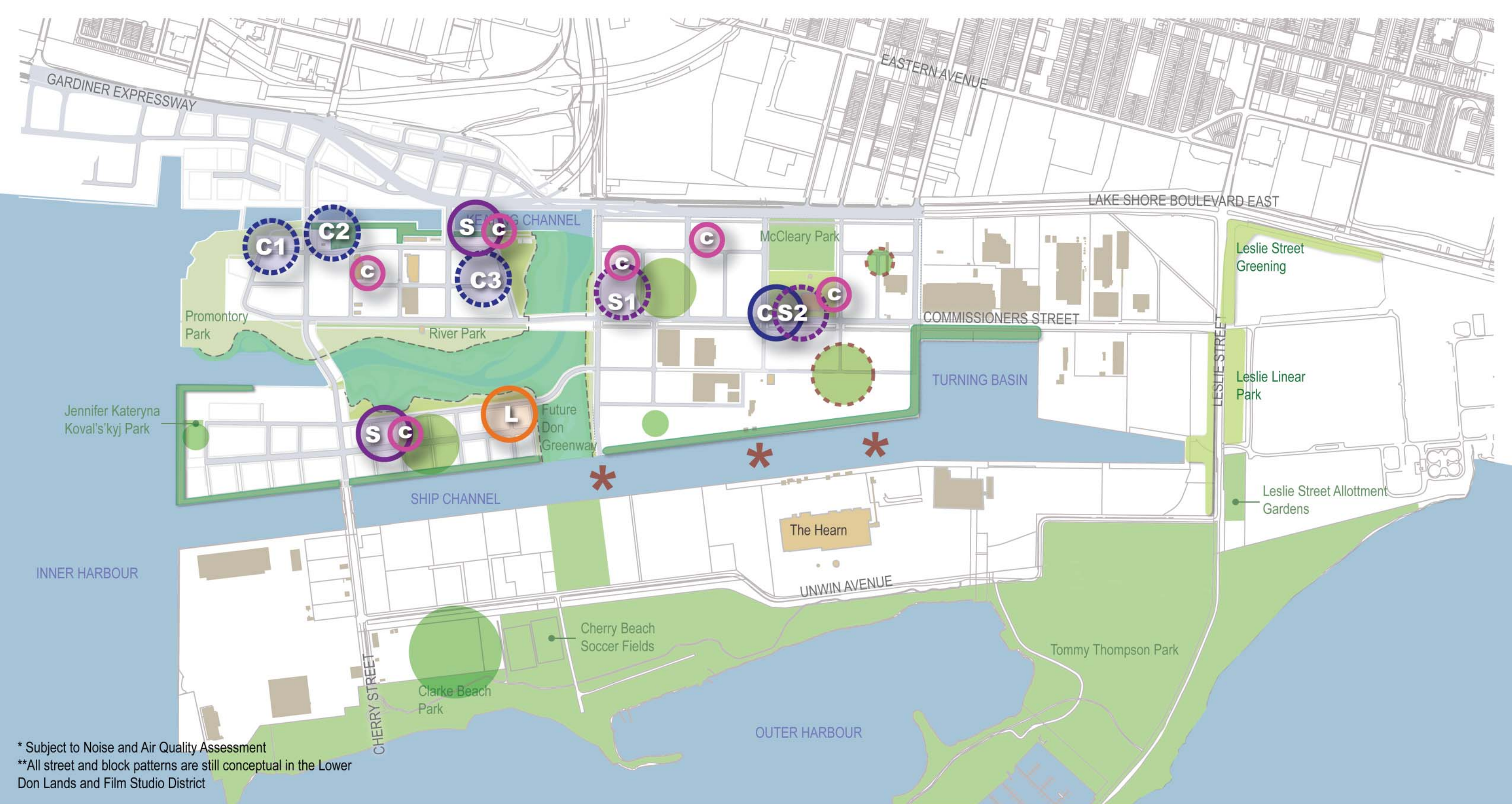


FIGURE 15D - PROPOSED CHILD CARE CENTRES

- POTENTIAL CROSSINGS
- WATER'S EDGE PROMENADE
- PROPOSED CHILD CARE CENTRE

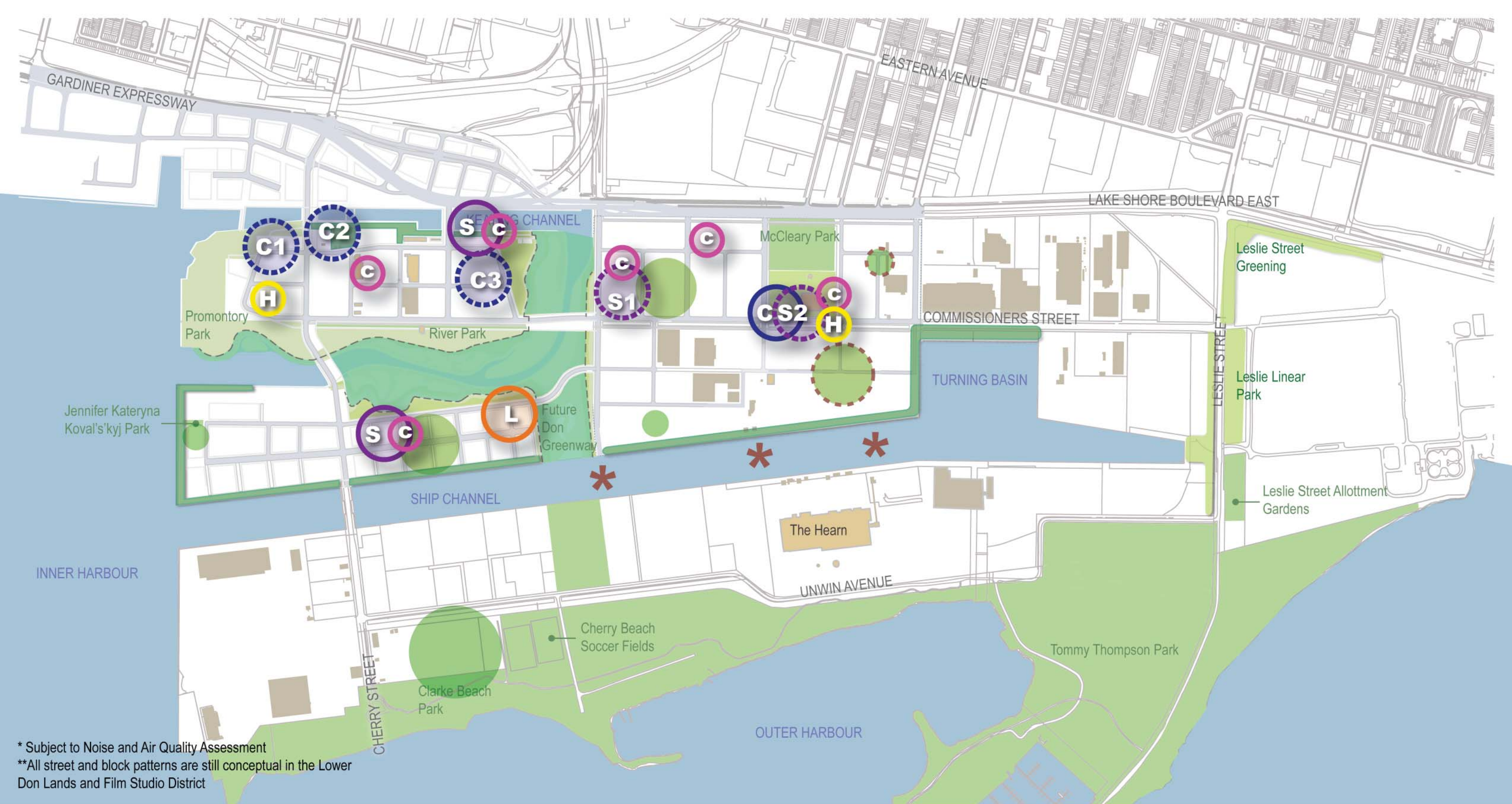


FIGURE 15E - PROPOSED HUMAN AGENCY LOCATIONS

-  POTENTIAL CROSSINGS
-  WATER'S EDGE PROMENADE
-  PROPOSED HUMAN AGENCY LOCATION

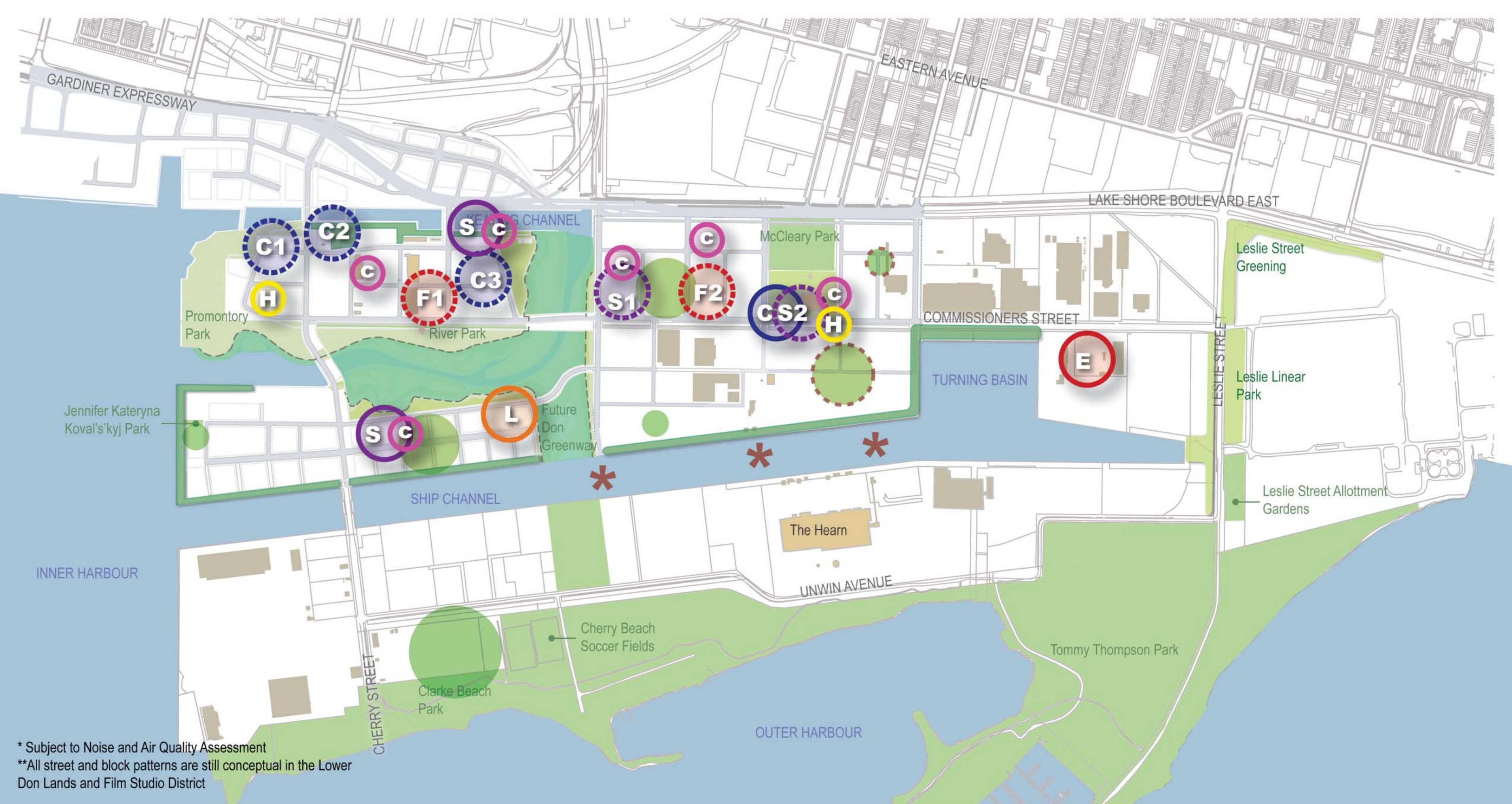






FIGURE 15F - PROPOSED EMERGENCY SERVICES

-  POTENTIAL CROSSINGS
-  WATER'S EDGE PROMENADE
-  PROPOSED FIRE/ EMERGENCY FACILITY LOCATION
-  OPTIONS FOR FIRE STATION LOCATION

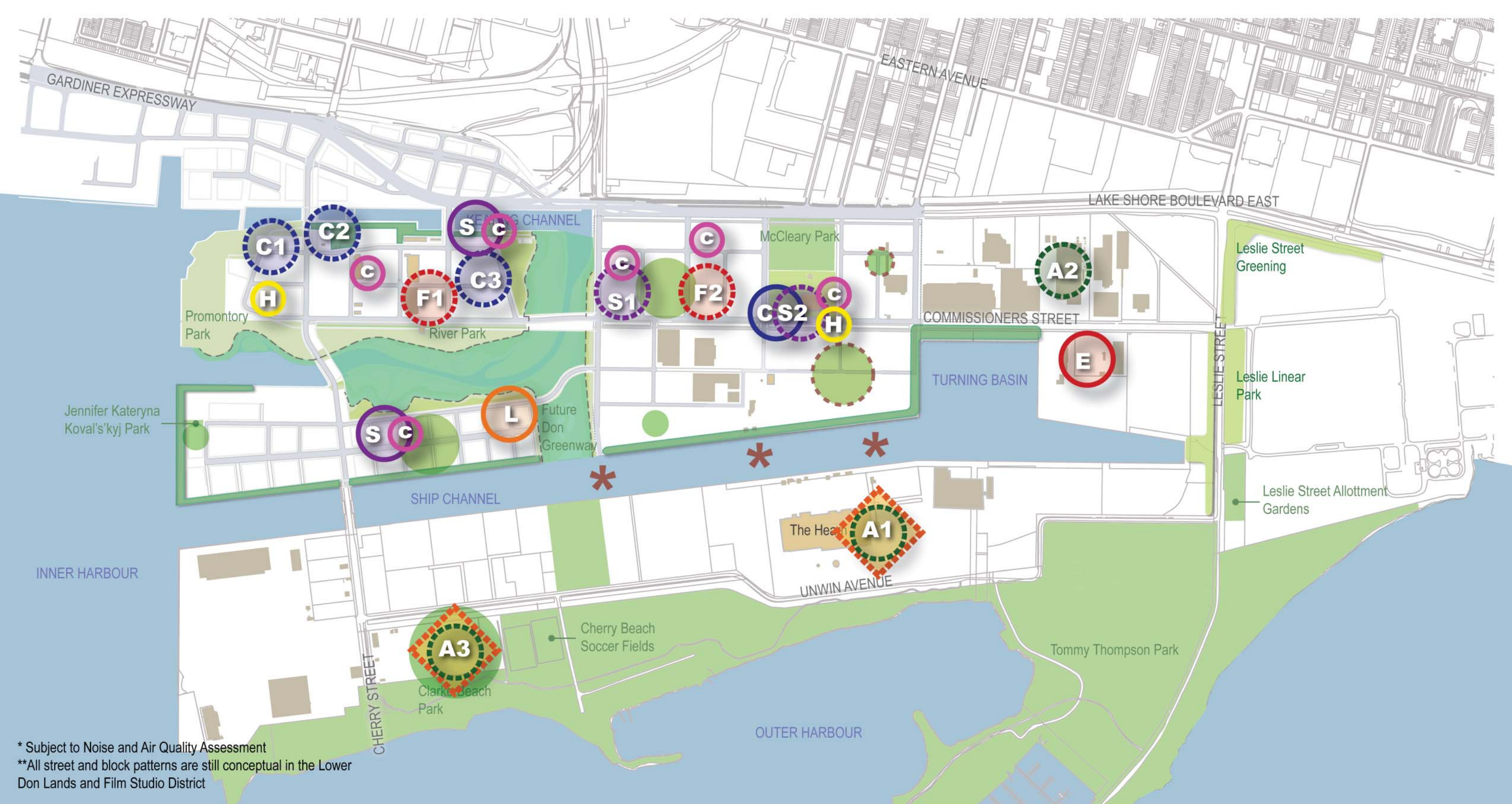
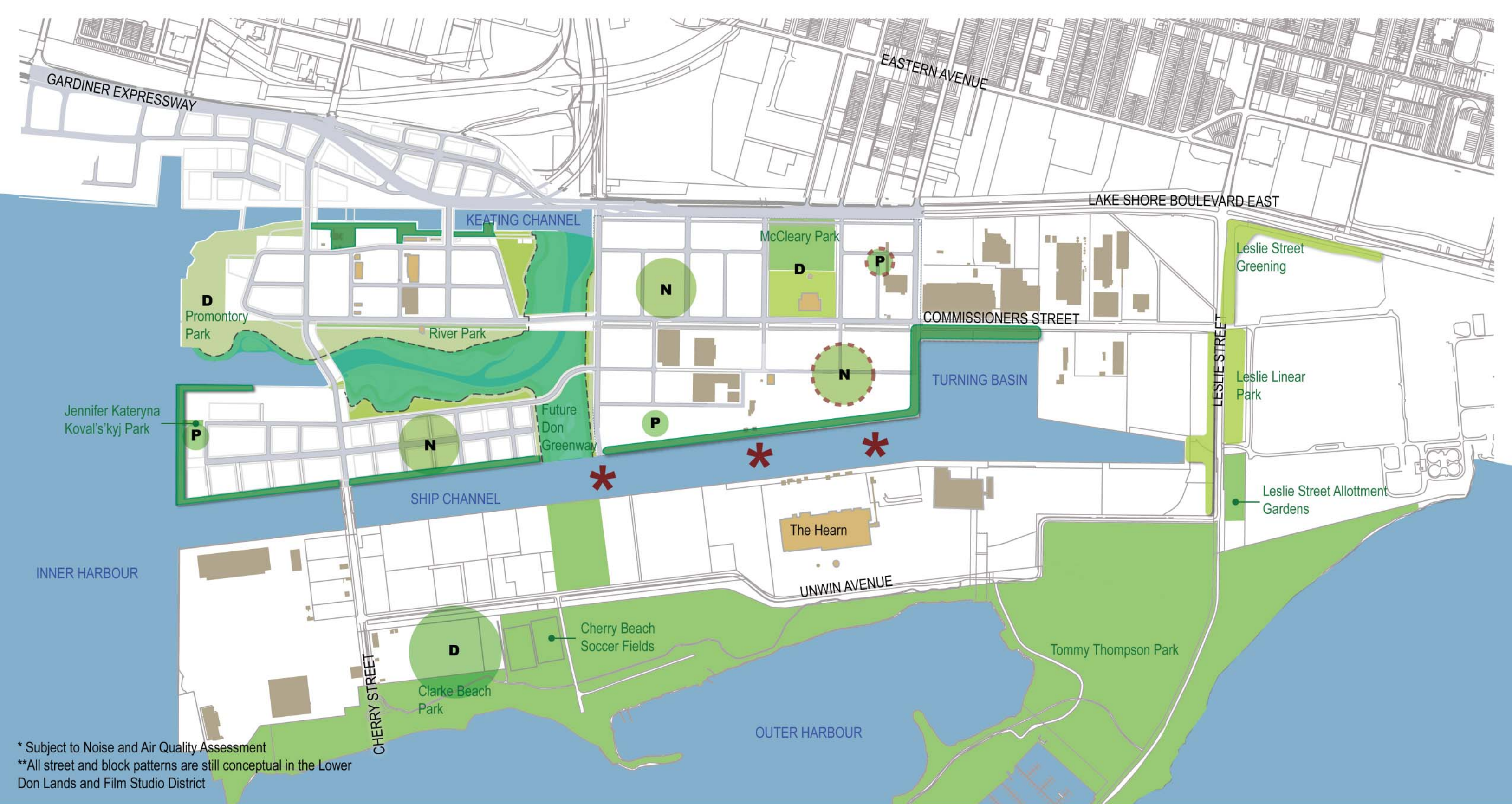


FIGURE 15G - PROPOSED REGIONAL FACILITIES

-  POTENTIAL CROSSINGS
-  WATER'S EDGE PROMENADE
-  PROPOSED ARENA LOCATION OPTIONS (REGIONAL FACILITY)
-  OPTIONS FOR LOCATIONS OF THREE (3) REGULATION SIZED MULTI-PURPOSE SPORTS FIELDS

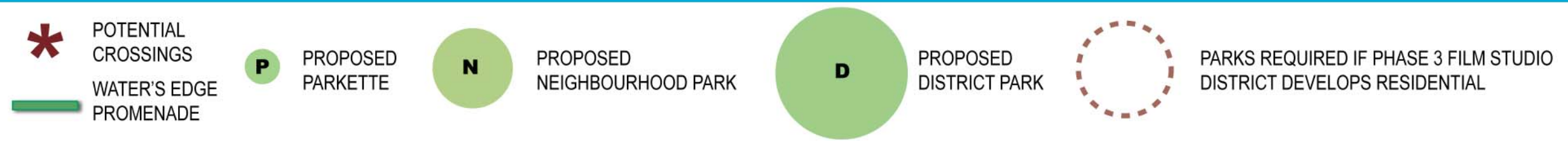
13.1.3. Conceptual Parks and Open Space Locations

Conceptual locations for publicly owned parkland are identified on **Figures 16a-16e**. The concept plan provides a distributed network of parkettes, local, neighbourhood parks and recognizes district/destination parks identified in other planning exercises. Park space has been distributed throughout the new communities to ensure that future residents are located within walking distance to parks and open spaces. As noted previously, parks and open spaces should be provided with a diverse range of passive and active recreational opportunities. As more detailed precinct planning is undertaken in portions of the Port Lands, conceptual locations for parks and open spaces will need to be further explored.



* Subject to Noise and Air Quality Assessment
 **All street and block patterns are still conceptual in the Lower Don Lands and Film Studio District

FIGURE 16A - PROPOSED PARKS



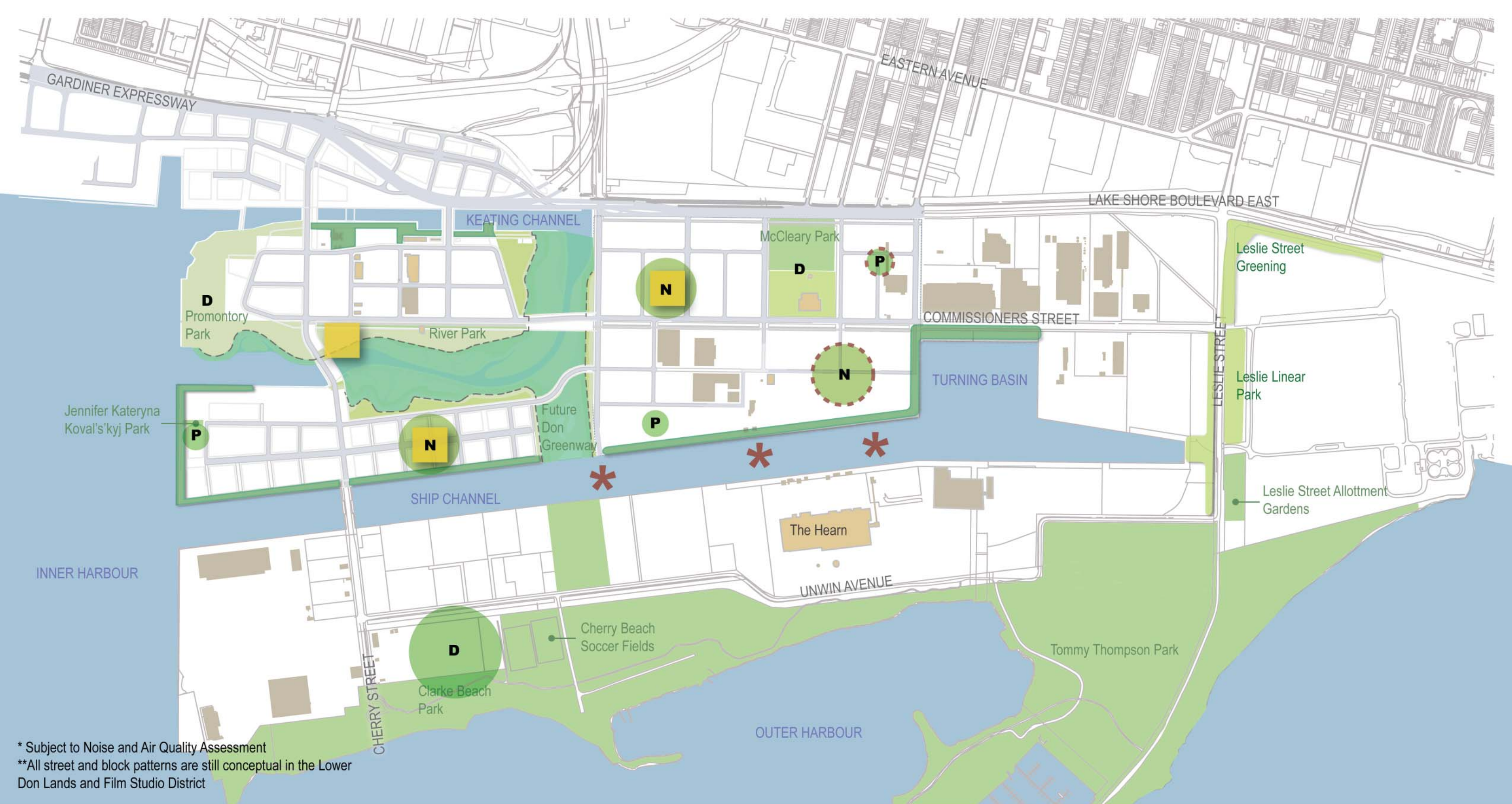
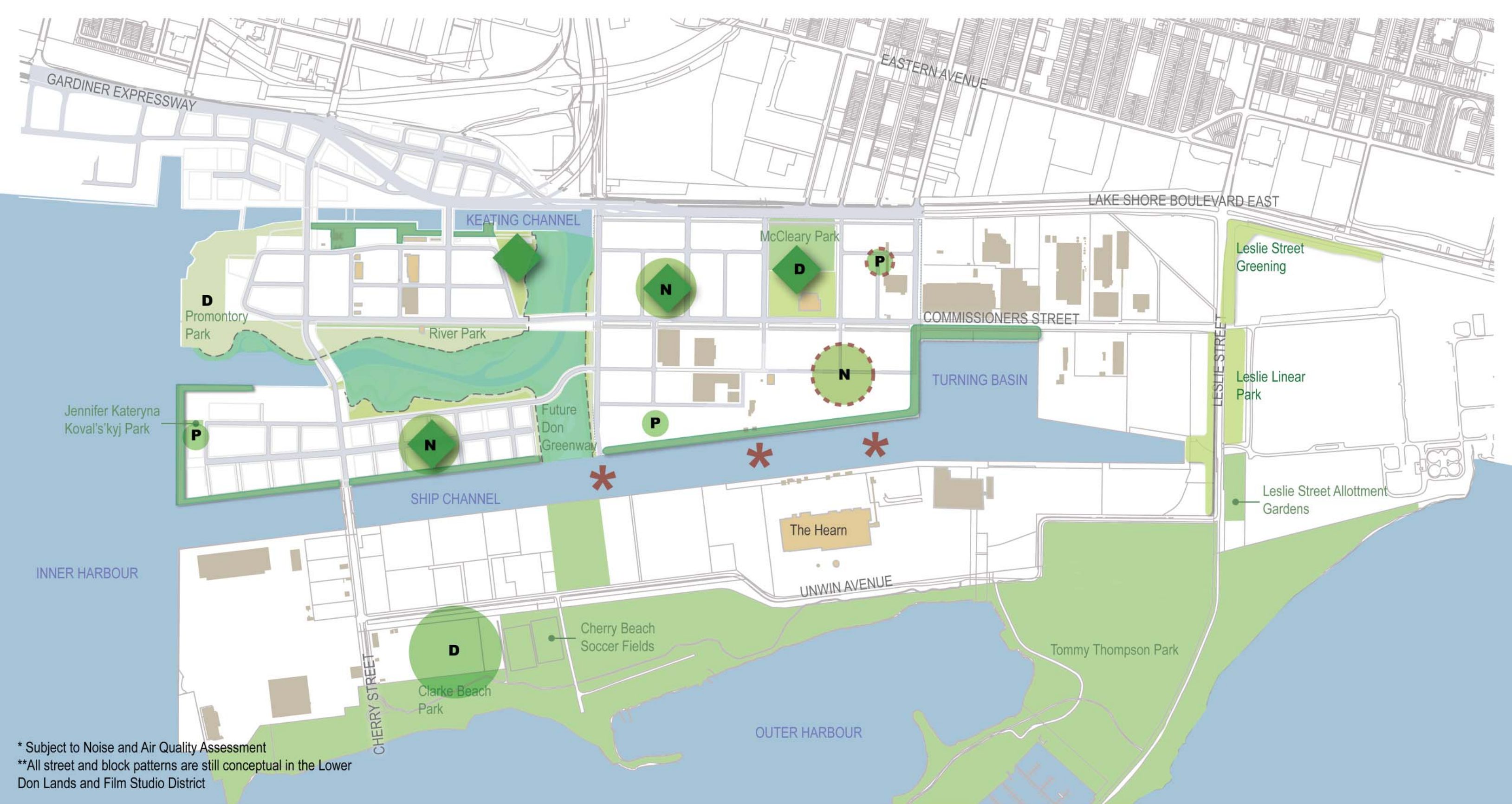


FIGURE 16C - PROPOSED DOGS OFF-LEASH AREAS





* Subject to Noise and Air Quality Assessment
 **All street and block patterns are still conceptual in the Lower Don Lands and Film Studio District

FIGURE 16D - PROPOSED NEIGHBOURHOOD-SCALED MULTI-PURPOSE FIELDS



13.2. Implementation

13.2.1. Community Infrastructure Phasing and Development

Given the size and scale of the Port Lands, the new Port Land neighbourhoods will develop out over a longer-term time horizon. Community infrastructure and parks and open spaces should be delivered in tandem with development to ensure the timely provision of these services and facilities for new residents.

Key to unlocking development potential in the Port Lands is funding for the flood protection and enabling infrastructure and business cases have been submitted to both the provincial and federal governments for two-thirds of the cost of this flood protection. Pending this funding, it is currently anticipated that the new neighbourhoods in the Port Lands will develop in a series of phases, with the western portion of Villiers Island developing in the initial phase, followed by the eastern portion of Villiers Island and the Film Studio District, Polson Quay and South River.

Once funding and timing of the flood protection is confirmed, it is recommended that a detailed phasing and development plan be prepared for the delivery of the Port Lands community infrastructure in consultation with service providers.

13.2.2. Meeting Interim Demand for Community Infrastructure

The communities surrounding the Port Lands comprise both long established and new residential areas. Those closest to the Port Lands - East Bayfront and West Don Lands - are currently undergoing development, which will be supported by new community infrastructure. Residents living in the Port Lands in the early stages of its development could rely on community and recreation facilities and services in these newer communities until such time as local infrastructure is in place.

Opportunities to meet interim demand within the Port Lands should also be considered and might include solutions involving temporary facilities. This approach is illustrated by the Hub@Docklands in Melbourne Australia, which is a building that functions as a temporary community gathering space while this large urban waterfront renewal project is underway. It provides information on the Docklands, city services, and community events/groups; provides free wireless Internet both indoors and outdoors in a lounge setting; and hosts playgroups for children and families in the area to connect and socialize.

13.3. Partnership Development and Management

In building partnerships around facility co-location much of the work required to ensure preferred outcomes should occur predevelopment and can - depending on the scope of the partnership - be very complex. Community Hubs: A Scan of Toronto (2011) noted the need for “additional technical assistance to help with such specialized tasks as facilities development, real estate negotiations, negotiation of cost-sharing, governance models, community needs assessments and outreach...during the development of hubs.”⁷⁵ These activities are important to predevelopment and assistance with innovative financial strategies that encompass numerous public and private sources is also essential.

In a number of the partnership examples, highlighted in Chapter 9, the municipality either owns/part-owns the facility or is represented on its board of directors and is one of many community leader organizations involved in forming and running the partnership. In the Port Lands, where there are no existing community-based agencies to spearhead partnership development, it will be the responsibility of the City (or other public agencies) to initiate the process. Furthermore, the scope of development that is to occur in the Port Lands in the long term requires an identifiable process/mandate that can ensure a comprehensive and coordinated approach to implementation.

The Canadian Urban Institute’s Building Momentum: Made in Hamilton Infrastructure Solutions (2010) outlines the following functions for an arms-length corporation in facilitating urban revitalization:

- manage and facilitate the development of City-owned properties.
- adopt a partnership approach to capitalize on the expertise of the private sector and the policy development strength of government.
- assemble public-sector incentives and mobilize public-sector capital to achieve public policies and goals.
- advocate for the needs of both the private sector and local citizens to government and advocate the benefits of public policies to the private sector.
- serve as the interface between the public sector and private corporations in the community.
- encourage integration of affordable housing in all project areas.
- manage a strategic asset agreement for the City to assemble; and

⁷⁵ See Community Hubs: A Scan of Toronto, February 2011, pg 8

- sell and develop under-utilized assets and land.⁷⁶

Tasking a specific agency to manage the provision of social infrastructure in new communities is also highlighted in *Planning for Social Infrastructure and Community Services for Urban Growth Areas* (2011), noting that “a state development agency can leverage its role to ensure that social infrastructure is recognized as an essential component of major land development projects” and that it is “essential for that authority to include a specific focus on the coordinated planning and delivery of social infrastructure.”⁷⁷

The extent and complexity of anticipated development in the Port Lands and the City’s strong interest in implementing partnerships in these future communities suggests the need for an arms-length body to take the lead in partnership development for the Port Lands. Agencies such as Waterfront Toronto may be an appropriate for this role.

13.4. Funding Options

Capital funding for community infrastructure development in the Port Lands will come from a variety of sources, all of which should be pursued to provide the recommended facilities. Key funding sources are summarized below:

- **Existing capital plans** - While most of the facilities that will be required in the Port Lands have not yet been integrated in capital plans, some existing plans may have already made future provisions that could address the Port Lands facilities.
- **Development charges** - Revenue from development charges for new development can be used to support community infrastructure development and should comprise the maximum recoverable for each type of facility.
- **Section 37 contributions** - Section 37 of the *Planning Act* allows the City to “ask for contributions for community benefits from property developers in exchange for increases in height or density beyond existing zoning and policy allowances.”⁷⁸ Section 37, therefore, can be used to provide the Port Lands with funding for required community infrastructure.
- **Land owner agreements** - These include development agreements, site plan agreements, etc., that govern the development of individual projects and can include owner contributions to capital.

⁷⁶ Building Momentum: Made in Hamilton Infrastructure Solutions, prepared by Canadian Urban Institute, Toronto, 2010

⁷⁷ Elton Consulting. *Service Planning Model: Planning for Social Infrastructure and Community Services for Urban Growth Areas*. 2011. (prepared for City of Charles Sturt, City of Playford, City of Salisbury, City of Onkaparinga, Local Government Association of South Australia) pg. 9, 63

⁷⁸ Toronto Official Plan

- **Provincial and/or federal grants** - From time to time, infrastructure funding becomes available through public grant programs. The Regent Park Aquatic Centre, for example, was partially funded through grants. The nature and timing of these programs, however, may be such that the schedule for facility development must be altered to take advantage of the funds.
- **Partnership agreements** - As discussed in Chapter 9, partnership agreements can be used as capital funding vehicles. Depending on the project, a wide variety of organizations may be involved. Nineteen public, not-for-profit and private organizations, for example, contributed to capital funding for Wychwood Barns.

13.5. Monitoring

Monitoring, evaluating and updating (as required) this Community Infrastructure Strategy will be essential to ensuring that, over the long-term, infrastructure is optimally matched to population needs. This Strategy covers an extended timeframe and was based on current population projections for the Port Lands. As more detailed planning occurs and/or as development proceeds, projections may change and actual population may vary from that used here. Should population in the Port Lands vary considerably from the projections used here, infrastructure requirements will need to be increased or reduced, as appropriate.

The high level determination of facility needs included in this Strategy will have to be confirmed based on unfolding development in the Port Lands, changes in the socio-demographic profile, trends and changes in the overall market for services and new innovations that occur over the coming decades. As development triggers occur, detailed planning/design work will be required to confirm individual facilities/combinations of facilities. At this time, it will also be important to assess the capacity of existing community infrastructure in the area to meet demand in the Port Lands and how that will affect the ultimate design and capacity of new infrastructure. In a partnership situation, the partners would jointly undertake this confirmatory effort to ensure the needs of each are adequately addressed. The potential to accommodate as yet unknown uses/users (i.e., future partners/tenants) should also be considered.

13.6. Design Considerations

Facility design is an important consideration to achieve community infrastructure that meets the needs of residents, integrates well with the new communities and addresses the core principles of the CWSP. Having a set of standards for the design of parks and community infrastructure will help guide development and create a complete community both visually and physically.

Developing design standards and a detailed space program will be particularly important for incorporating social infrastructure in mixed-use developments (sites or buildings) since it may be more difficult to achieve the desired outcome in this type of setting. Further, they must be available at the outset of the development process to allow consideration of specific requirements from the start of planning/development activities. Integrated facility development should take a building block approach using component floor areas to develop a 'cumulative' space program rather than starting with greenfield standards, which "include land or site requirements that are up to four times the floor area to accommodate for car parking, landscaping, servicing etc."⁷⁹ Efficient use of floor space is particularly important in shared-use / co-location models.

Site planning and facility design elements and priorities are specific and may vary considerably across different facilities. Factors that should be considered in site planning/facility design are:

- **Highly visible from street** – A facility can be made more or less visible from the street, depending on where it is located on the site/within the building and how it is designed. A community centre, for example, could be integrated in a highly visible building but itself not be visible, if it is located at the back or on an upper level with no street presence through signage, lobby design, etc. Using visibility as a design guideline will ensure the facility can be easily seen and identified as public.
- **Grade-related, barrier-free access** - 'Grade-related' connotes design in terms of scale, relation to public realm, etc. Barrier-free is an important additional criterion regarding access to and throughout all community facilities and is especially applicable in site planning/facility design. As a design guideline, this combination presumes an accessible location at the site/facility level and throughout the interior.
- **Capacity to adapt to changing needs** - Ensuring that community facilities and spaces in the Port Lands are multi-purpose/multi-function will be essential to a relevant community-serving function as needs evolve and change over the long term. It will be important to ensure that spaces provided are appropriately sized, configured and appointed to accommodate anticipated (and unanticipated) community uses. Regardless of the type of facility, the capacity to be multi-purpose will be directly related to the design of the facility/space itself.

⁷⁹ (Elton, *Service Planning Model*, p. 29)

APPENDIX A

Port Lands Context Area Demographic Profile

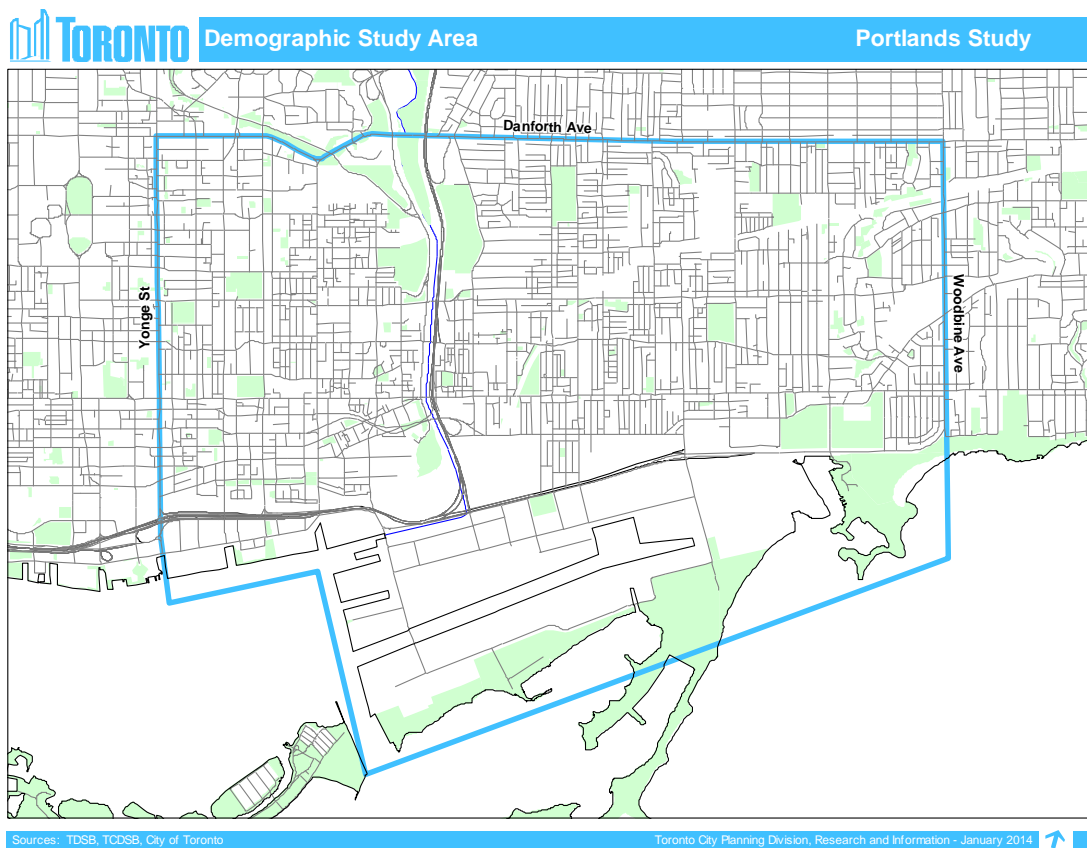
APPENDIX A: PORT LANDS CONTEXT AREA – DEMOGRAPHIC PROFILE

Notes

For detailed statistics relating to this summary refer to the Port Lands Demographic Profile dated January 2014.

This summary is based on 2011 Census of Canada and the 2011 National Household Survey results.

The demographic study area extends from Yonge St to Woodbine Ave and from Danforth Ave to Lake Ontario (see map below).



Port Lands Demographic Summary

In 2011 there were 175,810 residents in the Port Lands Context Area. During the last 5 years the population grew 7.2%, or by 11,815 persons, exceeding the growth rate for the City of Toronto at 4.5%.

The Port Lands Context Area is a community largely dominated by young adults, high-rise apartments and one-person households.

The Port Lands Context Area is home to 88,780 private households. Non-family households outnumber family households, with or without children.

Compared to Toronto, the Port Lands Context Area has a lower proportion of children and youth aged 0 to 19 years, more adults 20 to 49 and fewer seniors 70 years of age and older. The relative proportion of the population in each of the remaining five year age groups closely match Toronto averages.

In contrast to the City, the Port Lands Context Area has a higher proportion of common-law couples and lone-parents.

The average number of persons per household is lower than the City's average due, in part to the large proportion of non-family households and families without children. The Port Lands Context Area have a lower proportion of households with children at home, however those with children have a higher proportion under the age of six versus the City.

The proportion of seniors 65 years of age and over is greater than the City's average and more of them live alone.

Compared to Toronto, Structure Type data shows that the study area has a higher proportion of apartments both high-rise and low-rise, while the proportion of single-detached houses is lower than the City's average. The relative proportion of row housing and semi-detached houses is higher in the study area reflecting recent development trends. The Port Lands Context Area has more renters than owners, somewhat due to the large number of rental units built in the 1980s.

Sixteen (16%) of all housing in the Port Lands Context Area has been built over the last 10 years, the highest amount since the 1990s. Interestingly, 38% was built before 1960 (which closely matches the City's average) thus the study area has a broad mixed of older and newer housing.

The Port Lands Context Area residents have higher mobility rates compared to the City. Just over half of the Port Lands Context Area residents moved in the last 5 years. Overall the Port Lands Context Area is not a strong immigration reception area (38%

Port Lands Context Area /49% City) although immigration to the area has been strongest since 2001. The top two immigrant groups are from China and the Philippines.

Data on education attainment shows that Port Lands Context Area residents are well educated. In 2011 the unemployment rate was lower than it was for Toronto. The percentage of residents with a Certificate, Diploma or Degree is higher than the City's average. The Port Lands Context Area average family income closely matches the City, but average household income lags behind. Furthermore the Port Lands Context Area has a higher proportion of households classified as 'low income'.

The main occupations in the the Port Lands Context Area are in management and in Business. The dominate industries are in Professional, Scientific & Technical Services and in Finance & Insurance.

Prepared by: Mary Rickett

Date: January 6, 2014

2011 Census Data

Demographic Variable	PORTLANDS		TORONTO	
	#	%	#	%
Population				
Total 2006 Population	163,995		2,503,281	
Total 2011 Population	175,810		2,615,060	
2006-2011 Change	11,815	7.2%	111,779	4.5%
Age				
Total Population by Age Group	175,810		2,615,050	
0-4	8,460	4.8%	140,510	5.4%
5-9	6,015	3.4%	128,065	4.9%
10-14	5,855	3.3%	132,290	5.1%
15-19	6,985	4.0%	150,040	5.7%
20-24	13,680	7.8%	183,470	7.0%
25-29	19,285	11.0%	211,850	8.1%
30-34	18,550	10.6%	201,165	7.7%
35-39	16,335	9.3%	190,405	7.3%
40-44	15,005	8.5%	197,400	7.5%
45-49	15,140	8.6%	207,625	7.9%
50-54	13,170	7.5%	191,295	7.3%
55-59	10,615	6.0%	162,535	6.2%
60-64	8,775	5.0%	140,960	5.4%
65-69	5,920	3.4%	102,445	3.9%
70-74	4,395	2.5%	86,185	3.3%
75-79	3,320	1.9%	74,215	2.8%
80-84	2,450	1.4%	59,630	2.3%
85+	1,855	1.1%	54,965	2.1%
Families				
Total number of families in private households	36,580		690,335	
Without children	15,050	41.1%	231,590	33.5%
With children	21,530	58.9%	458,745	66.5%
Total Couple families by family structure	28,300	77.4%	543,355	78.7%
Total married couples	19,290	68.2%	473,445	87.1%
Total common-law couples	9,010	31.8%	69,910	12.9%
Total couple families by family structure	28,300	77.4%	543,355	78.7%
Total couples without children at home	15,050	53.2%	231,595	42.6%
Total couples with children at home	13,250	46.8%	311,760	57.4%
1 child	6,220	46.9%	129,850	41.7%
2 children	5,075	38.3%	129,445	41.5%
3 or more children	1,955	14.8%	52,465	16.8%
Total lone-parent families by number of children at home	8,280	22.6%	146,985	21.3%
1 child	5,225	63.1%	89,600	61.0%
2 children	2,180	26.3%	40,310	27.4%
3 or more children	875	10.6%	17,075	11.6%
Breakdown of children at home by age group (20% sample data)	35,730		792,760	
Under 6 years of age	9,650	27.0%	165,825	20.9%
6 - 14 years	10,355	29.0%	231,955	29.3%
15 - 17 years	3,500	9.8%	84,815	10.7%
18 - 24 years	6,835	19.1%	168,280	21.2%
25 years and over	5,390	15.1%	141,885	17.9%
Average number of children at home per census family	1.0		1.1	

Demographic Variable	PORTLANDS		TORONTO	
	#	%	#	%
Total number of persons 65 years and over (20% sample data)	16,710		354,620	
Number of non-family persons 65 years and over	8,415	50.4%	128,935	36.4%
Living with relatives	890	10.6%	25,450	19.7%
Living with non-relatives only	640	7.6%	8,280	6.4%
Living alone	6,885	81.8%	95,205	73.8%
Number of family persons 65 years and over	8,295	49.6%	225,685	63.6%

Households				
Total no. of private households by household size	88,780		1,047,885	
1 person	42,370	47.7%	331,180	31.6%
2 persons	27,325	30.8%	307,845	29.4%
3 persons	9,505	10.7%	168,750	16.1%
4 - 5 persons	8,180	9.2%	201,765	19.3%
6 or more persons	1,400	1.6%	38,345	3.7%
Number of persons in private households	170,015		2,576,025	
Average number of persons in private households	1.9		2.5	
Total number of private households by household type ¹	89,820		1,047,880	
Single-family households	38,910	43.3%	625,820	59.7%
Multiple-family households	1,005	1.1%	31,140	3.0%
Non-family households	49,905	55.6%	390,920	37.3%

¹"Non-Family" households refer to either one person living alone in a private dwelling or to a group of two or more people who share a private dwelling, but who do not constitute a Census family.

"Single-Family" households refer to one-family only, including other family households with persons not in a Census family.

"Multiple-Family" households refer to two or more family households.

Total no. of persons in private households	170,040		2,576,025	
Number of non-family persons	62,650	36.8%	549,575	21.3%
Number of family persons	107,390	63.2%	2,026,450	78.7%
Average number of persons per census family	2.9		2.9	

Dwellings by Structure Type				
Total no. of occupied private dwellings by structural type	88,860		1,047,875	
Single-detached house	4,770	5.4%	275,015	26.2%
Semi-detached house	8,520	9.6%	72,400	6.9%
Row house	5,695	6.4%	60,295	5.8%
Apartment, detached duplex	1,875	2.1%	44,740	4.3%
Apartment building, five or more storeys	50,015	56.3%	429,225	41.0%
Apartment building, less than five storeys	17,710	19.9%	163,895	15.6%
Other single attached house	260	0.3%	2,195	0.2%
Movable dwelling	15	0.0%	110	0.0%

Top 5 Home Languages				
Number of Single Responses	163,885		2,406,525	
#1	Cantonese	3.1%	English	68.9%
#2	Chinese, n.o.s.	2.4%	Cantonese	2.8%
#3	Mandarin	2.0%	*Chinese, n.o.s.	2.6%
#4	Tagalog (Pilipino, Filipino)	1.1%	Mandarin	2.1%
#5	Bengali	1.0%	Tamil	2.0%

*n.o.s. = not otherwise specified - Chinese dialects include Hakka, Fukien, Shanghainese, Taiwanese, and other Chinese dialects not otherwise specified, as well as responses of "Chinese" that do not specify a dialect.

Demographic Variable	PORTLANDS		TORONTO	
	#	%	#	%
2011 National Household Survey Data				
Dwellings by Period of Construction and Tenure				
Total no. of occupied private dwellings by period of construction	88,695		1,047,875	
1960 or before	34,060	38.4%	377,575	36.0%
1961 to 1980	21,020	23.7%	344,165	32.8%
1981 to 1990	10,860	12.2%	122,910	11.7%
1991 to 2000	8,290	9.3%	77,925	7.4%
2001 to 2005	5,410	6.1%	61,570	5.9%
2006 to 2011	9,055	10.2%	63,730	6.1%
Total number of occupied private dwellings by tenure	88,865		1,047,880	
Owned	36,575	41.2%	571,790	54.6%
Rented	52,290	58.8%	476,090	45.4%
Immigrants				
Total Population by Immigrant status	169,990		2,576,030	
Non-immigrant population	100,565	59.2%	1,258,870	48.9%
Immigrant population	63,920	37.6%	1,252,215	48.6%
Non-permanent residents	5,505	3.2%	64,945	2.5%
Total immigrant population by period of immigration	63,880		1,252,215	
Before 1971	7,975	12.5%	190,000	15.2%
1971 to 1980	8,855	13.9%	150,585	12.0%
1981 to 1990	10,710	16.8%	185,680	14.8%
1991 to 2000	15,355	24.0%	314,470	25.1%
2001 to 2011	20,985	32.9%	411,480	32.9%
Total population 15 years and over by generation status	170,010		2,576,025	
1st generation	70,050	41.2%	1,324,850	51.4%
2nd generation	45,625	26.8%	696,380	27.0%
3rd generation and over	54,335	32.0%	554,795	21.5%

Demographic Variable	PORTLANDS		TORONTO	
	#	%	#	%
Education				
Total population aged 25 to 64 years by highest certificate, diploma or degree	113,250		1,491,885	
No certificate, diploma or degree	9,560	8.4%	158,285	10.6
High school diploma or equivalent	19,130	16.9%	306,005	20.5
Postsecondary certificate, diploma or degree	84,560	74.7%	1,027,595	68.9
Apprenticeship or trades certificate or diploma	4,515	4.0%	77,465	5.2
College, CEGEP or other non-university certificate or diploma	18,570	16.4%	260,810	17.5
University certificate or diploma below bachelor level	5,510	4.9%	87,620	5.9
University certificate, diploma or degree at bachelor level or above	55,965	49.4%	601,700	40.3
Bachelor's degree	35,120	31.0%	362,580	24.3
University certificate, diploma or degree above bachelor level	20,845	18.4%	239,120	16.0
Mobility				
Total by mobility status 5 years ago	161,755		2,435,670	
Non-movers	80,115	49.5%	1,415,355	58.1%
Movers	81,640	50.5%	1,020,315	41.9%
Non-migrants	49,610	30.7%	644,555	26.5%
Migrants	32,030	19.8%	375,760	15.4%
Internal migrants	19,060	11.8%	175,180	7.2%
Intraprovincial migrants	14,110	8.7%	139,635	5.7%
Interprovincial migrants	4,950	3.1%	35,545	1.5%
External migrants	12,970	8.0%	200,580	8.2%
Income²				
Total Economic Families	40,385		675,895	
Average 2010 Family income	\$105,035		\$105,526	
Total private households	88,875		1,047,875	
Average 2010 household income	\$77,212		\$87,038	
Total population in private households	170,015		2,576,030	
Prevalence of low income in 2010 based on after-tax low income measure %		23.7%		19.3%
Total households (30%+ of Hhld income on shelter costs)	31,746		363,465	
Tenant households (30%+ of Hhld income on shelter costs)		40.7%		43.5%
Owner households (30%+ of Hhld income on shelter costs)		28.6%		27.6%
Total number of dwellings	88,695		1,047,875	

² Average income data should be treated as estimated within the study area.
These numbers are calculated from aggregate data.

Demographic Variable	PORTLANDS		TORONTO	
	#	%	#	%
Labour Force				
Total population 15 years and over by labour force activity	149,760		2,175,830	
In the labour force	105,110		1,399,985	
Employed	96,535		1,269,150	
Unemployed	8,600		130,835	
Not in the labour force	44,650		775,845	
Participation rate		70.2%		64.3%
Employment-population ratio		64.5%		58.3%
Unemployment rate		5.7%		9.3%

Occupations³				
All occupations	101,880		1,349,190	
Management occupations	14,140	13.9%	153,440	11.4%
Business, finance and administration occupations	19,230	18.9%	256,410	19.0%
Natural and applied sciences and related occupations	8,480	8.3%	111,835	8.3%
Health occupations	4,705	4.6%	72,980	5.4%
Occupations in social science, education, government service and religion	15,680	15.4%	174,850	13.0%
Occupations in art, culture, recreation and sport	9,945	9.8%	72,110	5.3%
Sales and service occupations	23,185	22.8%	315,905	23.4%
Trades, transport and equipment operators and related occupations	4,250	4.2%	121,260	9.0%
Occupations unique to primary industry	225	0.2%	7,235	0.5%
Occupations unique to processing, manufacturing and utilities	2,040	2.0%	63,165	4.7%

³ National Occupational Classification 2011

Industries⁴				
All industries	101,440		1,349,195	
11 Agriculture, forestry, fishing and hunting	-	0.0%	1,935	0.1%
21 Mining and oil and gas extraction	125	0.1%	2,360	0.2%
22 Utilities	250	0.2%	7,260	0.5%
23 Construction	2,325	2.3%	64,910	4.8%
31-33 Manufacturing	4,200	4.1%	109,465	8.1%
41 Wholesale trade	2,695	2.7%	57,710	4.3%
44-45 Retail trade	8,725	8.6%	133,240	9.9%
48-49 Transportation and warehousing	2,760	2.7%	51,345	3.8%
51 Information and cultural industries	7,710	7.6%	62,860	4.7%
52 Finance and insurance	10,225	10.1%	112,415	8.3%
53 Real estate and rental and leasing	2,405	2.4%	35,215	2.6%
54 Professional, scientific and technical services	15,365	15.1%	155,435	11.5%
55 Management of companies and enterprises	-	0.0%	1,975	0.1%
56 Administrative and support, waste management and remediation services	4,420	4.4%	72,625	5.4%
61 Educational services	8,785	8.7%	100,865	7.5%
62 Health care and social assistance	8,815	8.7%	131,520	9.7%
71 Arts, entertainment and recreation	4,165	4.1%	32,250	2.4%
72 Accommodation and food services	8,375	8.3%	88,295	6.5%
81 Other services (except public administration)	4,740	4.7%	67,375	5.0%
91 Public administration	5,355	5.3%	60,140	4.5%

⁴ North American Industry Classification System 2007

APPENDIX B

List of Human Services and Agencies

Appendix B: List of Human Services and Agencies

Portlands Study Area (Yonge St to Woodbine Ave/Bloor St to Lake Ontario) (n=171)

Agency/Organization		locations	agencies
1	416 Community Support for Women	416 Dundas St E	
2	416 Community Support for Women	448 Ontario St	2
3	519 Church Street Community Centre	519 Church St	1
4	Advocacy Centre for the Elderly	2 Carlton St	1
5	All Saints Church-Community Centre	315 Dundas St E	1
6	Allan Gardens Food Bank	353 Sherbourne St	1
7	Alpha House	647 Broadview Ave	1
8	Alpha-Toronto	90 Richmond St E	1
9	Alternatives: East York Mental Health Counselling Services Agency	1245 Danforth Ave	1
10	Anishnawbe Health Toronto	179 Gerrard St E	
11	Anishnawbe Health Toronto	225 Queen St E	2
12	Applegrove Community Complex	60 Woodfield Rd	
13	Applegrove Community Complex	15 Earl Haig Ave	
14	Applegrove Community Complex	1810 Queen St E	
15	Applegrove Community Complex	60 Woodfield Rd	3
16	ArtHeart	237 Sackville St	1
17	Asian Community AIDS Services	17 Isabella St	1
18	Blake Boulton Youth Outreach Service	41 Blake St	1
19	Bond Child and Family Development	51 Bond St	1
20	Bridgepoint Health	14 St Matthews Rd	1
21	Cabbagetown Community Arts Centre	422 Parliament St	1
22	Cabbagetown Women's Clinic	302 Gerrard St E	1
23	Cabbagetown Youth Centre	2 Lancaster Ave	
24	Cabbagetown Youth Centre	280 Wellesley St E	
25	Cabbagetown Youth Centre	650 Parliament St	3
26	Casey House Hospice	9 Huntley St	1
27	Central Neighbourhood House	349 Ontario St	
28	Central Neighbourhood House	349 Ontario St	
29	Central Neighbourhood House	349 Ontario St	1
30	Central Toronto Youth Services	65 Wellesley St E	
31	Central Toronto Youth Services	65 Wellesley St E	1
32	Centre for Community Learning & Development	269 Gerrard St E	
33	Centre for Community Learning & Development	269 Gerrard St E	
34	Centre for Community Learning & Development	269 Gerrard St E	1
35	Children's Aid Society of Toronto	469 Pape Ave	1
36	Community Effort for Child Abuse Prevention and Women's Protection	353 Sherbourne St	1
37	Covenant House	20 Gerrard St E	
38	Covenant House	20 Gerrard St E	1
39	CRC Self Help	90 Richmond St E	1
40	Dixon Hall	417 Gerrard St E	
41	Dixon Hall	58 Sumach St	
42	Dixon Hall	349 George St	
43	Dixon Hall	417 Gerrard St E	3
44	Downtown Care-Ring	365 Bloor St E	
45	Downtown Care-Ring	375 Bleecker St	2
46	East End Community Health Centre	1619 Queen St E	1
47	East Toronto Community Legal Services	1320 Gerrard St E	1
48	East York East Toronto Family Resources Organization	947 Queen St E	
49	East York East Toronto Family Resources Organization	80 Sackville St	2

50	Eastview Neighbourhood Community Centre	86 Blake St	1	1
51	FertilityCare Toronto	688 Coxwell Ave	1	1
52	Fife House	490 Sherbourne St	1	1
53	Fred Victor	59 Adelaide St E		
54	Fred Victor	67 Adelaide St E	2	1
55	Frontiers Foundation	419 Coxwell Ave		
56	Frontiers Foundation	419 Coxwell Ave	1	1
57	Good Neighbours' Club	170 Jarvis St	1	1
58	Good Shepherd Non Profit Homes	550 Queen St E	1	1
59	Growing Up Healthy Downtown	355 Church St	1	1
60	Hassle Free Clinic	66 Gerrard St E	1	1
61	Hincks-Dellcrest Centre	260 Wellesley St E		
62	Hincks-Dellcrest Centre	440 Jarvis St		
63	Hincks-Dellcrest Centre	114 Maitland St	3	1
64	Inner City Angels	55 Mill St	1	1
65	Jessie's -- The June Callwood Centre for Young Women	205 Parliament St		
66	Jessie's -- The June Callwood Centre for Young Women	205 Parliament St	1	1
67	JVS Toronto	111 Wellesley St E	1	1
68	LOFT Community Services	20 Dundonald St		
69	LOFT Community Services	423 Yonge St		
70	LOFT Community Services	15 Toronto St	3	1
71	Lourdes Food Bank	275 Bleecker St	1	1
72	Mā̄tis Nation of Ontario	75 Sherbourne St	1	1
73	Macaulay Child Development Centre	48 Regent St	1	1
74	Madison Community Services	100 Lombard St	1	1
75	Margaret Frazer House	301 Broadview Ave	1	1
76	Mid-Toronto Community Services	192 Carlton St		
77	Mid-Toronto Community Services	188 Carlton St	2	1
78	Millennium Support and Care Group	7 Hayden St	1	1
79	Mixed Company Theatre	157 Carlton St	1	1
80	Miziwe Biik Aboriginal Employment and Training	167 Gerrard St E	1	1
81	Native Child and Family Services of Toronto	935 Dundas St E	1	1
82	Native Women's Resource Centre of Toronto	191 Gerrard St E		
83	Native Women's Resource Centre of Toronto	191 Gerrard St E	1	1
84	Neighbourhood Information Post	269 Gerrard St E	1	1
85	Neighbourhood Legal Services	333 Queen St E	1	1
86	Neighbourhood Link Support Services	11 Coatsworth Cres	1	1
87	Nellie's	754 Queen St E	1	1
88	New Visions Toronto	250 The Esplanade	1	1
89	Newcomer Women's Services Toronto	745 Danforth Ave		
90	Newcomer Women's Services Toronto	705 Danforth Ave	2	1
91	Nishnawbe Homes	244 Church St	1	1
92	Older Women's Network	115 The Esplanade	1	1
93	Oolagen Community Services	65 Wellesley St E	1	1
94	Operation Springboard	2 Carlton St		
95	Operation Springboard	335 Leslie St	2	1
96	Options for Homes Non-Profit Corporation	468 Queen St E		1
97	Parachute Community Employment Centre	468 Queen St E	1	1
98	Parent Resources	1117 Gerrard St E		
99	Parent Resources	1117 Gerrard St E		
100	Parent Resources	173A Front St E	2	1
101	Patient Networks: Family Medicine and Health Promotion	157 Yonge St	1	1
102	Perram House	4 Wellesley Pl	1	1

103	Philip Aziz Centre	558 Gerrard St E	1	1
104	Progress Place	576 Church St	1	1
105	PTP -- Adult Learning and Employment Programs	815 Danforth Ave	1	1
106	Ralph Thornton Centre	765 Queen St E		
107	Ralph Thornton Centre	765 Queen St E	1	1
108	Red Door Family Shelter	875 Queen St E	1	1
109	Refugees and Immigrants Information Centre Toronto	560 Parliament St	1	1
110	Regent Park Community Health Centre	465 Dundas St E		
111	Regent Park Community Health Centre	38 Regent St	2	1
112	Regent Park Focus Youth Media Arts Centre	38 Regent St	1	1
113	Rittenhouse	314 Jarvis St	1	1
114	Riverdale Immigrant Women's Centre	1326 Gerrard St E	1	1
115	Scott Clinic	157 Gerrard St E	1	1
116	SEAS Centre	603 Whiteside Pl		
117	SEAS Centre	606 Gerrard St E	2	1
118	Sherbourne Health Centre	333 Sherbourne St		
119	Sherbourne Health Centre	333 Sherbourne St	1	1
120	Silayan Community Centre	240 Wellesley St E	1	1
121	Society of St Vincent de Paul	240 Church St		
122	Society of St Vincent de Paul	253 Broadview Ave		
123	Society of St Vincent de Paul	70 Gerrard St E		
124	Society of St Vincent de Paul	240 Church St		
125	Society of St Vincent de Paul	126 Pape Ave	4	1
126	Sojourn House	101 Ontario St	1	1
127	Sound Times Support Services	280 Parliament St	1	1
128	South Riverdale Child Parent Centre	765 Queen St E	1	1
129	South Riverdale Community Health Centre	955 Queen St E	1	1
130	St Bartholomew's Church	509 Dundas St E	1	1
131	St Jude Community Homes	1845 Gerrard St E		
132	St Jude Community Homes	431 Dundas St E	2	1
133	St Leonard's Society of Toronto	50 Euston Ave	1	1
134	St Macrina Counselling Services	153 Broadview Ave	1	1
135	St Simon's Shelter	525 Bloor St E	1	1
136	Street Haven at the Crossroads	67 Adelaide St E		
137	Street Haven at the Crossroads	87 Pembroke St	2	1
138	Street Health Community Nursing Foundation	338 Dundas St E	1	1
139	Street to Trail Association	31 Adelaide St E	1	1
140	Sunshine Centres for Seniors	117 Bloor St E	1	1
141	Times Change Women's Employment Service	365 Bloor St E	1	1
142	Tobias House of Toronto	84 Carlton St	1	1
143	Toronto Council Fire Native Cultural Centre	439 Dundas St E		
144	Toronto Council Fire Native Cultural Centre	439 Dundas St E		
145	Toronto Council Fire Native Cultural Centre	439 Dundas St E	1	1
146	Toronto Friendship Centre	323 Dundas St E	1	1
147	Toronto. Long-Term Care Homes and Services	439 Sherbourne St	1	1
148	Turning Point Youth Services	95 Wellesley St E	1	1
149	University Health Network	545 Jarvis St	1	1
150	Vasantham (Tamil Seniors Wellness Centre)	333 Sherbourne St	1	1
151	Victoria-Shuter Nonprofit Housing	80 Dundas St E	1	1
152	Wellesley Central Place	160 Wellesley St E	1	1
153	Wellspring	81 Wellesley St E	1	1
154	Women's Health in Women's Hands Community Health Centre	2 Carlton St	1	1
155	WoodGreen Community Services	815 Danforth Ave		

156	WoodGreen Community Services	1070 Queen St E		
157	WoodGreen Community Services	1491 Danforth Ave		
158	WoodGreen Community Services	815 Danforth Ave		
159	WoodGreen Community Services	815 Danforth Ave		
160	WoodGreen Community Services	989 Danforth Ave		
161	WoodGreen Community Services	1080 Queen St E		
162	WoodGreen Community Services	815 Danforth Ave		
163	WoodGreen Community Services	815 Danforth Ave		
164	WoodGreen Community Services	69 Pape Ave		
165	WoodGreen Community Services	650 Queen St E		
166	WoodGreen Community Services	815 Danforth Ave		
167	WoodGreen Community Services	835 Queen St E	7	1
168	Yonge Street Mission	306 Gerrard St E		
169	Yonge Street Mission	225 Wellesley St E		
170	Yonge Street Mission	381 Yonge St	3	1
171	Youthdale Treatment Centres	227 Victoria St	1	1
172	YWCA Toronto	15 Pape Ave	1	1
Totals			145	118
			locations	agencies

APPENDIX C

Supply Level Calculation Information

APPENDIX C: INFORMATION ON SUPPLY LEVEL CALCULATIONS

The following provides notes on the calculation of supply levels as well as information sources as support for Table 6 of the Report.

- Population based supply levels were calculated for the City and for the Port Lands Context Area by:
 - 1) City: dividing the City's population by the number of existing facilities or service locations across the City. This calculation used the 2011 Census population for Toronto of 2,615,060.¹
 - 2) Port Lands Context Area: dividing the Context Area's population by the number of facilities or service locations within the Context Area. This calculation used the 2001 Census population for the Context Area of 175,180.*
- Indoor Swimming Pools: Although the City provides aquatic programming at 64 indoor pools, 33 of these are Toronto District School Board pools, which are only available for community use during non-academic hours.² Over the course of a year, a pool equals approximately half of a City owned facility in terms of public program time. For the purposes of calculating supply, therefore, 33 TDSB pools City-wide represent the equivalent of 16.5 full-time facilities, and 3 TDSB pools in the Context Area represents 1.5 full-time facilities. Total, full indoor pools, therefore, are 47.5 City-wide and 5.5 in the Port Lands Context Area.
- Gyms: The City's website lists 92 gyms that are used for community programming (i.e., a combination of municipal and some school gyms). Available information was used to estimate that 22 of these gyms are undersized by virtue of their location in elementary or junior/junior-middle schools. The remaining 70 are assumed to be at least the equivalent of full size secondary school gyms and 6 are located in secondary schools. Of the 92 total, 64 are municipal facilities that are not shared with schools. Given the number of undersized facilities and those that are shared by the City and the School Board (as per pools, 2 shared are considered equivalent to 1 full), the total number of full size gyms City-wide is estimated at 73. The total also includes 2 double gyms, and a triple gym, each counted individually. The comparable number for the Port Lands Context Area is 7.

¹ Source: *2011 Census Data for Portlands and Toronto*, provided as background for the Strategy

² non-academic hours = after school hours and on weekends September through June, and full hours of use for summer months (from *Toronto Recreation Services Plan 2013-2107*, p. 11).

- Multi-purpose Rooms: not appropriate to establish a population-based supply level for multi-purpose space, as it varies widely in type, size and capacity to accommodate various uses, and may not necessarily be designed as such.
- Libraries: City-wide total includes all libraries (Neighbourhood and District libraries), with the exception of Metro Reference. Context Area total includes Neighbourhood and District libraries (1 district; 8 neighbourhood branches).
- Human services: total locations rather than number of facilities was used due to the variability in types of services that fall under the heading 'human services'. Human services are often located within other, larger public, not-for-profit or commercial spaces rather than in dedicated facilities and the approach to selecting locations may involve looking for/leasing available space rather than predetermining facility needs and optimal service locations.

Information Sources for Supply Level Calculations

Community/Recreation Centres: City survey excel and mapping of Study Area;

<http://www1.toronto.ca/parks/prd/facilities/recreationcentres/J.htm>

Indoor Pools: *Recreation Services Plans 2013-2017*; City survey excel and mapping of Study Area; correspondence with City Staff Team;

<http://www1.toronto.ca/parks/prd/facilities/indoor-pools/>

Indoor Ice Pads: email from T. Rees 1 and *Recreation Services Plan 2013-2017*; City survey excel and mapping of Study Area; correspondence with City Staff Team;

<http://www1.toronto.ca/parks/prd/facilities/indoor-rinks/>

Gyms: <http://www1.toronto.ca/parks/prd/facilities/gymnasiums/index.htm>; correspondence with City Staff Team

Multi-Purpose Rooms: correspondence with City Study Team

Child Care Centres: information provided by Service System Planning & Policy Development, Children's Services as part of TAC; City survey excel and mapping of Study Area; Backgrounder to capital budget 2013

Libraries: information provided by TPL as part of TAC; City survey excel and mapping of Study Area; Hemson Development Charges Study 2013 Appendix B.8

Public Schools: information provided by TDSB, as part of TAC; City survey excel and mapping of Study Area; <http://www.tdsb.on.ca/Portals/0/AboutUs/Budget/CapitalFacts.pdf> (numbers shown in table include elementary and junior high schools; they do not include alternative schools or adult learning centres)

Catholic schools: City survey excel and mapping of Study Area

<http://www.tcdsb.org/school/Alphabeticalschooldirectory/Pages/default.aspx> (does not include adult learning centres)

Fire Stations: information provided by Fire Services, as part of TAC; City survey excel and mapping of Study Area; Hemson Development Charges Study 2013 Appendix B.11

EMS Stations: information provided by EMS as part of TAC; City survey excel and mapping of Study Area; Hemson Development Charges Study 2013 Appendix B.12

Police Stations: information provided by Police Services, as part of TAC; City survey excel and mapping of Study Area; Hemson Development Charges Study 2013 Appendix B.10 (includes General Field Commands and Area Field Commands)

Human Services Locations: City survey excel and mapping of Study Area

APPENDIX D

Parkland Context Area Inventory

APPENDIX E

Agency Consultation

Agency Survey Response Summaries

Community/Recreation Centres

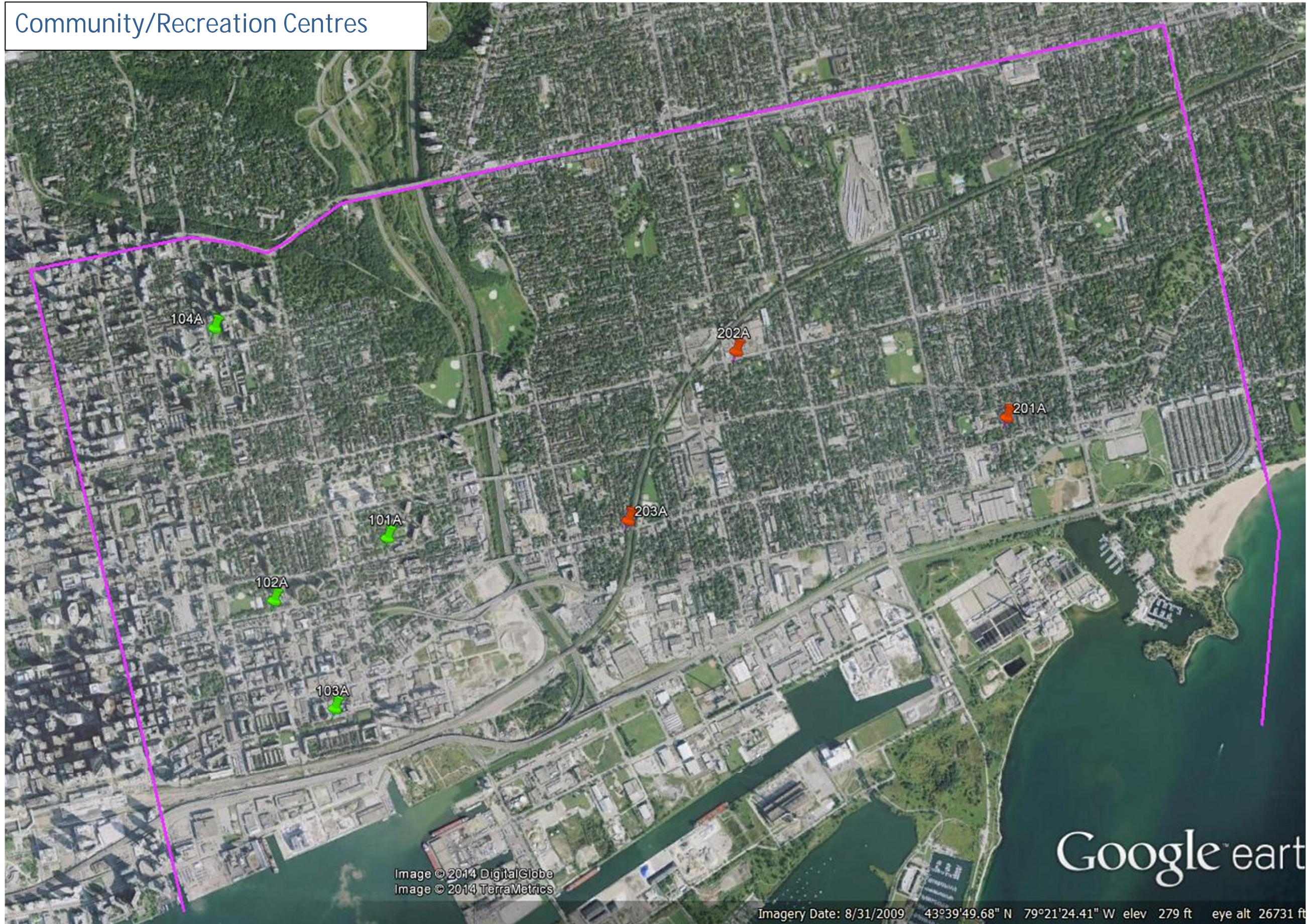
Sector Presentation and Service Area

CODE	Name of Organization	Address	Primary Service Area (Column T – Port Lands vs. CFS Study Area vs. Toronto vs GTA) East – North – West - South	Secondary Service Area
101A	Regent Park South CC	203 Sackville Green	Parliament – Gerrard – River – Shutter	City of Toronto Residents
102A	John Innes CC	150 Sherbourne Street	Church – Dundas – Parliament - King	Downtown Core
103A	St. Lawrence CC	230 The Esplanade	Lower Jarvis – King – Parliament – Gardiner Expressway	
104A	Wellesley CC There are actually two survey responses for this community centre. Provided by Bhim Rana (Community Recreation Programmer) and Lucky Boothe (Recreation Supervisor).	495 Sherbourne Street	Church – Bloor – Don Valley – Carlton	City of Toronto Residents
201A	SH Armstrong CRC	56 Woodfield Road <i>(note: organization has locations outside of the Port Lands Study Area)</i>	<i>"it's open"</i>	<i>Not specified.</i>
202A	Matty Eckler CRC	953 Gerrard Street	Broadview – Danforth – Coxwell – Lake Ontario (roughly <u>Ward 30</u>)	<i>"Yes - Thecity does My area is Ward 30"</i>
203A	Jimmie Simpson RC	807 Queen Street East		

Population Served

CODE	Survey Received	Name	Pre-School (0 to 4 years)	Children (5 to 13 years)	Youth (14 to 19 years)	Adults (20 to 64 years)	Seniors (65+ years)
101A	Downtown	Regent Park South CC		1	1	1	1
102A		John Innes CC	1	1	1	1	1
103A		St. Lawrence CC	1	1	1	1	1
104A		Wellesley CC	1	1	1	1	1
201A	Port Lands	SH Armstrong CRC	1	1	1	1	1
202A		Matty Eckler CRC	1	1	1	1	1
203A		Jimmie Simpson RC	1	1	1	1	1

Community/Recreation Centres



Agency Survey Response Summaries

Community/Recreation Centres

Services Delivery

	Services
	[Employment / Skills Development / Social Enterprise]
	Community Services
	Economic Development
	Education/Employment and Training/ESL
201A, 202A, 101A, 102A,	Children & Youth Services
	Emergency Shelter/Hostel Services
104A,	Information/Safety/Referrals
	Cultural & Heritage Groups
201A, 102A	Community Development
	Seniors and Adult Day Services
	Supportive Housing
201A, 104A	Health Services/Nursing/Palliative Care
	Legal Services/Tenant Land Lord Services
	Community Centre
	Food Programming / Food Banks
	Clothing Services
201A, 202A, 101A, 102A, 104A	Recreation & Education Programming
	Counselling
	Community Centre
	Mental Health
	Arts Education

Capacity and Servicing Needs

Code	Capacity	Population Under Serviced (Q5 - (Yes/No))	Capacity for Programs – Space & Budget Current & In Next Five Years
101		Yes Not enough seniors programming	Yes, there is sufficient capacity currently and into the future for Afterschool/Children programs. There is sufficient room to grow.
102		Yes	Space is maximized and so is budget. Cannot meet current or future demand. Need more space. More funding.
103		Not enough program dollars.	
104		The LGBT community has a relatively low participation rate at this site. Programming for seniors was increased while youth serving hours were reduced.	Struggle to meet demand for requested permit space for recreation/cultural uses. Cannot meet current or projected demand. Most programs have a wait list. Cannot meet increasing demand.
201	Capacity Varies.	No	Community centre respondents east of the DVP do not experience and do not anticipate they will experience a demand that will exceed capacity. The primary limiting factor is that budget dictates the amount of programming.
202			
203			

Agency Survey Response Summaries

Community/Recreation Centres

Spatial Constraints and Opportunities

Code	Programming Space (Q14)	Existing Barriers and challenges with current space (Q12a and 19a)	Existing Partnerships (Q13)	Shared Spaces and Facilities	Adjacent Community Assets
101		<p>No barriers to accessing space/facilities to delivering programs in the community.</p> <p>The primary challenges associated with current space have to do with location and the accessibility of and lack of space.</p>	<p>All recreation and community centres in the west end have well-established and various partnerships with different community groups and agencies. This includes Parents For Better (Dixon Hall) and the Young People's Theater (Canadian Opera Company). Other partnerships with community hubs and agencies occur directly (through programming partnerships) or indirectly (through permit use of community facilities or spaces.</p>	<p>All recreation and community centres in the west end have ownership over administrative/office, multipurpose room, kitchen, meeting room, and gymnasium space.</p> <p>Some recreation and community centres west of the DVP own indoor play space, counseling space, and a pool.</p> <p>Shared spaces include community computer stations.</p> <p>One community centre (104) provides space for programming (with an appropriate permit).</p>	<p>Adjacent community assets that complement the west end recreation and community centres include parks, pools, schools, and nearby human services programming.</p>
102					
103	Rooms vary from 100 to 200 square feet.				
104					
201			<p>Recreation and community centres east of the DVP provide programming space to other organizations for a small permit fee.</p>	<p>The recreation centres east of the DVP have ownership of indoor play space, office space, multipurpose room, kitchen, meeting rooms, gymnasium, and pools.</p>	<p>Adjacent community assets that complement recreation and community centres include parks, pool and other community centres, and schools.</p>
202	<i>"Different for each location."</i>				
203					

Long-Term Priorities & Future Expansion Plans

Code	Demographic Changes	Programming Changes	Plans for Expansion & Program Pressures
101	<p>The demographic changes identified by respondents in the west end point to growing populations due to residential development, immigrant populations as well as an aging population.</p>	<p>Programming changes made to address these demographic trends included providing more seniors programming and making accessible facilities. There was also outreach to appropriate organizations to provide culturally sensitive programs if necessary.</p>	<p>There is planned growth in place for some community centres. One involves a brand new facility slated to open in Fall 2015 while another involves the addition of an aquatic component at an existing site (completed by 2016).</p> <p>As a result, anticipated program pressures are related to budgetary constraints and pressure to meet a wide range of needs for a culturally and financially diverse population base.</p>
102			
103			
104			
201	<p>The demographic changes identified by respondents east of the DVP point to fewer teenagers and more adults seeking services.</p>	<p>Programming changes made to address these demographic trends included providing more adult programming as well as women-only programs.</p>	<p>There are no plans to expand programming but long-term goals include aligning services with what is outlined in the Service Plan</p> <p>Pressures include a high demand for free programs and a lack of space at prime times.</p>
202			
203			

Other Comments

Agency Survey Response Summaries

Human Services

Sector Presentation and Service Area

Code	Name of Organization	Address	Primary Service Area (Column T – Port Lands vs. CFS Study Area vs. Toronto vs GTA) East – North – West - South	Secondary Service Area
204B	PTP Adult Learning and Employment	815 Danforth Avenue	"All of the GTA between the two centres." The Danforth location is north of Gerrard, east of the DVP.	
301B	Program (Incomplete survey response)	5415 Dundas St. W		
105B	Central Toronto Youth Services	65 Wellseley Street East	Toronto	
106B	Options for Homes	468 Queen Street East	Greater Toronto Area	Affiliated organizations operate across Canada and internationally (Cameroon, Kenya, Peru, and Columbia).
107B	Good Neighbours Club	170 Jarvis Street East	Downtown east core.	Greater Toronto Area
205B	Applegrove Community Complex	60 Woodfield Road	Jones – tracks north of Gerrard – Woodbine – Lake	Greater Toronto Area
206B 302B	Woodgreen Community Services (Incomplete survey response)	815 Danforth Avenue 932 Greenwood Avenue	Don Valley – East York Borough – Coxwell - Lakeshore	
207B	ENCC	86 Blake St	Greater Toronto Area	
108B	Inner City Angels	203 15 Case Goods Lane Distillery District	City of Toronto	Durham and Halton
109B	Neighbourhood Legal Services	333 Queen St. E.	Yonge – Bloor – Don River – lake	
110B	Covenant House	20 Gerrard ST. East	Greater Toronto Area	
208B 209B	WoodGreen Red Door Family Shelter	21 Carlaw Avenue 875 Queen Street East	City of Toronto	
111B 210B 211B	Dixon House	58 Sumach Street 449 Carlaw 841 Dundas	Yonge – St Clair – Broadview - lake	Greater Toronto Area
212B	YWCA	15 Pape Ave	Greater Toronto Area	
112B	Yonge Street Mission	306 Gerrard St. E.	University – Bloor – Don River - lake	City of Toronto
113B 114B 115B	Central Neighbourhood House	349 Ontario St 365 Bloor St East 15 Prospect St	Bathurst – Bloor – Don River – Toronto Island In –home services: Dovercourt – Bloor – Victoria Park – Toronto Island	City of Toronto (Stroke Club)
116B 303B	Seaton House	339 George St 38 Bathurst St <i>(note: organization has locations outside of the Port Lands Study Area)</i>	City of Toronto	No
117B 118B	Anishnawbe Health Toronto	225 Queen St East 179 Gerrard St East <i>(note: organization has locations outside of the Port Lands Study Area)</i>	Greater Toronto Area	Northern Ontario, Quebec
119B	Daily Bread Food Bank	353 Sherbourne St <i>(note: organization has locations outside of the Port Lands Study Area)</i>	Yonge to Don Valley Parkway, Wellesley to Gerrard E. South Side of Wellesley	

Agency Survey Response Summaries

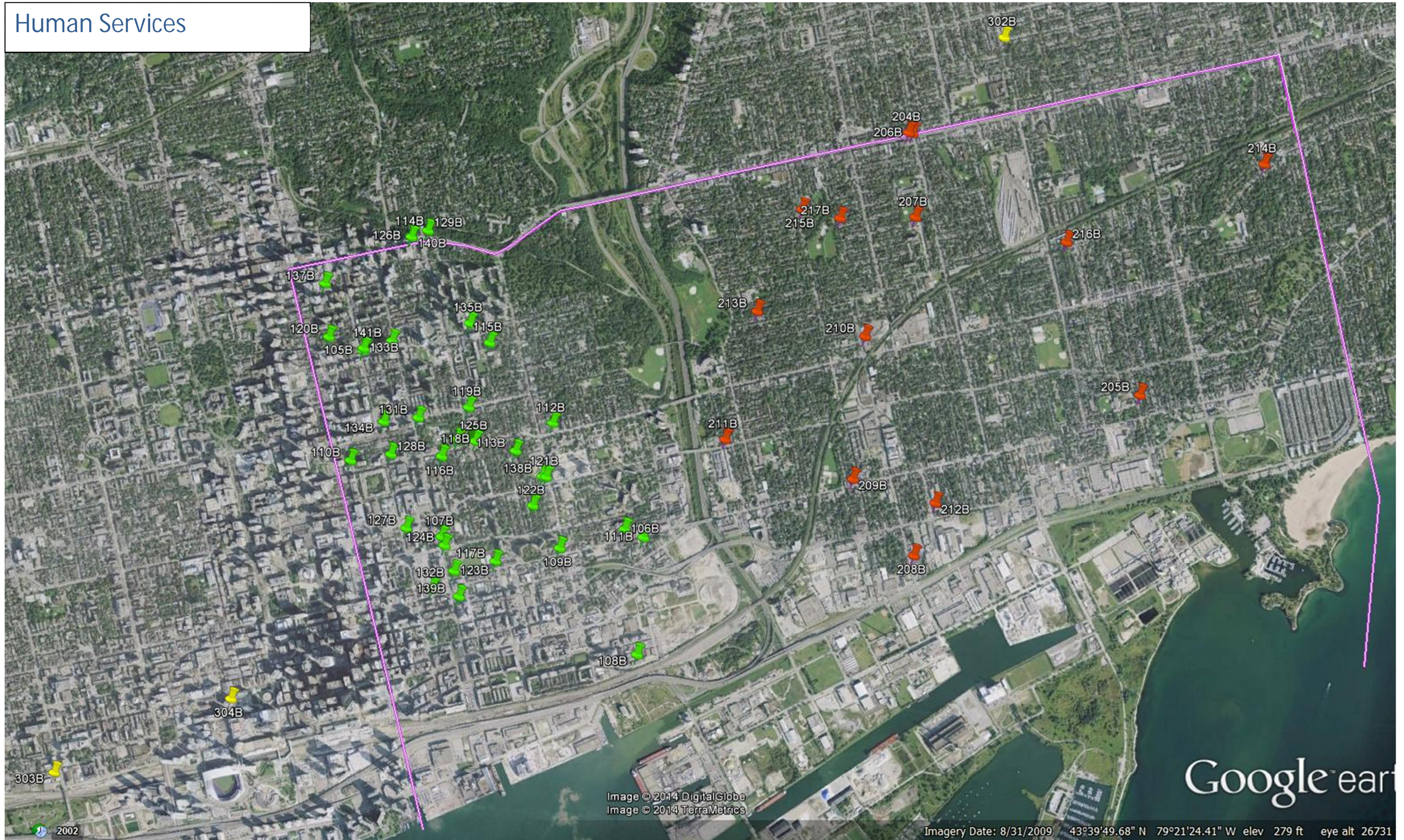
304B	Toronto Employment and Social Services	55 John St	City of Toronto	
120B 213B	LOFT/McEwan Housing & Support services	20 Dundonald St 38 Riverdale Ave	Yonge & Wellesley	City of Toronto
121B 122B 214B	St. Jude Community Homes	431 Dundas Street East 270 Milan Street; 1845 Gerrard Street East	City of Toronto Greater Toronto Area	
123B	Fred Victor Centre	145 Queen St. East <i>(note: organization has locations outside of the Port Lands Study Area)</i>	Downtown Toronto	Greater Toronto Area
124B	Salvation Army Harbour Light Ministries	160 Jarvis Street (+ other sites not listed)	Canada	
125B	Robertson House	291 Sherbourne Street	Greater Toronto Area	
126B	Times Change Women's Employment Service	1003-365 Bloor St E	Downtown Toronto East, St. Jamestown	Greater Toronto Area
127B 128B	Mary's Home (Society of St. Vincent de Paul)	240 Church St 70 Gerrard St. East.	Greater Toronto Area	Canada
129B	ARCH Disability Law Centre	425 Bloor Street East	City of Toronto	Ontario
130B	Native Women's Resource Centre of Toronto	191 Gerrard Street E	Greater Toronto Area	Ontario
131B	Africans in Partnership Against AIDs	314 Jarvis Street	Greater Toronto Area	
132B	C.R.C. Self-Help	90 Richmond St. E. <i>(note: organization has locations outside of the Port Lands Study Area)</i>	Yarmouth – Lawrence – Westlake – Saulters Street	
133B	Oolagen Community Services	65 Wellesley Street East <i>(note: organization has locations outside of the Port Lands Study Area)</i>	Greater Toronto Area	
134B	Action positive VIH/sida	399 Church Street <i>(note: organization has locations outside of the Port Lands Study Area)</i>	City of Toronto	Greater Toronto Area
135B	Elizabeth Fry Toronto	215 Wellesley Street East <i>(note: organization has locations outside of the Port Lands Study Area)</i>	City of Toronto	Greater Toronto Area, Milton, Kitchener
136B	Sanctuary	25 Charles Street East	Spadina – Bloor – Don Valley Parkway - Lakeshore	City of Toronto, Greater Toronto Area
137B 138B	Nishnawbe Homes Inc.	244 Church Street 425 Dundas St. E.	Greater Toronto Area	Canada
139B	The Salvation Army Gateway	107 Jarvis St.	Yonge – Bloor – Parliament - Lakeshore	Further west to Victoria Park
140B	Downtown-Care Ring	365 Bloor St. East <i>(note: organization has locations outside of the Port Lands Study Area)</i>	Bathurst -Pape	City of Toronto
305B	Sunshine Centres for Seniors	1033 Pape Avenue	Greater Toronto Area	

Agency Survey Response Summaries

141B	Turning Point Youth Services	95 Wellesley Street East	Downtown Toronto	Hwy 427 - Finch - Victoria Park - lake
215B		752 Logan Ave		
216B		106 Redwood Ave		
217B		1 Wroxeter Ave <i>(note: organization has locations outside of the Port Lands Study Area)</i>		

Agency Survey Response Summaries

Human Services



Agency Survey Response Summaries

Human Services

Services Delivery

CODE	Survey Received	Name	Pre-School (0 to 4 years)	Children (5 to 13 years)	Youth (14 to 19 years)	Adults (20 to 64 years)	Seniors (65+ years)
204B	Port Lands	PTP Adult Learning and Employment Program				1	
301B							
105B		Central Toronto Youth Services			1	1	
106B		Options for Homes			1	1	1
107B		Good Neighbours Club					1
205B		Applegrove Community Complex	1	1	1		1
206B		Woodgreen Community Services					1
207B		ENCC	1	1	1		1
108B		Inner City Angels	1	1	1		1
109B		Neighbourhood Legal Services		1		1	
110B		Covenant House			1	1	
208B		WoodGreen Red Door Family Shelter	1	1	1	1	1
209B							
111B		Dixon House	1	1	1	1	1
210B							
211B							
212B	YWCA	1	1	1	1	1	
112B	Yonge Street Mission	1	1	1	1	1	
113B	Downtown	Central Neighbourhood House	1	1	1	1	1
114B							
115B							
116B	Downtown	Seaton House			1	1	1
303B							
117B	Downtown	Anishnawbe Health Toronto	1	1	1	1	1
118B							
119B	Downtown	Daily Bread Food Bank	1	1	1	1	1
304B	Downtown	Toronto Employment and Social Services	1	1	1	1	1
120B	Downtown	LOFT/McEwan Housing & Support services				1	1
213B							
121B		St. Jude Community Homes				1	
122B							
214B							
123B		Fred Victor Centre				1	1
124B		Salvation Army Harbour Light Ministries	1	1	1	1	1
125B		Robertson House	1	1	1	1	

Agency Survey Response Summaries

126B		Times Change Women's Employment Service	1	1	1	1	1
127B 128B		Mary's Home (Society of St. Vincent de Paul)			1	1	1
129B		ARCH Disability Law Centre	1	1	1	1	1
130B		Native Women's Resource Centre of Toronto	1	1	1	1	1
131B		Africans in Partnership Against AIDs			1	1	
132B		C.R.C. Self-Help				1	
133B		Oolagen Community Services	1	1	1		
134B		Action positive VIH/sida				1	1
135B		Elizabeth Fry Toronto	1	1	1	1	1
136B		Sanctuary				1	
137B 138B		Nishnawbe Homes Inc.	1	1	1	1	1
139B		The Salvation Army Gateway				1	1
140B		Downtown-Care Ring		1	1	1	1
305B		Sunshine Centres for Seniors				1	
141B 215B 216B 217B		Turning Point Youth Services (Incomplete survey response)			1	1	

Services Delivery

Organizations	Services
204B, 301B, 110B, 111B, 112B, 304B, 123B, 125B, 126B, 127B, 130B, 132B, 135B, 136B, 139B, 140B,	[Employment / Skills Development / Social Enterprise]
	Community Services
106B, 205B, 111B, 113B, 140B,	Economic Development
302B, 108B, 110B, 112B, 113B, 124B, 125B, 129B, 130B, 140B,	Education/Employment and Training/ESL
105B, 205B, 302B, 110B, 111B, 112B, 113B, 130B, 131B, 133B,	Children & Youth Services
110B, 208B, 111B, 116B, 120B, 124B, 125B, 127B, 130B, 132B, 135B, 136B, 137B, 139B,	Emergency Shelter/Hostel Services
207B, 108B, 111B, 112B, 113B, 116B, 117B, 119B, 120B, 123B, 125B, 127B, 129B, 130B, 132B, 134B, 139B, 140B,	Information/Safety/Referrals
207B, 108B	Cultural & Heritage Groups
106B, 302B, 108B, 111B, 117B, 120B, 121B, 125B, 129B, 130B, 134B, 135B,	Community Development
205B, 206B, 111B, 113B, 124B, 134B, 305V,	Seniors and Adult Day Services
206B, 110B, 208B, 111B, 212B, 112B, 120B,	Supportive Housing

Agency Survey Response Summaries

121B, 123B, 124B, 133B, 135B, 136B, 137B,	
105B, 107B, 205B ¹ , 206B, 110B, 116B, 117B, 124B, 130B, 136B, 139B, 140B,	Health Services/Nursing/Palliative Care
207B, 109B, 113B, 116B, 120B, 125B, 127B, 129B, 132B,	Legal Services/Tenant Land Lord Services
107B, 205B,	Community Centre
107B, 206B, 207B, 110B, 208B, 111B, 112B, 116B, 119B, 123B, 124B, 125B, 127B, 130B, 136B, 140B,	Food Programming / Food Banks
107B, 110B, 208B, 112B, 116B, 120B, 121B, 125B, 130B, 136B, 139B,	Clothing Services
107B, 206B, 207B, 111B, 112B, 113B, 125B, 140B,	Recreation & Education Programming
105B, 107B, 207B, 110B, 111B, 112B, 113B, 116B, 117B, 120B, 121B, 123B, 124B, 125B, 127B, 130B, 132B, 133B, 134B, 135B, 136B, 139B,	Counseling
205B, 207B, 111B, 112B,	Community Centre
105B	Mental Health
108B, 111B, 140B	Arts Education

Capacity and Servicing Needs

Code	Capacity	Population Under Served (Q5 - (Yes/No))	Capacity for Programs – Space & Budget Current & In Next Five Years
204B 301B	n/a	As programs are targeted to adults, no population is perceived as underserved.	n/a
105B	Mental Health Assessment and Services of Youth: 1,300 Annually	Yes, LGBTQ and parents of youth are under serviced.	As the current demand does not exceed capacity, there is room to expand currently and within the next five years. The program is fully funded by the Ministry of Children and Youth Services and the Toronto Central Local Health Integration Network which introduces risk as pressure on government budgets increases. However there may be concerns regarding future payment.
106B	100 Households/Year	Adequate, cost-effective housing is an issue for all groups.	Current demand does not exceed capacity and there is room to expand services currently and within the next five years.
107B	400 persons	Elderly men	States that there is capacity currently and over the next five years to accommodate more clients, however, there are issues with limited funding.
205B	Applegrove Parent/Child Drop In : 125 people/day Child After School Program: 63 Youth Drop in Program: 20 to 30 youth/evening Older Adult Programs: 12 to 40 depending on the program	Youth and families who cannot afford after-school programs.	The demand for most of these programs does not exceed capacity so there is room to grow over the next five years depending on the funding availability. Current budget shortfalls are covered by project grants and fundraising. Demand for afterschool programs is increasing due to full-day kindergarten and a growing French immersion program. Program fees are costly and expected to increase.

¹ Family Resource/Support, Pre-post Natal, Therapeutic intervention for ages 3 to 5

Agency Survey Response Summaries

	Helping Babies Grow: 30 women/week		
206B	n/a		
207B		youth	
108B	12,000 students/year	Residents north of the 401	Sufficient room to grow in the next 5 years Currently funded by Toronto Arts Council and Ontario Arts Council.
109B	Capacity Varies	The poor	Currently operating at full capacity where demand exceeds capacity.
110B	Emergency Shelter with Case Management: 94 Transitional Housing: 28 Support Services	no	Demand does not exceed capacity but there is no room to grow capacity in the next five years. Budget is the primary limitation. There is no dedicated funding to expand these programs, or even to reliably offer them. Much of the support services depend on fundraising.
208B 209B	Emergency Shelter (on Queen St): 106 beds Housing and Outreach Support: 300 (population depends on client needs)	no	Currently, demand exceeds capacity for the Emergency Shelter and there is no room to grow capacity in the next five years. Demand does not exceed capacity for the Housing and Outreach Support program. There are currently budget pressures - additional public funding and donations is required to provide the level of services, programming and supports required. New funding has been accessed for the Housing and Outreach Support program; however, it requires continual, annual application which puts the program at risk.
111B 210B 211B	Seniors Programming: 1,000 (depending on funding and access to space) Employment Services Centre: no upper limit due to online support Homeless, Housing Services: 119 beds/night (year round) + 90 "Out of the Cold" beds (Nov 1 to April 30), Case Managers/Support team can handle 200 active, ongoing clients. Neighbourhood Programs: 300 youth, 100 families Music School: 250 students	Homeless, Frail seniors, Youth	Current demand exceeds capacity for Seniors Programming and Neighbourhood Programs. While currently capacity cannot be grown, it is anticipated that the program can grow over the next five years. The Employment Services Centre currently has room to grow. Current demand for the Music School program exceeds capacity and it is not anticipated to be grown in the next five years. Funding is primarily received by the government and about 8 to 12% of the budget shortfall for service delivery is covered through fundraising. Funding is volatile for the Employment Services Centre due to Federal-Provincial negotiations regarding the use of federal training dollars. Further, the Homeless and Housing Services program funding is flat-lined and will receive no cost of living increase. The entire operating budget for the Music School program (\$400,000) is all third-party fundraised.
212B	Pape Avenue Apartments: 77 unit apartment building		Demand exceeds current capacity and it is not anticipated that capacity can be grown over the next five years.
112B	Evergreen program: 200 Community Capacity Building: 100/group Genesis Place Housing: 50 Church at the Mission: 150	Male, educated, professional immigrants.	For both Evergreen and Community Capacity Building programs, current demand exceeds capacity. While currently capacity cannot be grown, it is anticipated that the program can grow over the next five years. There is currently room to grow for the Church at the Mission program. Funding is an issue. Recently funding to a very successful 32-week job-readiness program was lost. Other programs are funded through commitments of one to three years which introduces volatility into service provision.

Agency Survey Response Summaries

	Relief and Support: 1200		
113B 114B 115B	In-home Services Day Care Stroke Club Women's Programs Community Development	No	In the last five years has....added staff and expanded programs. Included an amalgamation of Toronto Homemaking Service with CNH. There is currently not capacity to meet current demand for in-home services or day care but it is anticipated that there could be growth within the next five years. There is room to grow the day care program within the next five years – but there is a wait list currently. The Stroke Club and Community Development programs are not under capacity pressures. Demand does not exceed capacity for Women's Programs, but when all the programs are running – rooms are filled to their space capacity. Funding amounts and subsidies have been frozen and wages have not kept pace with cost of living.
116B 303B	Hostel Annex Program Long Term Care Program	Yes Not enough housing options for men in the shelter.	In the last five years has....reduced staff and expanded programs. There is currently not capacity to meet current demand. Needs of current client for the Long Term Care Program are being met but there are no funding opportunities available to increase the program.
117B 118B	Babishkhan Unit Waash kes yuan	No	In the last five years has....rented additional space, added staff, and expanded programs. There is currently not capacity to meet current demand for either program, but it is anticipated that there could be growth within the next five years.
119B	Allan Gardens Food Bank Allan Garden Information and Referral	Yes Single, male adults.	In the last five years has....reduced staff, expanded program, and reduced programs. Have capacity to meet current needs, but don't have opportunity to grow capacity within next five years. Need more food donations to grow. No concerns or restrictions related to the Referral program.
304B	Ontario Works	No	In the last five years has.....n/a Have capacity to meet current demand and there is currently room to grow.
120B 213B	McEwan Housing & Support Services	Yes The homeless, and the impact of the stigma towards mental health problems.	In the last five years has....rented additional space, added staff, and expanded program offerings. Unable to meet current demand as staff function at capacity and need to outsource meeting areas. However, there is room to grow in terms of case management – but not supportive housing.
121B 122B 214B	St. Jude Community Homes	No	In the last five years has....n/a There is no anticipated capacity to grow currently or within the next five years as current demand exceed capacity. The funding that funds this program is going under a formula reconstruction that could impact how much money is received by the Ministry of Health and the Local Health Integration Network.
123B	Open House Drop-In & Support Services Shared Housing: 94 units Meal Program	Yes Isolated seniors and adults living with mental illness/additions.	In the last five years has....added staff, expanded programs, and carried out renovations. Current demand does not exceed capacity for the Drop-In service or the Concurrent Disorders & Support Services programs so there is room to grow currently and over the next five years. Demand for Shared Housing services has been steadily increasing; soon may not be able to meet demand though there sufficient amount currently. Currently, demand to dine-in through the meal program exceeds capacity.

Agency Survey Response Summaries

	Concurrent Disorders & Support Services		There is no long-term funding to provide programs such as art and community garden. Funding for other programs has flat-lined but the cost to provide the service is increasing.
124B	Transitional Housing: 98 Apartments Treatment Program: 35 treatment "beds" Immigrant and Refugee Services	No	In the last five years has....added a downtown location (purchased a facility), added staff, and expanded programs. The apartments operate at full capacity and there is a waiting list. There is no anticipated ability to grow over the next five years. Current funding levels do not support the desire to offer more supportive housing and to add second-stage transitional housing. There is sufficient capacity within the Treatment Program and Immigrant and Refugee Services and it is anticipated that there is room to grow over the next five years. Only some programs (ESL) are funded for teaches, but not for settlement services (within the Immigrant and Refugee Services).
125B	Women and children Community Partner Programs	No	In the last five years has....reduced programming. The program demand exceeds capacity but it is anticipated that there is room to grow. Programs funded by the government introduce uncertainty.
126B	Job Search Assistance	No	In the last five years has....added staff and expanded programming. The program demand exceeds capacity but it is anticipated that there is room to grow. Budget challenges relate to the cost of rent downtown Toronto, which is expected to grow over the next five years.
127B 128B	Emergency Shelter	Yes Seniors	In the last five years has.... added staff and expanded programming. The program demand exceeds capacity but it is anticipated that there is room to grow currently but not within five years. Resources available are decreasing so housing and transportation needs are not being met.
129B	Legal Services	Yes Wheel-Trans Users	In the last five years has...expanded programming. Program demands exceed capacity, but anticipate room to grow currently while at the same time primary funding is requesting a budget decrease.
130B	Housing Parenting Programs Investing in Women's Futures Advocacy Literacy and Basic Skills	Yes Aboriginal Women and Children	In the last five years has....added staff and expanded programming. Demand for Housing, Parenting Programs, and Advocacy currently exceeds capacity. No anticipated room to growth over the next five years. Investing in Women's Future and Literacy and Basic Skills program currently does not exceed capacity, so there is some room to grow over the short-term. Not able to financially support required administrative and core support which impacts long-term stability. Further, a space constraint limits the number of participants, and there is a need for computers.
131B	Education & Support	No	In the last five years has.... moved to a new location within the downtown, downsized a facility and rented additional space, also added staff and expanded programming.
132B	Alternative Housing	Yes	In the last five years has....added staff and expanded programming.

Agency Survey Response Summaries

	Tenant co-op	Not enough affordable housing.	Demand exceeds capacity for the Alternative Housing program so there is no room to grow over the next five years. Partly due to lack of government priority in terms of budgets. Funding for the Tenant Co-op program is also scarce.
133B	Walk-in Counseling Outpatient Counseling Program Intensive Services School Based Counseling Wraparound	No	In the last five years has....added staff and expanded programming. Demand currently exceeds capacity for walk-in counseling but it is anticipated that there will be room to grow within the next five years. It is not anticipated that there is the capacity to grow for the Outpatient program.
134B	FrancParler Groupe des femmes L'Âge du bien-être Jeudi, ça presse	Yes French-speaking people with HIV/AIDS have no access to case management services within any existing AIDS organization.	In the last five years has....downsized facility, added staff, reduced staff, and expanded programming. There is sufficient capacity to grow space-wise, but in terms of human resources there is insufficient support. This is true of all the programs. For the Jeudi program it is necessary to book space elsewhere.
135B	Community Programs Residential Program Court Program Homeless & Outreach Services	Yes (no real explanation)	In the last five years has....rented additional space, added staff, and expanded programming. Have also undergone a restructuring. We own our site but need more room We own our site but cannot keep up with demand. We need to respond to changing public policy which is sending more people to prison (and therefor need to accommodate their eventual release) groups are hard to accommodate in our limited space, court house has limited room Space not conducive to our drop in and other work with homeless populations. Limited appropriate group space. Limited one-on-one space Limited funding for the peer program which involved women with lived experience of the justice system in the work.
136B	Street Outreach Meals & Drop-Ins Arts, Drama, & Employment	Yes Lack of affordable housing.	In the last five years has....expanded programming. We need more work stations and/or office space to accommodate our growing staff and their work with people in our community. We would benefit from a larger health clinic and a specifically fitted space for our arts programming. We need more staff to enable us to increase our capacity to meet the growing needs of our community. As regards our arts programming, we have hopes to build a special space that would have the necessary ammenities for a wider variety of artistic mediums. As mentioned in my previous answer, our most important resource is the relationships our staff build with the people in our community. However, it is difficult to find funding opportunities geared towards operating costs, especially when those costs are heavily into staffing.
137B 138B	n/a	Yes Aboriginal	In the last five years has....purchased a facility and added staff. There needs to be subsidised housing available, affordable just doesn't cut it with working poor and those on EI or ODSP. There has to be a National Housing Policy developed to look after the growing need.
139B	Hostel Services	Yes	In the last five years has....added staff and expanded program offerings. This included adding 10 shelter beds.

Agency Survey Response Summaries

	Gateway Linens	Individuals with mental health issues.	Currently the Hostel Services program functions at 99.1% capacity so there is no room to expand. Could also benefit from more communal space. The Gateway Linens program currently has room to grow.
140B	n/a	Yes High-risk youth.	In the last five years has.... added staff and expanded program offerings. This included an increased budget.
305B	n/a	Yes LGBT seniors	In the last five years has.... added staff and expanded program offerings.
141B 215B 216B 217B	n/a	Yes Transitional youth (18 to 25 years), lack of housing and community supports especially for those youth with mental health and substance abuse issues.	In the last five years has.... added staff and expanded program offerings.

Agency Survey Response Summaries

Human Services

Spatial Constraints and Opportunities

Code	Programming Space (Q14)	Existing Barriers and challenges with current space (Q12a and 19a)	Existing Partnerships (Q13)	Shared Spaces and Facilities	Adjacent Community Assets
105B	5000 square feet	<ul style="list-style-type: none"> - Cost, size constraints - Opportunity for partnerships, and through location, 	Toronto District School Board (visit clients in schools)	<ul style="list-style-type: none"> - Rent admin/office space - Rent community computer station - Rent multi purpose room/kitchen, counseling space, meeting rooms, 	Library, schools, other community groups
106B	1000 square feet	<p>Opportunities for similar partnerships as existing ones. Opportunities also based on location.</p> <p>Cost size constraints are major barriers.</p>	Currently work alongside Housing Connections and Habitat for Humanity to provide housing to their respective waiting lists and refer clients to their programs that aren't the best fit for Options homes to serve all housing clients faster.	<p>Rent admin space, kitchen, meeting rooms.</p> <p>Often sister companies (Home Ownership Alternatives, the Options Home ownership Developers Co-operative, and other affiliations use their space for meetings.</p>	Hold meetings with potential owners at public libraries and other community locations (location based on where the new condo will be built. Rely on community centres, libraries, schools.
107B	8000 square feet	Size constraints the number one challenge. Opportunities include partnerships, resource sharing, location, and building on existing relationships.	Street Health Nurses	Own – admin/office space, computer station, kitchen, counseling pspace, treatment space, meeting rooms.	Other neighbouring social service agencies.
205B	7000 square feet (including office space)	<p>Challenges include accessibility as the door openers don't always work and the elevator requires a staff member to operate it. Other challenges include size constraints, and location – as this service is situated in a school. This means that there is reduced access to the building due to "safe schools" policies.</p> <p>Opportunities include partnerships, resource sharing, location, building on existing relationships and the benefits of being located in a community hub.</p>	<i>"Applegrove is one of the 10 City-funded Community Centers (an AOCC). This model of a partnership between the City and the local community has a 35 year history of success in civic engagement, program delivery, innovation, collaboration, volunteer development and combining social and recreational services that meet the needs of their neighbourhoods. Applegrove is unique among the AOCCs for their relationship with the TDSB."</i>	Exists in a community hub that includes a school, day care, and other services that provide other ways to meet the needs of the neighbourhood.	Makes use of nearby parks, community centres/pools, and schools.
207B	Unknown	<p>Challenges include size constraints and location.</p> <p>Opportunities include partnerships, existing relationships</p>		Owns – indoor play space, admin/office, community computer station, multipurpose room, kitchen, counseling room, meeting rooms, gym,	Makes use of nearby parks, community centres/pools, libraries, and schools.
108B	Varies by School	<p>Cost is the primary challenge to service provision.</p> <p>Opportunities include partnerships, resource sharing, location, and existing relationships.</p>	Carries out programming at schools throughout the City.	Space is shared with another children's art charity.	Make use of libraries and schools.
109B	3500 square feet (office)	<p>A challenge includes the ad hoc nature of establishing meetings locations – it can be a challenge to make the service more accessible.</p> <p>Cost, accessibility, and size constraints are an issue.</p> <p>Opportunities include Location – a street front makes</p>	Client meetings commonly take place at offices of other agencies.	<p>Space in the office is shared with another agency.</p> <p>Rent/share – admin/office space, meeting rooms,</p>	Make use of libraries and other nearby community groups.

Agency Survey Response Summaries

		access easier.			
110B	n/a	Greatest challenge is cost. Greatest opportunity is through partnerships, resource sharing, and location.		Used by St. Michael's hospital First Episode Clinic and Progress Place. Own – admin office, multipurpose room, kitchen, counseling space, treatment space, meeting rooms, gymnasium. Gymnasium and meeting rooms are also shared.	Make use of parks, community centres, and schools.
208B 209B	20,000 square feet	Greatest challenges is cost, accessibility issues, size constraints. Greatest opportunities include location and building on existing relationships.	There is no direct sharing or partnerships but various partnerships have been developed with housing providers and health centres to ensure that clients are being referred to this option.	Rent – indoor play space, admin/office space, community computer station, multipurpose room, kitchen, counseling space, treatment space, meeting rooms.	Make use of nearby parks, community centres, libraries, schools, and support services such as childcare and other social service agencies.
111B 210B 211B	15,000 square feet	Size is the primary constraint and space needs to be upgraded because it is not functional (<i>"purpose built"</i>). Opportunities include location, and building on existing relationships.	Make use of space in other buildings including city buildings. Services from other organizations are shared. Other organizations make use of available space for meetings and events. Dixon House also provides financial support services to smaller organizations. Recently merged with Mid-Toronto Community Services to enhance services.	Own – office/admin space, community computer station, multipurpose room, counseling space, kitchen. Share a gym, pool,	Make use of nearby parks, community centres, schools, and meeting spaces for staff meetings.
212B	74,000 square feet	-	No existing partnerships.	Own – playground, indoor playspace, admin/office, multipurpose rooms, kitchen, counseling space, meeting rooms	None listed.
112B	25,000 square feet in three buildings	Cost and size constraints are the greatest challenges. Opportunities include partnerships, resource sharing, and location.	Partnered with 614 Salvation Army and Dixon Hall in providing youth programs. Also, work with Community Corner in St. Jamestown in the proviso in of employment and housing support services. Shared spaces include ID Clinic at Evergreen and on Friday nights the Youth Program at the Christian Community Centre.	Own – playground, indoor playspace, admin/office space, community computer station, multipurpose room, kitchen, counseling room, meeting room, gym.	Make use of nearby parks, community centres, schools, and libraries.
113B 114B 115B	19,000 square feet		Three main partnerships: 1. Community Resource Connections of Toronto to provide PSW support to clients within the St James Town Outreach Program (STOP) 2. St James Town Community Corner - a community space for operation of a variety of services and programs. 3. TCDSB – summer camp run out of the school.	Own – playground, indoor play space, admin/office space, computer stations, multipurpose room, kitchen, counseling space, meeting room, gym.	Make use of nearby parks, community centres, schools, and libraries.
116B 303B	n/a		Partnered with Inner City Family Health Team to assist in delivering medical	Own – admin/office space, multipurpose room, kitchen, counseling space, treatment space, meeting rooms,	Local Toronto Employment and Social Services Offices

Agency Survey Response Summaries

			supports.	Treatment space is also shared with the Inner City Family Health Team.	
117B 118B	12,000 square feet		No existing partnerships.	Own and rent – admin/office space, computer stations, multipurpose room, kitchen, counseling space, treatment space, meeting rooms	Make use of nearby parks, community centres, and libraries.
119B	7,000 square feet	A major barrier is access to space. A larger space is desired but most food spaces are in use. The gym currently used to distribute food is set to be demolished. Primary opportunities include location and building on existing partnerships.	Occasionally receive donations from Toronto People with AIDS.	Space for meetings, kitchens, and gyms are donated/permitted.	n/a
304B	n/a	Primary opportunities include partnerships and building on existing partnerships.	Some office locations are shared with Children’s Services.	Own – indoor play space, admin/office space, computer stations, counseling space, meeting rooms, Shared – gym and kitchen of Saint Luke United Church.	n/a
120B 213B	n/a	Primary challenges pertain to accessibility issues and size constraints. Primary opportunities are around partnerships, resource sharing, location, and building on existing partnerships.		<i>Not answered correctly.</i> There is a mix of office space that is owned or rented.	519 PWA for office space.
121B 122B 214B	n/a	Main challenges relate to cost and accessibility issues. Main opportunities include location and building on existing relationships.	Currently no existing partnerships.	Own – admin/office space, multipurpose room, kitchen, counseling space, meeting rooms, housing facilities.	Make use of nearby parks, community centres, libraries, and nearby health centres.
123B	2,000 square feet	Main challenges include cost and size constraints. Main opportunities include partnerships, resource sharing, location, building on existing relationships.	The Concurrent Disorders & Support Services program is a referral programs that is a part of a partnership with 23 other organizations. Other existing partnerships include: <ul style="list-style-type: none"> • Street Health (service deliver partnership) • Parks & Recreation, City of Toronto (community garden partnership) • Shared Care Health (On-site Health Services) • ICAP (health services for FV tenants) • St. Mike’s Withdrawal Program (on-site addiction counselling services) 	Rent – admin/office space, computer stations, kitchen, counseling space, treatment space, meeting rooms, housing.	Make use of nearby parks.

Agency Survey Response Summaries

124B	n/a	Primary challenge is cost. Opportunities include partnerships, resource sharing, location, and building on existing relationships.	Permit other groups in the community to make use of the programming space.	Own – admin/office space, computer stations, multipurpose room, kitchen, counseling space, treatment space, meeting rooms, housing.	n/a
125B	n/a	n/a	There is a number of strong existing partners who help directly service clients and also provide referrals. Partners include: <ul style="list-style-type: none"> • Early Years • Public Health • CAS • Child Development Institute • Parliament Street Public Library • St. Mike's • Toronto District School Board. 	Own – indoor playsapce, admin/office, multipurpose room, kitchen, counseling space, treatment space, meeting rooms, housing.	Make use of nearby parks, community centres, schools, and libraries.
126B	4,000 square feet	Main challenge is cost. Main opportunity is about partnerships and locations.	A number of partnerships exist (as a part of the Employment Service Delivery Model).	Rent – admin/office space, computer station, multipurpose room, kitchen, counseling space, meeting rooms.	Make use of nearby schools, and libraries.
127B 128B	1,000 square feet (not sure)	Primary challenge is the aging facility – a 110 year old house.	Existing partners include <ul style="list-style-type: none"> • Other shelters • George Brown College • Ryerson University (provide training/re-training) • All Saints Church (help with ID clinics)Adelaide Centre • Businesses and agencies (donate goods) Businesses and agencies donate goods and services to us to help. 	Own – indoor play space, admin/office space, kitchen, counseling space, housing.	Make use of nearby parks, community centres, and libraries.
129B	5,000 square feet	Challenges include cost and size constraints. Opportunities include partnerships, resource sharing, and location.	Existing partnerships include shared space with other clinics (example, LHIN).	Rent – admin/office space, computer station, kitchen, counseling space, meeting room,	Make use of nearby schools, libraries and community centres.
130B	n/a	Challenges include size constraints. Opportunities include partnerships, resource sharing, location, and building on existing relationships.	Existing partnerships with other Aboriginal agencies involves shared programming, and shared programming and spaces with other women's organizations.	Own – indoor play space, admin/office space, computer station, multipurpose room, kitchen,	Make use of nearby parks, community centres, schools, and libraries.
131B	n/a	Main challenges include size constraints. Main opportunity is location.	Currently partnered with PASAN.	Rent/share – admin/office space, Rent – kitchen, counseling space, meeting rooms,	Make use of nearby parks and schools.
132B	n/a	Size constraint is main challenge. Primary opportunities pertain to partnerships, resource	Other non profit housing groups and social agency resources	Own – admin/office space, housing	Make use of nearby parks, community centres, and libraries.

Agency Survey Response Summaries

133B	6,400 square feet	<p>sharing, location, and building on existing partnerships.</p> <p>Main challenge is cost, size constraints.</p> <p>Primary opportunity is through resource sharing.</p>	<p>Key partners include 3 other agencies with walk-in programs as well as school-based programs through TDSB.</p>	<p>Rent – admin/office space, kitchen, counseling psace, treatment space, meeting rooms</p> <p>Own – housing.</p>	<p>Make use of nearby community centre/schools.</p>
134B	n/a (only office space, programming space is loaned elsewhere)	<p>Primary issues include cost and accessibility, as well as size constraints (as it's difficult to find a space for groups).</p> <p>Primary opportunities pertain to partnerships, resource sharing, location, and building on existing partnerships.</p>	<p>Partnerships for space and/or program collaboration include:</p> <ul style="list-style-type: none"> • AIDS Committee of Toronto (admin support and space) • Fife House (space) • 519 Centre (space) • Centres d'Accueil Héritage (space) • Société d'histoire de Toronto 	<p>Rent/Share – admin/office space</p> <p>Donated/Permitted – multipurpose room, kitchen, counseling space, meeting room</p>	<p>Make use of nearby community centres.</p>
135B	9,256 square feet	<p>Challenges include accessibility issues and size constraints. Have tried to get access to other city spaces but were not successful.</p> <p>Opportunities include location and ownership.</p>	<p>Program space is provided by:</p> <ul style="list-style-type: none"> • College Park court (MAG) (donated) • Child Development Institute <p>Program space is shared by or co-located with:</p> <ul style="list-style-type: none"> • Jean Tweed • MH and Addictions • Fred Victor Centre • MH and Addictions groups • WCA • Aboriginal Wellness group 	<p>Own – admin/office space, multipurpose room, kitchen, counseling space, meeting rooms, housing</p> <p>Rent – housing (9 rooms, 2 satellite apts (market rent))</p>	<p>Make use of nearby community centres (other non-profits).</p>
136B	Guesses around 6,000 square feet	<p>Main challenge is space.</p> <p>Many opportunities include partnerships, resource sharing, location, and building on existing partnerships.</p>	<p>Some partner agencies include:</p> <ul style="list-style-type: none"> • Redeemer Lunch Program • Na-Me-Rez • Native Child and Family Services • Ontario Works (OW) • Ontario Disability (ODSP) • Fred Victor • CAMH, Streets-To-Homes 	<p>Own – admin/office space, multipurpose room, kitchen, counseling space, computer stations, treatment space, meeting rooms,</p>	<p>Makes use of parks, libraries, and other drop-in spaces.</p>
137B 138B	0	<p>Main challenge is space.</p> <p>Main opportunity is location.</p>	<p>Partner agencies include:</p> <ul style="list-style-type: none"> • Toronto Aboriginal Social Service Committee (TASSC) • Ontario Non Profit Housing Association (ONPHA) • Miziwe Biik Aboriginal Employment and Training • Aboriginal Legal Services of Toronto (ALST) • Gabriel Dumont Non Profit Housing • Wigwamen Housing • CAMH 	<p>Own – admin/office space, multipurpose room, kitchen, counseling space, housing</p>	<p>Makes use of other community centres/event spaces.</p>

Agency Survey Response Summaries

139B	14,000 square feet	Primary constraint is size.	Currently no existing partnerships.	Own – admin/office space, computer stations, multipurpose room, kitchen, counseling space, meeting rooms, and a 118 bed housing facility.	n/a
140B	n/a				
305B	n/a				
141B	n/a				
215B					
216B					
217B					

Long-Term Priorities & Future Expansion Plans

Code	Demographic Changes	Programming Changes	Plans for Expansion & Program Pressures
105B	More diversity	Developed a black youth group	<ul style="list-style-type: none"> - No plans for expansion - Priorities: Youth mental health, including youth LGBTQ program and transitional aged mental health 18-24
106B	No perceived change.	Can now provide additional down payment help for lower income groups.	No plans for growth.
107B	No perceived change.	n/a	Pressures with lack of adequate space and funding. There are plans to expand but they are under review.
205B	Composition of the school has changed due to French immersion program and gentrification.	<i>"this is too complex a question"</i>	All day kindergarden has put greater constraints on after school programs. (There is currently a waitlist of over 50.)
207B	No perceived change.	Regular feedback from participants is an important part of serving the community.	There are currently no plans for expansion.
108B	More diverse	More social justice, equity and diverse artists groups.	<p>There are not enough funds to respond to all requests, and there is a chance that provincial funders will merge with another organization or the grant size will decrease.</p> <p>Considering merging with another organization</p>
109B	Poorer and more clients with mental health issues; legal issues clients have are more complex.	Staff has been trained to be sensitive to mental health issues.	<p>Legal services are underfunded. Demand cannot be met and funders are looking for ways to save money – thus, small organizations may be merged. It is hoped that this will result in restructuring that could result in savings that can be reinvested in services.</p> <p>There is a plan to relocate.</p>
110B	More clients have mental health issues.	Have enhanced mental health supports.	<p>There is a demand for more supportive housing. There are no plans for expansion but would like to expand transitional housing and employment opportunities for youth.</p> <p>Plan to grow services across the country.</p>
208B 209B	Families are larger and there are more families with mental health issues.	Have partnered with other service providers to ensure referrals and to meet other client needs.	<p>There is a greater need for space for families that require shelter and support.</p> <p>There are no plans for expansion but would like to be in a position to build a new shelter space on the site.</p>
111B 210B 211B	More immigrants, newly homeless, newly unemployed, and more youth and seniors.	n/a	The greatest pressure is a demand that exceed capacity. The Regent Park site is being replaced (<i>no mention of where?</i>). Currently strategic planning is underway which involves an integration of two agencies.
212B	No perceived change.	n/a	-
112B	No perceived change.	n/a	There is a plan to relocate to be more accessible to clientele.
113B 114B	Aging population.	Increased capacity by hiring staff.	Primary pressures are budgetary. Rental agreement is almost at a close – seeking larger office space.

Agency Survey Response Summaries

115B			
116B 303B	No perceived change.	n/a	Pressures to help access supportive housing for clients which currently has a multi-year waiting list. Seaton House is currently undergoing a complete redevelopment of programs.
117B 118B	Aging population and more youth.	Sought additional funding for youth and senior programming.	Plans to relocate.
119B	Marital status – mostly single.	Hot soup program implemented.	Pressures relate to a lack of funding and donors. There are plans to relocate and a desire to increase hours of operations.
304B	Serve more people not on Ontario Works.	Have increased services to accommodate more people.	No
120B 213B	Rates of HIV, more seniors, more immigrants, and more youth.	Partnered with cultural agencies.	Challenges are related to reporting tools and coordinating reporting as well as managing the demand for service.
121B 122B 214B	Yes (but not explained.)	Modified programs to accommodate aging in place.	No plans for expansion or notable program pressures.
123B	No perceived change.		No plans for expansion or notable program pressures.
124B	More seniors.	Added applicable programming.	No plans for expansion or notable program pressures.
125B	No perceived change.	n/a	No plans for expansion. Notable program pressures include meeting the needs of children aged 0 to 5 years.
126B	Yes More seniors and more mental health concerns.	n/a	No plans for expansion. Notable pressures include finding sufficient and long-term funding.
127B 128B	Yes More seniors. Poorer. Less healthful.	n/a	No plans for expansion. Priority will be modernizing the heritage building in which the programming takes place.
129B	Yes Ethnicity	Collaborate with other service providers.	Need of wheelchair accessible facilities. There are future plans to relocate via co-locating with another facility or locating close to another facility. The major challenge is having wheelchair accessible facilities for clients.
130B	No perceived change.	No	Renovations have taken place twice over the past three years. There are plans to provide more outreach services and expand service area across the GTA.
131B	Yes (not explained)	No	Plans to expand and relocate dependent on growing the budget.
132B	No perceived change	n/a	Primary pressures include being able to provide more affordable housing but there are no current plans to expand.
133B	Yes (no explanation)	Yes (no explanation)	Some programs depend on funding that is not long-term.
134B	Yes More seniors with HIV, more immigrants (especially women)	Attempt to establish more seniors programming.	Through relationship building, program participants look to the organization to provide other support (such as employment, immigration, etc.). Seeking out additional funding or a partnership agreement to be able to have a full-time office space and to have a day-time drop-in centre.
135B	Yes Diversity	Yes, made sure main floor is accessible, and provided staff training on trauma service responding, and Aboriginal culture.	There is a plan to relocate based on an expansion analysis currently being undertaken. This expansion will include another site – either as a replacement or addition. In terms of budget, the current funding model is inadequate especially considering a need to increase service by 25% without

Agency Survey Response Summaries

			more funding. Other programs are volunteer-based, which means their capacity is restricted.
136B	No perceived change	No	Funding for staff is one of the major pressures.
137B 138B	Yes More from the Cree nation (from the far north).	No	There is a plan to expand services into Durham Region. Other pressures pertain to an increase in the number of families coming to Toronto versus the availability of single-occupancy rooms.
139B	No perceived change.	n/a	No plans to expand. Primary pressures come from the lack of affordable housing downtown or in the suburbs especially considering increasing gentrification.
140B	n/a		
305B	n/a		
141B 215B 216B 217B	n/a		

Other Comments

- *Would love to see water access by foot and room to accommodate bicycles.*
- *Assuming that the redeveloped area will include an appropriate amount of social housing, legal services will be in demand from the residents. Planning for the inclusion of such services would be good.*
- *We operate a number of satellite sites and are located immediately north of the Port Lands and Eastern Avenue. We have served this area since 1929 and are experienced in working collaboratively with others to create healthy, vibrant communities. We would consider operating programs and services in the Port Lands and south of Eastern Avenue if we had sufficient funding and suitable space.. (111B)*
- *We encourage the development of more affordable housing in the area and to consider the needs of the diverse population in the community.*
- *There needs to be a link made between where agencies are located and thusly the communities that homeless people find themselves in. Many of the homeless services are located in areas that do not offer adequate affordable housing options and/or support housing units. If new affordable housing and/or supportive housing units are not being built then the communities that homeless services are located within becomes a key part of finding a long-term housing options. (116 B)*
- *Better planning and neighbourhood discussions with merchants and new condominium developments about how to work together to create healthier neighbourhoods for all our community (123B)*
- *The most fundamental need of people on the street is something that most people take for granted; - a meaningful place in a healthy community, a sense of belonging. Without it, drug rehab, housing or employment programs have little effect. Without it, people remain trapped in a lifestyle that is difficult to escape. When people don't feel like they belong, they just can't seem to recover. (136B)*

Agency Survey Response Summaries

Child Care Centres

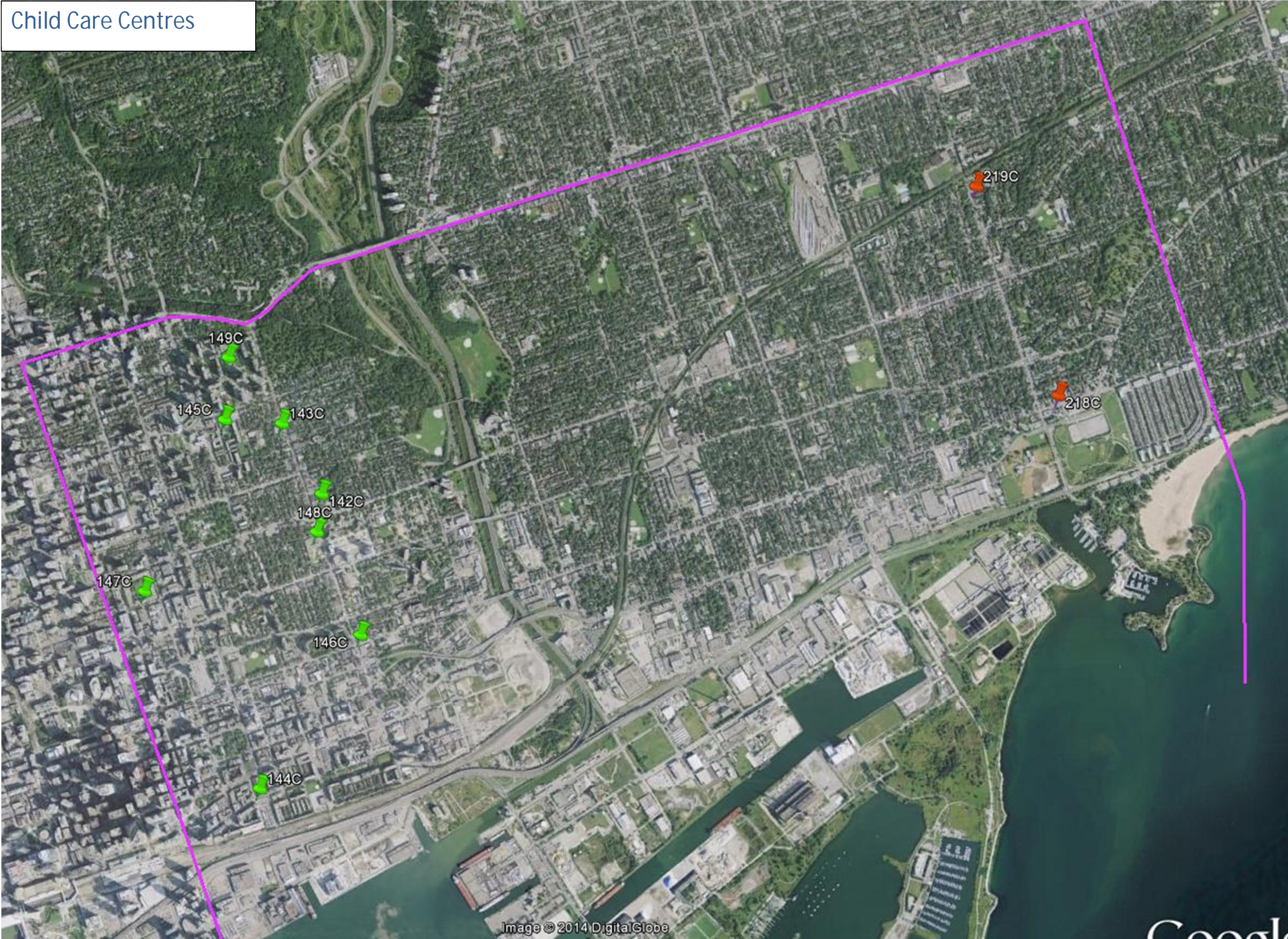
Sector Presentation and Service Area

CODE	Name of Organization	Address	Primary Service Area (Column T – Port Lands vs. CFS Study Area vs. Toronto vs GTA) East – North – West - South	Secondary Service Area
218C	Coxwell Early Learning Child Care	1631 Queen Street E.	Coxwell – Queen Street East	No
219C	Le Petit Chaperon Rouge	419 Coxwell Ave, <i>(note: organization has locations outside of the Port Lands Study Area)</i>	Up to 15 km away	
142C	Christian Community Centre Daycare	270 Gerrard St E.	Yonge – Bloor – Broadview – Lakeshore	Yes but not specified.
143C	Cabbagetown Co-operative Nursery School	2 Lancaster Avenue	Sherbourne – Gerrard – Don River – Wellesley	Beaches and Riverdale
144C	St. Lawrence Co-operative Day Care	4 Market Street <i>(note: organization has locations outside of the Port Lands Study Area)</i>	City of Toronto	No
145C	Wellesley Early Learning Centre	495 Sherbourne St	Sherbourne – Bloor – Parliament – Wellesley (St. Jamestown)	No
146C	Cabbagetown ELC	162 Parliament Street	River – Gerrard – Jarvis - Adelaide	Yes
147C	Ryerson Early Learning Centre	350 Victoria St	Ryerson community – Greater Toronto Area	Yes
148C	Lord Dufferin Community Day Care Centre	350 Parliament Street	Jarvis – Wellesley – River - Queen	Yes
149C	Rose Avenue Child Care Centre	675 Ontario Street	St. Jamestown	No

Population Served

CODE	Survey Received	Name	Pre-School (0 to 4 years)	Children (5 to 13 years)	Youth (14 to 19 years)	Adults (20 to 64 years)	Seniors (65+ years)
218C	Port Lands	Coxwell Early Learning Child Care	1	1			
219C		Le Petit Chaperon Rouge	1	1			
142C	Downtown	Christian Community Centre Daycare	1				
143C		Cabbagetown Co-operative Nursery School	1				
144C		St. Lawrence Co-operative Day Care	1	1			
145C		Wellesley Early Learning Centre	1				
146C		Cabbagetown ELC	1				
147C		Ryerson Early Learning Centre	1	1			
148C		Lord Dufferin Community Day Care Centre	1	1			
149C		Rose Avenue Child Care Centre (Incomplete survey response)	1	1			

Child Care Centres



Agency Survey Response Summaries

Child Care Centres

Services Delivery

	Services
	[Employment / Skills Development / Social Enterprise]
	Community Services
	Economic Development
	Education/Employment and Training/ESL
	Children & Youth Services
	Emergency Shelter/Hostel Services
	Information/Safety/Referrals
	Cultural & Heritage Groups
	Community Development
	Seniors and Adult Day Services
	Supportive Housing
	Health Services/Nursing/Palliative Care
	Legal Services/Tenant Land Lord Services
	Community Centre
	Food Programming / Food Banks
	Clothing Services
	Recreation & Education Programming
	Counselling
	Community Centre
	Mental Health
	Arts Education

Capacity and Servicing Needs

Code	Capacity	Population Under Served (Q5 - (Yes/No))	Capacity for Programs – Space & Budget Current & In Next Five Years
218C	Coxwell Early learning and Child Care: 59		Demand currently exceeds capacity. No room to grow over the next five years. Require funding to accommodate new demand related to full-day kindergarten.
219C	Le Petit Chaperon Rouge: 725 children		Demand currently exceeds capacity. No room to grow over the next five years. Require funding to accommodate new demand related to full-day kindergarten.
142C	Day Care	No	In the last five years has....n/a No space to increase license so demand exceeds capacity.
143C	Nursery School	No	In the last five years has....reduced staff. Demand does not exceed capacity so there is room to grow.
144C	Child Care	Yes, infant child care.	In the last five years has....added staff and expanded programming. Demand exceeds capacity so no room to grow.

Agency Survey Response Summaries

145C	Child Care: 62 children	No	In the last five years has....added staff and reduced staff. Demand doesn't exceed capacity but there is no anticipated room to grow currently or over the next five years. Budget challenges relate to City cuts to grants and childcare subsidies.
146C	Child Care	No	In the last five years has....reduced program offerings. Demand does not exceed capacity but there is no anticipated room to grow currently or over the next five years. Not able to function at capacity because not enough subsidy is available to clients.
147C	Ryerson Early Learning Centre	Yes Need more subsidized child care.	In the last five years has....added staff, expanded programs, and reduced programs. Demand exceeds capacity, but anticipate room to grow over the next five years. Space is limited. Fees and salaries increase but anticipates that at some point expenses will exceed revenue.
148C	Lord Dufferin Community Day Care Centre	No	In the last five years has....added staff and expanded programming, and merged with another centre. Demand does not exceed capacity so there is anticipated room to grow over the next five years.
149C	Rose Avenue Child Care Centre: Total of 94 children across three programs	No	In the last five years has.... added staff and expanded programming. Demand does not exceed capacity so there is anticipated room to grow over the next five years. Budget issues pertain to the amount of subsidy provided to clients.

Spatial Constraints and Opportunities

Code	Programming Space (Q14)	Existing Barriers and challenges with current space (Q12a and 19a)	Existing Partnerships (Q13)	Shared Spaces and Facilities	Adjacent Community Assets
218C	4,000 square feet	Main challenge is size constraints and primary opportunities pertain to partnerships and locations.	Share space with Toronto Employment and Social Services who provide referrals. Also collaborate with Toronto East End Health Centre for workshops.	Own – indoor play space, admin/office space, computer stations, kitchen, counseling space,	Make use of nearby parks, libraries and schools.
219C	unknown	Main challenges related to cost and size constraints. Opportunities related to resource sharing, location, building partnerships.	Space is rented from Amik Aboriginal foundation or through TDSB.	Share a gym. All other shared spaces are a part of the schools.	Make use of schools.
142C	n/a	No major challenges.		Own – playground, indoor play space, admin/office space, multipurpose	Makes use of nearby parks and libraries.

Agency Survey Response Summaries

		No major opportunities.		room, community computer stations, kitchen, Share – multipurpose room, counseling space, meeting rooms, gym	
143C	955 square feet	n/a Major opportunity include building on existing relationships.		Rent – indoor playspace, kitchen. Share - gym	Share space with community centre .Makes use of nearby schools.
144C	n/a	High rental costs/permit fees are a major barrier and size constraints. Major opportunity include location.	Rents space from Cabbagetown Youth Centre.	Share – playground. Rent – indoor play space, admin/office space, kitchen,	Makes use of nearby parks, community centres, libraries, and schools.
145C	n/a	Primary opportunities include resource sharing and location.		Rent – playground, indoor play space, admin/office space,	n/a
146C	Unknown	Main challenges are cost, accessibility, and size constraints.		Rent – playground, indoor play space, admin/office space, multipurpose room, meeting rooms,	n/a
147C	4 large classrooms, 2 kitchens, playground	n/a	Ryerson University provides space and allows use of the gym on a rental basis. Partners with ECS faculty to use laboratory as demonstration site.	Donated/permitted – playground space, indoor play space, admin/office space, kitchen, meeting rooms, gym.	n/a
148C	6,300 square feet	Primary barrier is size constraint and primary opportunity is building on existing relationships.	Partnership with TDSB (share space at Lord Dufferin PS).	Share – playground, indoor play space, kitchen, gym. Own – admin/office space, computer stations. Donated/permitted – meeting rooms.	Make use of nearby parks, community centres, and libraries.
149C	n/a	n/a	n/a	n/a	n/a

Long-Term Priorities & Future Expansion Plans

Code	Demographic Changes	Programming Changes	Plans for Expansion & Program Pressures
218C	No perceived change.	Added a toddler program.	Program pressures largely relate to the implementation of full-day kindergarten (September 2014). Plans for expansion relate to retrofitting a preschool room to accommodate infants (as preschool programs are being lost to full-day kindergarten). Financial pressures related to retrofit are a concern.
219C	Yes, the ethnicity of children and staff.	Qualification and training of staff is an issue because they are employed primarily because they speak French.	There is a considerable waiting list for infants, toddlers, and preschoolers. Looking towards partnerships with a French school to accommodate some of these people. Desire to add a new centre on Jones Street to meet some of this demand. Budgetary pressures, in relation, would require salary grants to open new programs. Budget pressures mean that two centres opened last year are still not viable. May need to find staff outside of the community. The salaries paid to

Agency Survey Response Summaries

			<p>child care staff is very low compares to some unionized employment which leads to staff turnover.</p> <p>Other pressures relate to school staffs that do not like sharing space with day care facilities. The "partnership" between schools and child care is tenuous at best.</p>
142C	Yes, changes happening in Regent Par.	No	No major program pressures, but looking to fill pre-school spaces.
143C	No perceived change.	No	The impact of full-day kindergarten.
144C	No perceived change.	No	Yes (no explanation).
145C	Yes, ethnicity.	Yes, hired staff to reflect the community.	<p>Program pressures pertain to a lack of subsidies.</p> <p>No plans to expand.</p>
146C	Yes, different culture.	Yes, program delivery.	<p>Program may close if unable to operate at capacity. Consider changing age groups of children served.</p> <p>No plans to expand.</p>
147C	Yes, always changes based on families enrolled.	Yes, inclusive and diversity practices.	<p>There are budget constraints.</p> <p>No plans to expand.</p>
148C	No perceived change.	No	No anticipated program pressures and no plans to expand.
149C	n/a	n/a	n/a



**City of Toronto
Port Lands Planning Framework
Community Facilities and Services Strategy**

**Technical Advisory Committee (TAC) Meeting #1
Co-Location and Facilities Inventory**

FILE: 14-8859

DATE: April 3, 2014 2:00-4:00pm

LOCATION: Metro Hall,
55 John Street, Toronto

PRESENT:

<u>City of Toronto:</u>	<u>Dillon Consulting Team:</u>
Jamie McEwan	Sari Liem
Cassidy Ritz	Mary Catherine Mehak
Thomas Rees	Melissa Kosterman
Sally Yan	Karla Kolli
Sean Harvey	
Nancy Gaffney (TRCA)	
Ken Dion (TRCA)	
Fred Ball (Waterfront TO)	
Amanda Santo (Waterfront TO)	
Joby Garcia (Toronto Fire)	
Enrico Pera (Toronto Police)	
Mario Silva (TDSB)	
Barb Lachapelle (TPH)	
Lori Martin (EDC)	
Elizabeth Glass (TPL)	
Anne Bailey (TPL)	

ABSENT:

Leslie Coates	Chris Olynyk (Toronto EMS)
Jennifer Tharp	Adam Thurston (Toronto EMS)
Colin Booth (Toronto Fire)	Monica Campbell (Public Health)
Tim Dobney (Toronto Fire)	Rebecca Condon (EDC)
Stephen McKenna (Waterfront TO)	Adele Freeman (TRCA)
Ann Pagnin (Children's Services)	

PURPOSE: Explain context and purpose of a CS&F Strategy for the Port Lands
Introduce work plan for CS&F Strategy
Present background research and findings on existing CS&F
Obtain feedback from TAC members

City of Toronto Port Lands Community and Facilities Study

April 3 2014

DISTRIBUTION: All in attendance, Dillon Team

ATTACHED: Compatible Facilities for Co-location Charts (x2), Police facility requirements

NOTES AND ACTIONS:

1. Introduction & Purpose of Meeting

- Thomas Rees began the meeting and presented the purpose of the meeting including:
 - Context and purpose of a CS&F Strategy for the Port Lands
 - Work plan for CS&F Strategy
 - Background research and findings on existing CS&F
 - Information and feedback from TAC members regarding:
 - Accuracy of background research and findings
 - Approach for planning new CS&F
 - Existing CS&F deficiencies in the study area
 - Planned or proposed CS&F in the study area

Action: None

2. Overview of Initiatives

- Thomas presented an overview of the current studies and initiatives affecting the Port Lands, including:
 - Current Secondary Plan + Port Lands Acceleration Initiative + Lower Don Lands Planning
 - Don Mouth EA / Lower Don Lands Class EA
 - Port Lands Planning Framework
 - Port Lands Precinct Planning
 - South of Eastern Strategic Direction
 - Port Lands Area Infrastructure Master Plan
 - It was noted that the Port Lands is an active port. Advanced planning is needed to manage the future development of the lands. The area is large (over 880 acres) and includes a number of sub-areas -Lower Don-Lands, Film Studio District, Eastern Port, South of Ship Channel etc.
 - Land use options were presented, including: Land use option 1 (mostly residential); Land Use 2 (residential, creative industry and employment); Land Use Option 3 and 4 (hybrids are of the options 1 and 2). Meetings will be held in the near future to determine a preferred land use alternative.

- Tom outlined the role of the TAC, which was to provide technical direction respective of their representative facilities and services discussed.

Action: None

3. Background Research Presentation

- Sari Liem presented the data collection efforts the consultant team has completed to date. Preliminary findings were presented (agency surveys and background research on co-location).
- A question was raised about whether we were looking at transportation. Cassidy responded that it is being looked at through a separate study but it is an important consideration for the CS&F strategy. Especially since we are trying to achieve an 80/20 modal split between auto/non-auto.
- A question was raised about the filter used in selecting the co-location examples. It was suggested that Humberwood may not be the best example as the site is very large and thus a bigger attendance boundary. Therefore, many of the kids are bussed which has created traffic implications in the surrounding neighbourhood. It was suggested that the model for the Port Lands could be more compact and community focused.
- A question was raised about whether the numbers quoted in the presentation represent population, or residential units. It was confirmed that the reference is population. The Port Lands will be developed as an urban model with mixed use multi-unit buildings. Cassidy informed that TAC that no single family residences are anticipated.

Action: None

4. Round Table Discussion

Existing and Planned Facilities

- **Fire** - Currently there are two stations close to the Port Lands (Station 333, and the Fire Academy Fire Station). Increased population in the Port Lands will increase the response time, including vertical response. It would be helpful to have an additional fire station in the lower section of the Port Lands to help reduce overall response time. There is a fire boat, but it is restricted to marine incidents. Two fire houses are forthcoming in Exhibition and Scarborough, but 4 trucks are being decommissioned due to the budget. Joby Garcia did not believe that the decommissioning of the fire truck in Ward 30 will affect the development in the Port Lands. A note was also made regarding the planned high rise office development in the South of Eastern area, creating additional need for fire response capability.
- **TRCA** – A question as raised whether the CF&S research, and particularly the maps, will include planned community facility developments. For example, the

new facilities in Regent Park. Sari responded that a map of planned facilities will be developed, and this was an information item that Tom had requested from the TAC members. Dillon would like to receive a list of all approved, un-built and planned facilities from the TAC.

- **Police** - There are two facilities within the area: 51 Division (corner of Front and Parliament) and 55 Division at Dundas/Coxwell. (Long-term plans include the relocation and redevelopment of 55 Division). They are central lock-ups. They are full block police divisions. Average sizes of these facilities are 50,000 square feet on about 3.2 acres. There may be strains on the ability for them to respond to calls within the Port Lands. The police department also has a Marine unit on Queens Quay. There may be an opportunity to have a Marine unit in the Port Lands with a 'storefront' police unit. Sari asked if the Port Lands will trigger a new police station. Enrico responded that division boundaries are flexible. They have specific criteria for new Police Stations (accessibility by public transit; visibility on a main street; size. Copy of new station requirements was provided. There is some flexibility in site size particularly if parking is shared. Police require their own building, not shared with other services. However, the police could share a site/gas tank/parking lot with the Fire Department. Police would need parking and Fire would need the land space for their trucks and equipment. The police station should be set back away from residential uses to avoid safety concerns when offenders and perpetrators are released.
- Police do not operate on response time; site considerations include site size and direct access to a main route; ideal is 3.2 acres, all at grade; accommodating 180 vehicles on site; 51 Division is 2 acres; 14 Division is 2.5 acres with underground parking
- Fire/EMS should also be buffered away from residential areas due to noise from emergency response vehicles. Sirens and lights need to be tested before shift, backing up large equipment such as fire trucks and ambulances make loud beeping noise.
- Fire and EMS have worked and continue to work in a co-habitation; tried in Scarborough.
- **Libraries** - there is an expansion* planned for district branch at Parliament and Front, this will serve the area. This branch is sufficient to serve the new population of the Port Lands. NOTE: I have that this also as a relocation* of the existing St. Lawrence Branch and will comprise 25,000 s.f.
- Minimum 10k sf. for neighbourhood branches and 25k sf. for district branches.
- **TDSB** - elementary schools are typically 50-60,000 square feet (100 s.f. per pupil). The school board identified the development of 5,000-6000 new residential units to trigger a new elementary school (based on a 10% pupil yield.) The school board had previously identified a need for 2-3 Elementary schools. The amount of affordable housing influences the pupil yield (higher pupil yield).

Two sites have been preliminarily identified for school sites: East Bayfront and West Don Lands (2 acre site, local school). One school may be local while the other may have a larger and regional attendance boundary (4 acre site). Indicated that there will definitely be 2 sites in the Port Lands.

It was suggested that the need for schools be approached based on metrics around community building rather than capacity. TDSB is flexible to smaller, community focused, walkable schools sites. This direction would need to come from the City and seems appropriate here especially given the desire for a high non-auto area. Catholic schools operate under a regional model based on the Ministry's standards, which may include a larger student population being bussed in. TDSB has no capital plans at this point, so timing for a community-based approach - rules and expectations - should occur in advance of hard planning. More than one school on the same site is not preferable in part because it can cause excessive traffic during pick-up and drop-off times.

Secondary schools require a bit more analysis and high level assumptions. It would merit a review if we are willing to accommodate a secondary school. North Toronto school is located in a residential condo. The relationship is working and the concept is great. It was very expensive, but a good model.

Schools can effectively be co-located with parks. The key desire for secondary schools is high quality playing fields; parks have been having trouble locating new playing fields as well. Mario advised that we should be looking at co-locating schools with mixed use buildings. This was explored at the Canadian Tire site but did not work out in the end, schools have different timing related to development. There is still an option for them to located on an adjacent site. The Waterfront School was also mentioned as a possible model to investigate.

- **Culture division** - considered the Hearn site for adaptive reuse such as sports fields, ice pads, etc. They are also looking for a place for MOCA Museum of Contemporary Art.
- **Social Services** - Child care is needed in the Port Lands for both residents and employees. A child care services representative was not at the meeting. Dillon will follow up with them by phone.
- **Public health** - mandated to provide certain services, most of them are mobile and can float to different community centres (but they may lease space, for instance, in community centres, to provide services). Dental services may be needed. However, dental services are driven by community needs and including socio-economic status. They have dental services on the Danforth in Ward 30. The need to locate in the Port Lands would depend on demographics.

Co-location

- The team is looking for input on whether uses and users are compatible for co-location. Specifics will be addressed later.
- Toronto Fire and Police could share fuel tank and parking.
- Where Toronto Fire and EMS have co-located with each other, they have issues with un-delineated parking. One use will use more parking than what they were allocated due to the fact that the spots are unmarked. Spots should be marked to show parking delineation for each entity.
- TDSB – felt that co-location would reflect ‘regionalization’. Larger plants will generate larger scale, increased demand for parking, etc. and have larger expectations for programming. Nelson Mandela Public School / New Toronto Community Centre is a good example of co-location. Schools frequently rent out spaces for community use (e.g. gyms etc.) A careful balance is needed to co-locate facilities in the Port Lands to serve local needs vs. regional needs. Designing for human scale will be important to maintain a neighbourhood feel.
- Libraries – joint use facilities can flourish and can be successful; importance is planning effectively to manage the different uses and users. Libraries are looking for larger branches not smaller. There are different service levels - Neighbourhood, District, Reference etc. They try not to build lower than 10,000 square feet (Neighbourhood) 20,000 for District.
- Any additional information should be sent to Thomas for re-circulation. Thomas to attach powerpoint presentation to circulate to the group. Please have information to the consultants by next week.
- There is a website with a consultation summary for the Land Use options.
- Meeting participants were requested to mark wall charts (X if certain or ? if maybe) to indicate the services that would be amenable to those of their own agency’s in a co-location arrangement (please see attached for the results of this exercise)

Action: City to provide consultants with up to date data including new facilities in Regent Park for our mapping and analysis. Police representative provided a copy of the site requirements to the team at the meeting. Lori from Culture to provide Thomas with information on the Hearn site. Powerpoint for recirculation. Any additional information should be sent to Thomas for recirculation.



**City of Toronto
Port Lands Planning Framework
Community Infrastructure Strategy**

**Technical Advisory Committee (TAC) Meeting #2
Draft Community Infrastructure Strategy**

FILE: 14-8859

DATE: March 5, 2015, 1:00-3:00pm

LOCATION: Metro Hall, Room 302
55 John Street, Toronto

PRESENT:

<u>City / Agency Staff:</u>	<u>Dillon Consulting Team:</u>
Cassidy Ritz (City Planning)	Karla Kolli
Thomas Rees (City Planning)	Mary Catherine Mehak
Sally Yan (City Planning)	Melissa Kosterman
Lori Martin (EDC)	
Jennifer Tharp (Parks, Forestry and Recreation)	
Ann Pagnin (Children's Services)	
Gail O'Donnell (Children's Services)	
Fred Ball (Waterfront Secretariat)	
Amanda Santo (Waterfront Toronto)	
Ken Dion (TRCA)	
Mario Silva (TDSB)	
Adam Brutto (TDCSB)	
Elizabeth Glass (TPL)	
Joby Garcia (Toronto Fire)	
Cindy Taber (Toronto Paramedic Services)	

ABSENT:

Chris Olynyk (Toronto EMS)	Barbara Lachapelle (Public Health)
Adam Thurston (Toronto EMS)	Monica Campbell (Public Health)
Enrico Pera (Toronto Police)	Colin Booth (Toronto Fire)
Tim Dobney (Toronto Fire)	Rebecca Condon (EDC)
Stephen McKenna (Waterfront TO)	Adele Freeman (TRCA)
Michael Loberto (TDCSB)	Anne Bailey (TPL)

PURPOSE: Overview and status of current studies for the Port Lands Planning Framework.
Re-introduce the Community Infrastructure Strategy to TAC (last meeting was in April of 2014)

Present background, analysis and strategy for community facilities, services, parks and recreation amenities for the Port Lands.
Obtain feedback from TAC members

DISTRIBUTION: All in attendance

NOTES AND ACTIONS:

1. Introduction & Purpose of Meeting

Thomas Rees began the meeting and presented the purpose of the meeting including:

- Overview and Status of Current Studies in the area.
- Presentation of the Draft Community Infrastructure Strategy

Action: None

2. Overview and Status of Current Studies

Cassidy presented an overview of the current studies and initiatives affecting the Port Lands:

- It was noted that the Port Lands is an active port and there will be a need to maintain the land for port and employment uses which down the road can be transformed if needed.
- Amanda Santo from Waterfront Toronto presented an update on the status of planning for Villiers Island.
- A concern was raised about the existing capacity of roads for the new units on the island. It was noted that there will be a second access to the island via “New Munitions Street”.
- It was noted that better transportation access to the Port Lands is a significant issue and that work is ongoing through the EA, which includes transportation.
- For Villiers Island a high level analysis of street / road network is in place.
- It was asked about whether additional pedestrian bridges would be constructed to access Villiers Island. It was noted that a pedestrian bridge across Keating Channel is planned west of Cherry Street, north of Promontory.
- It was confirmed that cycling facilities will be provided throughout the Port Lands.
- A question was raised as to which part of the Port Lands is the least contaminated. There is no area that is less contaminated than others; all needs flood protection and remediation, existing conditions include no or sub-standard infrastructure, poor soil conditions, and will require construction methods for building on landfill (e.g., caissons).

- It was noted that the EA for the Lower Don has been approved and that the cost of flood protection is anticipated to be approximately 975\$ million dollars, and that this estimate does not include community infrastructure and affordable housing - currently estimated at another possible \$2 billion.
- Concern about feasibility of affordable housing was raised considering the cost to redevelop the land (flood protection, remediation). It was noted that Villiers Island is predominantly City owned, which may help to alleviate this concern.
- The Port Lands Planning Framework which provides direction on land use for the Port Lands has been approved by Council.

Action: None

3. Draft Community Infrastructure Strategy

The consulting team (Karla Kolli, Melissa Kosterman and Mary Catherine Mehak) presented an overview of the Draft Community Infrastructure Strategy including the background and process, and the recommended community infrastructure and parks to serve the future Port Lands. It was reiterated that the Strategy is updating work that has been previously done in other studies and is currently a draft. The following reflects the questions and comments that were raised:

- Regarding the pie charts documenting the existing parks, it was asked if the values were total parks or area and whether Tommy Thompson Park was included. It was noted that the graph represents area and does include Tommy Thompson Park, which explains the large portion of city wide parks in the Port Lands.
- A question was asked if a fire hall would be compatible with a residential area. It was noted that there are numerous existing fire halls in residential areas within the City. It was also noted that there is even a child care facility over a fire hall in Toronto; that it is working very well and they are planning to expand the facility, putting in an elevator to accommodate infant care. This discussion also clarified the practice of accommodating infants in childcare facilities that are not at ground level.
- There was some discussion related to co-locating a fire station within residential building. It was noted that in some situations drivers are told to avoid turning on the fire truck back-up alarm and siren until they are further away from the residences.
- It was confirmed that a Fire Station could potentially be located in a mixed use building.
- There was some discussion on the number of fire stations needed in the Port Lands. It was clarified that the anticipated population has decreased and that based on information the team had 1 fire station seemed appropriate. **Action: Confirmation from Fire Services will be provided.**

- Jennifer asked if the team has looked into the size of soccer facilities etc. to confirm that they fit within the amount of park space allocated for the Port Lands. It was noted that the map is not to scale and that the parks have been sized to accommodate the facilities recommended. **Action: Input from Parks was requested to confirm size requirements.**
- Jennifer also noted that there has been an increase in requests for soccer and other field sports, and not as many requests received for tennis. It was suggested that more flexible multi-purpose fields and less tennis facilities should be considered. The City is finding that in downtown there is a need to accommodate lots of uses so it is important to keep the spaces flexible and multi-purpose.
- It was suggested that multi-use courts rather than tennis courts be considered. The importance of making sure that we don't lose sports like tennis was noted.
- Jennifer noted that 50% of condos have dogs. The City has recently completed a leash free strategy, which includes minimum sizes for leash free parks. It was noted that 3 leash frees might not be enough for the Port Lands.
- Cassidy noted that it would be good to know the minimum sizes for park amenities. **Action: Parks to provide park amenity sizes and direction on assigning priorities to outdoor facilities if space limitations do not permit provision of all types of public sport/recreation facilities in the Port Lands.**
- Amanda identified that the location Waterfront Toronto prefers for a school is right on the water and asked if there are issues with this location. Mario supported the idea of a landmark school location such as this.
- Ken noted that there will need to be a 10 m setback from the edge of the Keating Channel and that the available space at this location needs to be confirmed (this setback applies to all the development along the waterfront)
- Mario supported the number of public schools recommended for the Port Lands. He noted that 3 schools, each within one of the Port Lands communities, achieves the goal of having complete communities.
- Mario was asked if TDSB supports co-location of schools and if a vertical school is something that the TDSB would see as feasible. Mario responded that if they are going to secure a school in an emerging area they need them to be creative including considering things like satellite locations (K-3, K-5) instead of the full K-8 typical layout. Co-location is considered appropriate as long as it is with compatible uses (e.g. child care).
- Mario noted that the approach taken for the Port Lands is appropriate; that it may not exactly meet the provincial funding formula but it encourages out of the box thinking which is appropriate given the long term nature of the plan. We need the spaces to be flexible and creative and accommodating. The scale should be more intimate.
- Adam suggested that the TDCSB would also like the opportunity for a landmark location on the waterfront and it was questioned whether the co-located facility

could be at the Villiers Island location. Cassidy noted that the Villiers Island site is small and both facilities may not fit. It was also noted that the location posed for the TDSB/TDCSB combined school is also on the waterfront adjacent to the new Don River mouth. It was agreed that the locations seem reasonable for now and TDSB/TDCSB can further discuss whether there are opportunities to consider satellite facilities or other ways to work together to serve the Port Lands.

- It was agreed that there are precedents in Toronto for the TDSB/TDCSM co-located facility. It was also confirmed that the ratio of public to catholic schools is approximately 3:1.
- Information on the rationale for the proposed library location was requested. It was noted that the location was selected as it is in proximity to all Port Lands neighbourhoods and is in the last phase of development so there will be an existing clientele for the library. It is generally walkable from at least one school and will be located in mixed use neighbourhood.
- Childcare can go anywhere. School board and child care representatives noted the importance of co-locating childcare with schools; schools are the first choice for co-location. Facilities must have ground related playground space.
- The presentation included approximate facility sizes. The school size was noted as bigger than needed. Mario suggested 50,000 s.f. would be an appropriate space requirement for an elementary school. Adam confirmed the same size for a Catholic elementary school. **Action: all to confirm size requirements. Cassidy to forward information on fire stations co-location examples.**
- Cassidy noted that the City is also looking for information on when planning for different facilities needs to start. It was noted that the timing for a new fire station should be when about 40% of the population is established. **Action: all to send information on when capital planning begins.**
- Cassidy presented an initial order of magnitude costing for the community infrastructure. It was noted that the child care the costs will depend on co-location opportunities. Costs to be provided in 2015 dollars, and City's finance department will use these to forecast inflation over the implementation period.
- Action: all to provide an order of magnitude cost for facility development to the City.
- Ken asked when the need for parks maintenance yards will be considered. Cassidy indicated that this was not considered a community facility but will be investigated.
- Next steps were discussed and the TAC will received the presentation and are invited to provide their comments for incorporation into the final report.

Action: Thomas will circulate the presentation and Order of Magnitude files for review, comments to be received by March 13th, 2015.

APPENDIX F

Co-Location and Partnership Examples

APPENDIX F: CO-LOCATION AND PARTNERSHIP EXAMPLES

Model A: Community Facilities Located within a Mixed-Use Building

This model comprises integrating social infrastructure within mixed-use buildings and is of particular interest to the City in developing the Port Lands. A larger number of examples, and more detail on each, therefore, has been provided and include both international and North American examples.

Hampden Gurney Primary School, London Borough of Westminster

Description

Situated in a densely built area, this 'vertical school' comprises an innovative solution to maximizing land use. The complete project is a multi-storey mixed use building. The original school was a 1950s building in need of an update. The residential towers sit on the former school play area.

- Components: elementary school, daycare, residential towers;
- Configuration: corner lot, school/daycare at intersection; six-storey school with first at ground level; two residential towers on either side; attached buildings with separate entrances; 6 storeys; nursery school located on ground floor;
- Size: two six-storey residential blocks containing 52 apartments covering 6,000 sq.m. on either side of school; school itself is 3,400 sq.m.;
- Community setting: dense urban environment, close to the heart of London.



Details Regarding Development

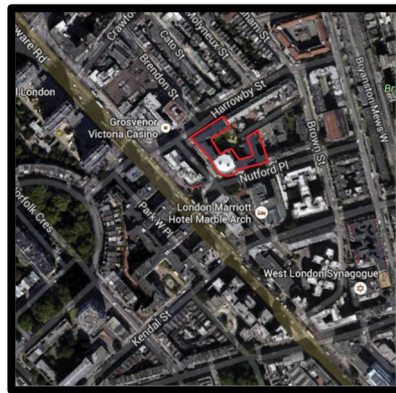
The Hampden Gurney Board of Trustees approached a developer to see how the site could best be developed to include a new school. Negotiations occurred with the planning department, the department of education, and the local education authority. Money released by selling part of the land for the housing was used to fund the redevelopment of the school. The school is a voluntary aided school, which is a state funded school. The state contributes to building costs and has a substantial influence in

the running of the school.¹ The 'vertical school' concept was developed to address the challenge of maintaining the statutory amount of play space, since the residential blocks took up much of the school's original play area. In this...

...“children’s tower”, students “move up” the school as they progress through the years. The school has been created over six levels, with the classrooms on three levels above the new ground floor nursery, a state-of-the-art library and multimedia room on other levels, and a group teaching room on the roof. The classrooms on each level are linked to open air play decks which provide safe weather-proof play and territory for each age group, accessed by a bridge across the central light well. The design also offers good north light for each classroom and the prospect of open air classes on warm days. All the classrooms are naturally ventilated utilising the stack effect of the central light well. Close attention was paid to maximising available natural daylighting, and heating is kept to simple and cost effective systems to ensure that running costs are kept low and maintenance... The location gives the school the best aspect for sunlight and a prominence within its neighbourhood. This deliberately outward looking building recognizes the trustees’ aspirations for it to play an active role in the social life of the community. Its height and innovative design gives it physical presence amongst its high neighbouring buildings whilst the staff and pupils enjoy a new prospect over their location.²



Hampden Gurney Primary School exterior



Hampden Gurney Primary School location

¹ The Commission for Architecture and the Built Environment. *Case Study: Hampden Gurney C of E Primary School, London.*

<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/case-studies/hampden-gurney/design>

² <http://www.oecd.org/edu/innovation-education/centreforeffectivelearningenvironmentscele/36931159.pdf>

Castle Grand Library and Community Centre, Sydney, Australia

Description

Castle Grand Library and Community Centre is a community hub in the Baulkham Hills Shire in Sydney, Australia. It is a multi-use building that provides services for the surrounding community.

- Components: community centre, library, local area health centre, residential;
- Configuration: community facilities on ground floors, residential above;
- Size: 62 residential units, 2,000 sq. m. community centre (500 seat auditorium, five meeting rooms), 1,900 sq. m. library (with private café and Council customer service);
- Community setting: located within an established suburban area, within Castle Hill.

Details Regarding Development

Baulkham Hills Shire Council recognized the need to replace a dated existing community centre in Castle Hill. A nearby site was purchased for a new library and community centre. During planning for the new facility, discussions with the Area Health Service took place on the need for a better-located early childhood centre and health service. Baulkham Hills Shire Council adopted an entrepreneurial approach to developing the facility as it was evident in the early stages that Council alone would not be able to fund up-front the costs of the facility. Acting as developer and owner, Council commissioned a private developer to deliver 62 residential units at an agreed-upon rate of return. The profits from the development were invested in community facilities.



Castle Grand Library and Community Centre location



Katarina School, Hamburg, Germany

Description

Katharinenschule is located in Hafen City, a mixed-used neighborhood in Hamburg, Germany. This low-rise building was completed in 2009 and has become an important part of the city's social infrastructure as many residents are involved in this developing neighborhood.

- Components: elementary school, daycare center, 30 residential units, sports hall;
- Configuration: 5-storey; ground floor occupied by a daycare and the first storey occupied by the elementary school; the highest level is used as an open play area;
- All rooms are naturally lit and ventilated;
- Plot Size: 3,072 square meters³;
- Gross floor area: ~10,000 sq.m;
- Totally partially covered area: ~2,000sq.m;
- School floor area: ~4900 sq. m.;
- School capacity: 450 students;
- Day care floor area: ~670 sq. m.;
- Day care open space: ~310 sq. m.;
- Apartment size: 51-96 sq. m., all have balconies;
- Investment: ~17.4 million euros;
- Community setting: dense urban environment.



Details Regarding Development

Am Sandtorkai/Dalmanckai, was the first quarter of the HafenCity to be completed and it reflected all the development principles of the HafenCity. This mixed used zone combines everyday neighborhood life with a unique form of urban living on the waterfront. By linking residential, work and leisure, it has become an ideal family community in the urban core. Katharinenschule was one of the many steps taken to improve the urban quality. The zoning plan and permit process was handled by a special task force in the Ministry of Urban Development and Environment.



Katarina School location

³ <http://www.otto-wulff.de/projekte/oepp-oeffentlich-private-partnerschaften/katharinenschule-in-der-hafencity.html>

They aim to attract developers and investors to set international standards for conceptual and architectural quality. Tenders are invited to bid on projects however the deciding factor is not the price but the quality of concepts used and the objective of integrating land-uses.

Katharinenschule was a public-private partnership, which was executed by Otto Wulff Bauunternehmung GmbH Construction firm and designed by Hamburg architects Spengler & Wiescholek. They worked closely with the Ministry of Education and Sport to develop 25 year term contracts. The PPP contracts were closed at the end of May 2007 which was immediately followed by the construction.

Mount Pleasant Community Centre, Vancouver, British Columbia

Description

Mount Pleasant is a community centre in Vancouver that replaced an existing, 30-year old, dated facility. The project responded to Vancouver's CityPlan vision for developing 'neighbourhood centres' that bring together multiple civic services for a more coordinated approach to service delivery through co-



location. A report commissioned to determine the need for community facilities identified need for multi-purpose centres incorporating a library and child development centre, as well as a residential component and other uses.

- Components: Community Centre, Library, Child Development Centre, Residential;
- Configuration: uses located within a single attached building with separate entrances for the residential and community uses;
- Size: community centre 2,900 sq. m; library 1,110 sq. m.; child development centre 630 sq. m.; 98 residential units;
- Community setting: located in Mount Pleasant, Vancouver, an urban neighbourhood surrounded by existing development and housing.

Details Regarding Development
Council allocated \$4.75 million in the 2000-2002 Capital Plan to rebuild the Mount Pleasant Community Centre. In 2001, \$3.45 million was approved for the purchase of a property. The



property purchase was made specifically for the relocation and redevelopment of a combined community centre and library with other potential uses such as housing and retail.



Mount Pleasant Community Centre location

As part of a feasibility analysis for the development, the City engaged consultants to review options for the development potential of the site. The outcome of that study was a recommendation to develop rental housing targeted to the local market. The housing component would be developed and owned by the City of Vancouver and held as part of its long-term investment portfolio. Social housing was meant that this was not a viable option.

A public private partnership for the housing component was considered but it was determined that creating a separate strata title might prove problematic in balancing the residential strata needs with the interests of the library, community centre, and child care. Retail was not considered to be a viable addition to the centre.

The City of Vancouver has focused on the 'one stop shop' benefits of a community hub and the benefits to users that the integrated delivery of a library, child care, and community centre offer. The City also sees the project as a potential catalyst in the revitalization of the local area.⁴

Kingston Road YMCA, Toronto, Ontario (under development)

Description

This project is a joint venture between the YMCA of Greater Toronto and a private developer to replace a long-standing small Y facility with an integrated seven-storey building comprising a full YMCA and condominium apartments.

⁴ Rossiter, Steve. *Feasibility Study of Community Hubs for the Parramatta Local Government Area – Briefing Paper*. 25 September 2007

- Components: 25m pool, gym (regulation high school), group fitness space, child minding⁵ space, rooms for youth and community programs, lockers/change rooms etc.; 95 condominium units; 2-1/2 levels underground parking.
- Configuration: YMCA on the ground and basement levels with pool and gym occupying full two-storeys and remaining facilities on ground or basement level; underground parking; condominiums on second to sixth floor; 2-1/2 levels parking below YMCA (one level for 75 public parking spaces the remainder comprising 166 condominium spaces); pedestrian oriented with bicycle and stroller parking at front; separate YMCA and condominium internal circulation.
- Size: 45,000-50,000 s.f. YMCA (option to include some retail at grade may be pursued for use such as coffee shop/café, etc.); building occupies most of site with an approximate 35,000 s.f. footprint.
- Community Setting: older urban neighbourhood known as Upper Beach; ethnically diverse population in mix of high rises and single-family dwellings.

Details Regarding Development

The existing YMCA was small and limited in its capacity to serve the neighbourhood. The YMCA entered a partnership with a local developer through which it sold the air rights for the site to cover the cost of constructing the new integrated facility. When completed, each partner will own its respective component of the building. Except where it is not practical, or where it is beneficial to do so, each owner will assume ongoing operating/maintenance costs for their portion of the building.



Rendering of planned Kingston Road YMCA

⁵ licensed child care could not be provided due to lack of space for required playground

Salvation Army Kroc Community Center San Francisco, California⁶

This mixed use community center and affordable housing project is organized around an outdoor courtyard. The space is woven between skylights and utilities over ground floor public uses which include a gymnasium, dance studio, fitness center, rooms for mentoring, education and worship, a swimming pool, game room, computer lab and a library. Located in the Tenderloin neighborhood of San Francisco, the 'Ray & Joan Kroc Corps Community Center and Railton Place' provides recreational and social service programs for an underserved community. Above the public uses is Railton Place, a separately funded 110-unit, transitional and permanent residence program for individuals who cannot afford housing of their own. The project was funded in part by a \$1.5 billion bequest from the estate of Joan Kroc, wife of McDonald's restaurateur Ray Kroc.

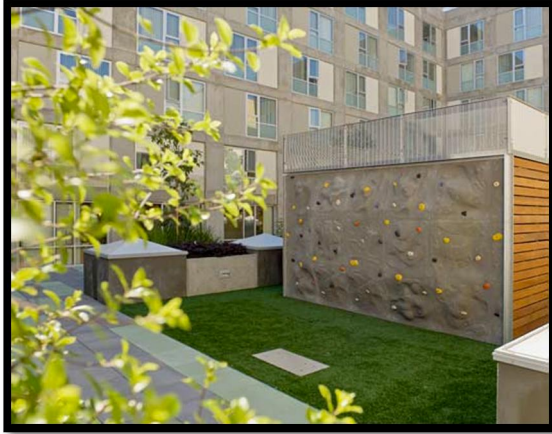


Left: This section shows the building organization with podium courtyard and housing for at-risk youths located over the ground floor public uses consisting of administration, chapel, gymnasium and pool.

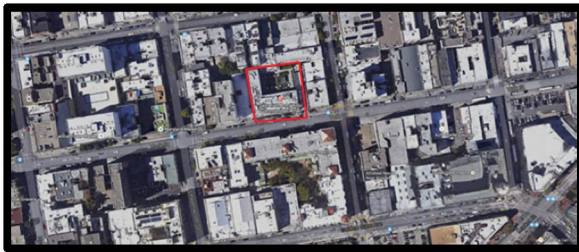


Above: Landscaped courtyard and site structure over gymnasium, and urban street improvements. The courtyard is the centerpiece of the facility with a gymnasium, pool, and chapel.

⁶ <http://www.megcoughlindesign.com/wordpress/>



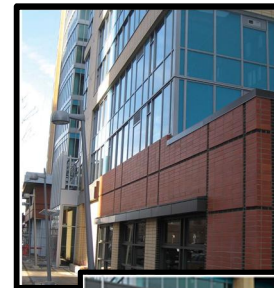
A centrally located utility structure was designed to screen a transformer and generator, while doubling as a climbing wall, with a fall zone made of artificial turf.



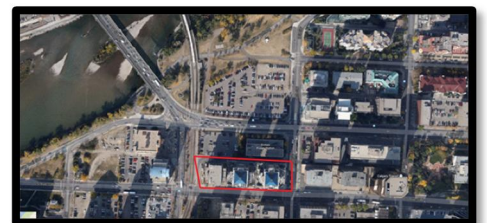
Salvation Army Kroc Community Center location

Louise Station No.6, Calgary, Alberta⁷

This Fire Station opened in 2010 in a location to best serve west downtown Calgary. The Louise Station project is a public-private partnership (P3) between The City of Calgary, the Province of Alberta and the LaCaille Group. The station is housed in a two-storey podium building with two separate high rise towers. This project successfully combines a fire station, affordable housing with market housing, office space, commercial use and city services, all within one multi-purpose building. The affordable tower offers 88 housing units and the 22 story west tower contains 116 units of market housing, 28,000 sq. ft. of office space on three floors, commercial retail on the main floor and a fire hall and EHS station.



By implementing a mixed-income model, affordable housing is seamlessly integrated into the community.



Louise Station No.6 location

⁷ City of Calgary Fire, Louise Station No 6, Calgary's newest fire station, brochure

Model B: Community Facilities Co-Located on the Same Site/Building

St Lawrence Community Centre, Toronto

The St Lawrence Community Centre is located in the St. Lawrence neighbourhood in downtown Toronto. The community centre is co-located with Market Lane Public School and the St Lawrence Community Day Care. It offers a full range of programming for families, children, adults and seniors. Across the street from the centre is David Crombie Park which provides the community with open space for recreation.



Wellesley Community Centre, Toronto

The Wellesley Community Centre is located at Sherbourne Street and Wellesley Street in the St. James Town community. Opened in 2005 this community centre was designed to fill facility needs that were lacking in neighbourhood. The community centre facilities include a fitness/weight room, a kitchen, seven multi-purpose rooms, a library and a daycare with rooftop play space. The Centre provides year-round programming for all age groups; preschoolers; camps for children during the winter, and during March and summer breaks; several sports leagues for children, youth and adults. The library is one of Toronto's busiest.

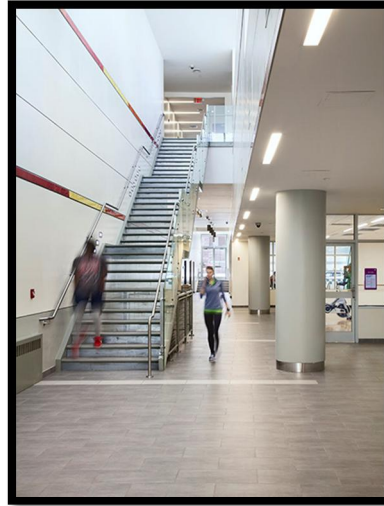


A second phase of the centre is planned and will include an indoor pool.



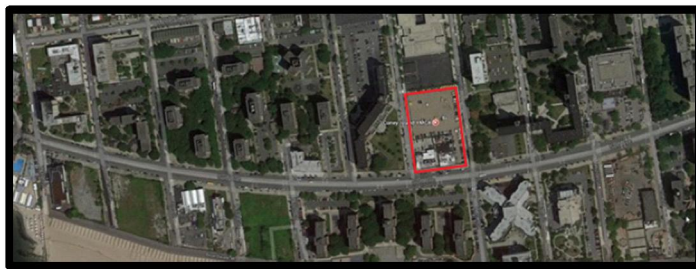
Wellesley Community Centre location

Coney Island YMCA, Brooklyn, New York⁸



Coney Island YMCA⁹

The Coney Island YMCA anchors Coney Island Commons, a new, mixed-use development a block away from the famed boardwalk totally 200,000 s.f. The Commons is a mixed-use complex with 195 affordable housing units. The two residential buildings, seven and eleven stories, including a mix of studios, one, two and three bedroom units. The two-storey, 44,000 s.f. YMCA includes an aquatic center with a lap pool and family recreational pool, a full court gymnasium, fitness and multi-purpose rooms, a double-height wellness center, and a day-care facility. Roof tops are planted with natural grasses and native wildflowers. Coney Island Commons is part of New York City's Coney Island Strategic plan and is an important component in the renaissance of the neighborhood. A three-firm development team was selected through a RFP process, after which the City conveyed the property to the developer for \$1m and contributed \$5m to the capital costs of the YMCA, which will be owned and operated by the YMCA of Greater New York.



Coney Island YMCA location

⁸ <http://www.ymcany.org/coneyisland/about>
<http://www.dattner.com/portfolio/coney-island-commons/>
<http://www.nyc.gov/cgi-bin/misc/pfprinter.cgi?action=print&sitename=OM&p=1404928895000>
⁹ Photos: <http://www.dattner.com/portfolio/coney-island-commons/>

MacBain Community Centre, Niagara Falls, Ontario¹⁰



Indoor facilities at the 100,000 square foot MacBain Community Centre include a public library branch, 4-lane 25-metre pool, leisure pool, therapeutic pool, triple gym, 3-lane track, 4 racquet courts, a 7,500 sq. ft. fitness centre, racquet courts, a number of multi-purpose program spaces and meeting rooms, a café, and municipal administrative offices. The immediately adjacent park includes an all-ages/all-abilities skateboard park, a fully accessible playground and an interactive splash pad. On-site parking is provided. The YMCA operates the City-owned recreation facilities in the Centre and is a full-service YMCA. Space within the centre is either rented for individual uses or leased to community organizations. Tenants/regular users include Big Brothers/Big Sisters, United Way, Hospice Niagara, Coronation Centre 50 Plus, and Ontario Early Years.



MacBain Community Centre location

¹⁰ <http://niagara.cioc.ca/record/NIA0079?UseCICVw=36&http://www.niagarafalls.ca/city-hall/recreation/parks/278-macbain-community-centre.pd>
<http://www.recmanagement.com/200705aw1f.php>

Model C: Separately-sited, Single-Purpose Facilities

Separately-sited, single-purpose facilities represent a traditional approach to providing community facilities, as recent Toronto example show.

Regent Park Aquatic Centre¹¹



Regent Park Aquatic Centre exterior



Site plan for Aquatic Centre and Park

This is the newest indoor pool in the City, and fronts Dundas Street E. at Sumach Street. It is part of the comprehensive redevelopment plan for the Regent Park neighbourhood. Facilities include a lap pool, leisure pool, warm water pool, Tarzan Rope, diving board, water slide, and a children's party room. Universal change rooms allow for full accessibility for all patrons. The facility footprint is 2,880 square metres, and there is no parking provided - although street parking is available. The roof of the pool tank comprises a succulent plant garden that offers a view of the surrounding area. The Aquatic Centre is located within a public park (Regent Park) that extends to the west, and also fronts on Dundas Street. Total site size for the Aquatic Centre and the Park is 2.36 ha.



Regent Park Aquatic Centre location



Aquatic Centre exterior

¹¹ Sources: <http://www1.toronto.ca/parks/prd/facilities/complex/2012/>; correspondence with City Study Team.

Leaside Memorial Community Gardens Arena



Redevelopment of the existing facility created a twin pad arena at Leaside Memorial Gardens.¹² Facility additions included an NHL ice surface, six change rooms, community room, and a pro shop. The existing arena and site were renovated, and parking for 280 cars was provided. Information from other sources indicates that a stand-alone, single storey twin pad arena with parking requires a minimum 1.2 ha site, has a facility footprint of approximately 7,000 s.m. (75, 350 s.f.).¹³



Leaside Memorial Community Gardens Arena location

¹² Exterior Photograph: Courtesy of Logan Allmendinger
<http://www.wgdarchitects.com/projects.php?catid=2&pid=77>

¹³ Don Mills Civitan Arena Site Selection
<http://www.toronto.ca/legdocs/mmis/2012/ny/bgrd/backgroundfile-47657.pdf>

Facility Based Partnership Approaches

Wychwood Barns, Toronto, Ontario

Owner: City of Toronto

Type of Partnership: Public/Not-for-profit

Wychwood Barns is a community cultural hub for arts, culture, food security, urban agriculture, environmental, economic development and other community activities and initiatives. The historically significant transit barns were redeveloped, re-purposed and programmed around a central theme of environmental sustainability.

Not-for-Profit Developer, Manager/Operator: Artscape, a not-for-profit developer/manager of the community space, is the landlord and holds a sole lease with City of Toronto for 50 years less a day, at \$1 a year. Artscape is financially and legally responsible for: operations, subleases and license agreements with all tenants; all property management and base building operations, including tenant selection, maintenance and capital repairs; finances such as insurance, fire safety plans, taxes and utilities.

The not-for-profit, Stop Community Food Centre, is the anchor tenant and was a partner in the Barns' redevelopment.

The project's encompassing vision and various components supported approaching a wide variety of funders. A total of 19 public, not-for-profit and private organizations contributed to capital funding. A major capital contribution came in the form of \$1M in Section 37 funds resulting from the construction of a condominium building in the area. The City of Toronto also agreed to remediate the contaminated soil, which considerably reduced Artscape's cost for construction.

Evergreen Don Valley Brickworks, Toronto, Ontario

Owner: City of Toronto and the Toronto and Region Conservation Authority (TRCA)

Type of Partnership: Public/Not-for-Profit

Evergreen Don Valley Brickworks is a year-round destination for experiential learning, collaboration, fun and celebration on the themes of Nature, Culture and Community. Toronto's historic Don Valley Brick Works factory was transformed from an underused, deteriorating collection of industrial buildings into a community environmental centre for innovation and fresh thinking to inspire future generations to rethink their place in the world and a dynamic place that adapts and grows to meet new urban challenges. It demonstrates and promotes practical solutions to making communities sustainable and more livable and our urban lifestyles healthier.

Not-for-Profit Developer, Manager/Operator: Evergreen, a national not-for-profit that

focuses on restoring the connection between Canada's cities and the natural environment, through partnership-building among a wide variety of groups, individuals and grassroots community work to enable change. Its website currently lists 25 corporate sponsors, including several public and not-for-profit organizations. Since 1998, Evergreen has conducted naturalization and restoration projects at the Don Valley Brick Works Park. It was granted permission by the City of Toronto in 2004 to redevelop the Don Valley Brick Works industrial pad and buildings.

The Centre for Social Innovation (CSI) Spadina (Robertson Building), Toronto, Ontario
Developer/Owner: Urbanspace Property Group
Type of Partnership: Private/Not-for-profit

CSI facilities are 'containers' for social incubation and house not-for-profits, social enterprises, freelancers, consultants, creative types and other small organizations with a social mission (environmental, social, cultural or economic).

Manager/Operator: CSI, a not-for-profit, is the primary leaseholder with Urbanspace in the Spadina building. They serve as a third-party operator and sub-lease space to other non-profit and mission-based organizations. The landlord (Urbanspace) has no legal relationship with the sub-tenants.

The Centre for Social Innovation is also engaged in different partnership models. It owns and operates its Annex facility, a five-storey building (the second of their three Toronto locations). Tenant partnerships at this location, therefore, are directly with the landlord.

Daniels Spectrum, Toronto, Ontario
Developer/Owner: Regent Park Arts Non-Profit Development Corporation (RPAD) is a joint venture among subsidiaries of Toronto Community Housing, The Daniels Corporation and Artscape. It was formed to develop and own Daniels Spectrum.
Type of Partnership: Not-for-profit/Not-for-profit

The Daniels Spectrum is a community cultural hub that accommodates a range of programs/activities (e.g., performances, festivals, screenings, speaker series, meetings and conferences, product launches, media events, trade shows, private parties, weddings, etc.).

Not-for-Profit Manager/Operator: Artscape, a not-for-profit developer/manager of community space, is landlord and holds a sole lease with RPAD for 50 years.

APPENDIX G

Parkland Dedication Spreadsheet +
Parkland Acquisition Priority Areas

Appendix G - Parkland Dedication Spreadsheet (High End Interim)
Port Lands Community Infrastructure Strategy

Precinct	Site	Type	Gross Area of Development Parcels (ha)	Net Area (excluding public rights-of-way) (ha)	Total GFA (sq. m)	Net Floor Space Index (FSI)	Residential GFA (sq. m)	Proportion of Total GFA	Number of Dwelling Units (assume 87sq. m/unit)	Population (assume 1.7 people/unit)	Retail/Commercial GFA	Retail Jobs	Office GFA	Office Jobs	Film Studio GFA	Film Studio Jobs	Hotel GFA	Hotel Jobs	Industrial / Warehouseing GFA	Industrial / Warehouseing Jobs	Other Non-residential GFA	Other Jobs	Catalyst Use GFA	Catalyst Use Jobs	Total Non-Residential GFA	Non-Residential Proportion of Total GFA	Residential parkland dedication at 0.4 ha/300 units	Residential cap on parkland dedication (By-law 1420-2007)	Residential Parkland Dedication (ha) (with cap)	Non-residential parkland dedication (ha)	Total Parkland Dedication (no residential cap)	Total Parkland Dedication (with cap)	
Villiers Island	A (west of Cherry St)	Mixed-Use		5.07	205,869	4.06	167,880	81.5%	1,930	3,280	13,625	341	14,879	551									9,485	95	37,989	18.5%	2.57	20%	0.827	0.0187	2,5916	0.846	
	B1 (309 Cherry St)	Mixed-Use		1.73	100,437	5.81	91,410	91.0%	1,051	1,786	5,733	143	3,294	122											9,027	9.0%	1.40	15%	0.236	0.0031	1,4040	0.239	
	B2 (33 Villiers St)	Mixed-Use		0.33	2,279	0.69	0	0.0%	0	0	0	0	2,279	84											2,279	100.0%	0.00	10%	0.000	0.0066	0.0066	0.007	
	B3 (54 Commissioners St)	Mixed-Use		0.00	0	0.00	0	0.0%	0	0	0	0	0	0											-	0.0%	0.00	10%	0.000	0.0000	0.0000	0.000	
	B4 (275, 281 Cherry St)	Non-residential		0.11	754	0.69	0	0.0%	0	0	282	7	472	17											754	100.0%	0.00	10%	0.000	0.0022	0.0022	0.002	
	C (east of [New] Munitions St)	Mixed-Use		0.00	0	0.00	0	0.0%	0	0	0	0	0	0											-	0.0%	0.00	15%	0.000	0.0000	0.0000	0.000	
D (north of Villiers St)	Non-residential		0.00	0	0.00	0	0.0%	0	0	0	0	0	0											-	0.0%	0.00	15%	0.000	0.0000	0.0000	0.000		
Total			21.87	7	309,339	4.27	259,290	83.8%	2,980	5,067	19,640	491	20,924	775									9,485	95	50,049	16.2%	3.97		1.063	0.03	4.00	1.09	
Polson Quay	Parcel A - some res	Mixed-Use		0.38	15,048	4.00	8,464	56.2%	97	165	752	19									5,832			6,584	43.8%	0.13	10%	0.021	0.0033	0.1330	0.024		
	Parcel B - some res	Mixed-Use		0.41	16,498	4.00	9,899	60.0%	114	193	825	21	5,774	214										6,599	40.0%	0.15	15%	0.037	0.0033	0.1550	0.040		
	Parcel C - some res	Mixed-Use		1.20	71910	6.00	43,146	60.0%	496	843	3,596	90	25,169	932										28,765	40.0%	0.66	15%	0.108	0.0096	0.6708	0.117		
	Parcel D - some res	Mixed-Use		0.48	29,064	6.00	17,438	60.0%	200	341	1,453	36	10,172	377										11,625	40.0%	0.27	15%	0.043	0.0038	0.2711	0.047		
	Parcel E - some res	Mixed-Use		0.66	39,404	6.00	23,643	60.0%	272	462	1,970	49	13,791	511										15,761	40.0%	0.36	15%	0.059	0.0053	0.3676	0.065		
	Parcel F - no res	Non-residential		0.59	23646	4.00		0.0%	0	0	2,365	59	21,281	788											23,646	100.0%	0.00	10%	0.000	0.0118	0.0118	0.012	
	Parcel G - no res	Non-residential		0.48	19,201	4.00		0.0%	0	0	1,920	48	17,281	640											19,201	100.0%	0.00	10%	0.000	0.0096	0.0096	0.010	
	Parcel H - no change	Non-residential (no change)		1.24	4,169	0.34		0.0%	0	0	-	0	4,169	154											4,169	100.0%	0.00	15%	0.000	0.0248	0.0248	0.025	
	Parcel I - no res	Non-residential		0.64	25658	4.00		0.0%	0	0	2,566	64	23,092	855											25,658	100.0%	0.00	10%	0.000	0.0128	0.0128	0.013	
	LAFARGE - no change	Non-residential (no change)		1.13	2,521	0.22		0.0%	0	0	-	0	0	0						2,521					2,521	100.0%	0.00	0%	0.000	0.0000	0.0000	0.000	
Total			11.60	7.21	247,119	3.43	102,590	41.5%	1,179	2,005	15,447	386	89,786	3,325					2,521		5,832			113,586		1.57		0.27	0.08	1.66	0.35		
River South	A (bound by Cherry St, River Valley, Greenway, and Ship Channel)	Mixed-Use	9.5558	6.21	0	0.00	0	0.0%	0	0	0	0	0	0									-	0.0%	0.00	20%	0.000	0.0000	0.0000	0.000			
	Total		9.5558	6.21	0	0	0	0.0%	0	0	0	0	0	0									-	0.0%	0.00	20%	0.000	0.0000	0.0000	0.000			
Film Studio District	475 Commissioners Street (Cas	mixed-use	4.4	3.70	13,304	0.36	0	0.0%	0	0	0	0	1,996	74					11,309	126					13,305	100.0%	0.00	15%	0.000	0.0740	0.0740	0.074	
	75 Basin Street (Cascades)	mixed-use	1.7	1.33	4,996	0.38	0	0.0%	0	0	0	0	749	28					4,247	47					4,996	100.0%	0.00	15%	0.000	0.0266	0.0266	0.027	
	Pinewood Expansion	Film Studio	6.7	0.69	12,864	1.86	0	0.0%	0	0	0	0	0	0	12,864										12,864	100.0%	0.00	10%	0.000	0.0138	0.0138	0.014	
	TWSDI (west)	mixed-use	3.0	3.01	121,428	4.03	82,079	67.6%	943	1,604	3,036	76	12,143	450									21,135	384		36,314	29.9%	1.26	15%	0.305	0.0180	1.2759	0.323
	TWSDI (east)	office/film-related	3.0	2.43	45,000	1.85	0	0.0%	0	0	3,036	76	53,929	1997												56,965	126.6%	0.00	15%	0.000	0.0615	0.0615	0.062
	Basin Block	Office/Film-related	3.6	2.52	11,602	0.46	0	0.0%	0	0	0	0	0	0						11,602	129	3,251	59			14,853	128.0%	0.00	15%	0.000	0.0645	0.0645	0.065
	Block A	mixed-use	5.7	4.71	226,988	4.82	172,511	76.0%	1,983	3,371	11,349	284	34,048	1261												45,397	20.0%	2.64	15%	0.537	0.0188	2.6627	0.556
	Block B	mixed-use	5.3	3.97	211,296	5.32	160,585	76.0%	1,846	3,138	10,565	264	31,694	1174												42,259	20.0%	2.46	15%	0.453	0.0159	2.4770	0.468
	Carlaw Block	mixed-use	5.1	3.76	22,497	0.60	0	0.0%	0	0	0	0	0	0						5,935	66					5,935	26.4%	0.00	15%	0.000	0.0198	0.0198	0.020
	Total			38.50	26.12	669,975	2.56	415,175	62.0%	4,772	8,113	27,986	700	134,559	4,984	12,864				33,093	368	3,251	59			232,888	34.8%	6.36		1.29	0.31	6.68	1.61
East Port	Leslie Frontage	Non-residential	5.1	4.11	41,128	0.80	0	0.0%	0	0	20,564	514	20,564	762											41,128	100.0%	0.00	0%	0.000	0.0822	0.0822	0.082	
	885 Lake Shore (Toronto Hydro	Non-residential	2.0	1.56	15,637	0.80	0	0.0%	0	0	3,831	96	5,903	219					5,903	66					15,637	100.0%	0.00	0%	0.000	0.0312	0.0312	0.031	
	945 Lake Shore (showline)	Non-residential	1.0	0.81	8,097	0.80	0	0.0%	0	0	1,984	50	0	0											8,097	100.0%	0.00	0%	0.000	0.0162	0.0162	0.016	
	A (560 Commissioners St)	Non-residential	4.2	3.38	33,764	0.80	0	0.0%	0	0	8,272	207	12,746	472					12,746	142					33,764	100.0%	0.00	0%	0.000	0.04	0.0420	0.042	
Total			12.32	9.86	98,626	0.80	0	0%	0	0	34,651	866	39,213	1,452					18,649	207	6,113	111			98,626	100.0%	0.00		0.000	0.06	0.06	0.06	
South of Ship Channel	Maritime Hub	Non-residential	4.5	3.60	22,432	0.50	0	0.0%	0	0	11,216	280	5,608	208					5,608	62					22,432	100.0%	0.00	15%	0.000	0.0540	0.0540	0.054	
	Port West	Non-residential	6.1	4.90	12,176	0.20	0	0.0%	0	0	0	0	0	0					12,176	135					12,176	100.0%	0.00	15%	0.000	0.0000	0.0000	0.000	
	Employment West	Non-residential	5.4	4.30	42,844	0.80	0	0.0%	0	0	2,142	54	8,569	317					32,133	357					42,844	100.0%	0.00	15%	0.000	0.0215	0.0215	0.022	
	Port East	Non-residential	4.3	3.50	8,658	0.20	0	0.0%	0	0	0	0	0	0					8,658	96					8,658	100.0%	0.00	15%	0.000	0.0000	0.0000	0.000	
	Employment East	Non-residential	3.7	3.00	29,701	0.80	0	0.0%	0	0	1,485	37	5,940	220					22,276	248					29,701	100.0%	0.00	15%	0.000	0.0150	0.0150	0.015	
	Hearn	Non-residential	13.5	13.45	92,903	0.69	0	0.0%	0																								

Appendix G - Parkland Dedication Spreadsheet (Low End Full Build-Out)
Port Land Community Infrastructure Strategy

***Final numbers will be updated for the final report once numbers have been finalized

Precinct	Site	Type	Gross Area of Development Parcels (ha)	Net Area (excluding public rights-of-way) (ha)	Total GFA (sq. m)	Net Floor Space Index (FSI)	Residential GFA (sq. m)	Residential Proportion of Total GFA	Number of Dwelling Units (assume 87sq. m/unit)	Population (assume 1.7 people/ unit)	Retail/ Commercial GFA	Retail Jobs	Office GFA	Office Jobs	Film Studio GFA	Film Studio Jobs	Hotel GFA	Hotel Jobs	Industrial / Warehouse GFA	Industrial/ Warehouse Jobs	Other Non-residential GFA	Other Jobs	Catalyst Use GFA	Catalyst Use Jobs	Total Non-Residential GFA	Non-Residential Proportion of Total GFA	Residential parkland dedication at 0.4 ha/300 units	Residential cap on parkland dedication (By-law 1420-2007)	Residential Parkland Dedication (ha) (with cap)	Non-residential parkland dedication (ha)	Total Parkland Dedication (no residential cap)	Total Parkland Dedication (with cap)	
Villiers Island	A (west of Cherry St)	Mixed-Use	5.07	192,821	3.80	151,502	78.6%	1,741	2,960	13,625	341	14,879	551										12,815	128	41,319	21.4%	2.32	20%	0.797	0.0217	2.3436	0.818	
	B1 (309 Cherry St)	Mixed-Use	1.73	72,996	4.22	63,969	87.6%	735	1,250	5,733	143	3,294	122												9,027	12.4%	0.98	15%	0.227	0.0043	0.9846	0.232	
	B2 (33 Villiers St)	Mixed-Use	0.33	2,279	0.69	0	0.0%	0	0	0	0	2,279	84												2,279	100.0%	0.00	10%	0.000	0.0066	0.0066	0.007	
	B3 (54 Commissioners St)	Mixed-Use	0.31	17,576	5.67	16,752	95.3%	193	327	824	21	0	0												824	4.7%	0.26	10%	0.030	0.0003	0.2570	0.030	
	B4 (275, 281 Cherry St)	Non-residential	0.11	754	0.69	0	0.0%	0	0	282	7	472	17												754	100.0%	0.00	10%	0.000	0.0022	0.0022	0.002	
Polson Quay	C (east of [New] Munitions St)	Mixed-Use	4.25	164,125	3.86	156,721	95.5%	1,801	3,062	7,404	185	0	0												7,404	4.5%	2.40	15%	0.609	0.0038	2.4057	0.613	
	D (north of Villiers St)	Non-residential	1.10	10,618	0.97	0	0.0%	0	0	4,606	115	6,012	223												10,618	100.0%	0.00	15%	0.000	0.0220	0.0220	0.022	
	Total		21.87	13	461,169	3.57	388,944	84.3%	4,471	7,600	32,474	812	26,936	998									12,815	128	72,225	15.7%	5.96		1.662	0.06	6.02	1.72	
	Parcel A - some res	Mixed-Use	0.38	7,520	2.00	1,688	22.4%	19	33	376	9											5,832			6,208	82.6%	0.03	10%	0.008	0.0062	0.0321	0.015	
	Parcel B - some res	Mixed-Use	0.41	8,200	2.00	4,920	60.0%	57	96	410	10	2,870	106												3,280	40.0%	0.08	15%	0.037	0.0033	0.0787	0.040	
River South	Parcel C - some res	Mixed-Use	1.20	47,920	4.00	28,752	60.0%	330	562	2,396	60	16,772	621												19,168	40.0%	0.44	15%	0.108	0.0096	0.4502	0.117	
	Parcel D - some res	Mixed-Use	0.48	19,200	4.00	11,520	60.0%	132	225	960	24	6,720	249												7,680	40.0%	0.18	15%	0.043	0.0038	1.804	0.047	
	Parcel E - some res	Mixed-Use	0.66	26,400	4.00	15,840	60.0%	182	310	1,320	33	9,240	342												10,560	40.0%	0.24	15%	0.059	0.0053	0.2480	0.065	
	Parcel F - no res	Non-residential	0.59	11,800	2.00	0	0.0%	0	0	1,180	30	10,620	393												11,800	100.0%	0.00	10%	0.000	0.0118	0.0118	0.012	
	Parcel G - no res	Non-residential	0.48	9,600	2.00	0	0.0%	0	0	960	24	8,640	320												9,600	100.0%	0.00	10%	0.000	0.0096	0.0096	0.010	
Film Studio District	Parcel H - no change	Non-residential (no change)	1.24	4,169	0.34	0	0.0%	0	0	-	0	4,169	154												4,169	100.0%	0.00	15%	0.000	0.0248	0.0248	0.025	
	Parcel I - no res	Non-residential	0.64	12,800	2.00	0	0.0%	0	0	1,280	32	11,520	427												12,800	100.0%	0.00	10%	0.000	0.0128	0.0128	0.013	
	LAFARGE - no change	Non-residential (no change)	1.13	2,521	0.22	0	0.0%	0	0	-	0	0	0							2,521					2,521	100.0%	0.00	0%	0.000	0.0000	0.0000	0.000	
	Total		11.60	7.21	150,130	2.08	62,720	41.8%	721	1,226	8,882	222	50,909	1,886											68,144		0.96		0.26	0.09	1.05	0.34	
	Total			9.5558	6.21	191,116	2.00	152,893	80.0%	1,757	2,988	9,556	239	28,667	1,062											38,223	20.0%	2.34	20%	0.994	0.0248	2.3680	1.019
East Port	A (bound by Cherry St, River Valley, Greenway, and Ship Channel)	Mixed-Use	9.5558	6.21	191,116	2.00	152,893	80.0%	1,757	2,988	9,556	239	28,667	1,062											38,223	20.0%	2.34	20%	0.994	0.0248	2.3680	1.019	
	Total		9.5558	6.21	191,116	2.00	152,893	80.0%	1,757	2,988	9,556	239	28,667	1,062											38,223	20.0%	2.34		0.99	0.02	2.37	1.02	
	475 Commissioners Street (Cas mixed-use)		4.4	3.70	88,696	2.40	0	0.0%	0	0	8,870	222	39,913	1478												48,783	55.0%	0.00	15%	0.000	0.0407	0.0407	0.041
	75 Basin Street (Cascades)	mixed-use	1.7	1.33	33,308	2.50	0	0.0%	0	0	3,331	83	14,989	555												18,320	55.0%	0.00	15%	0.000	0.0146	0.0146	0.015
	Pinewood Expansion	Film Studio	6.7	0.69	12,864	1.86	0	0.0%	0	0	0	0	0	0	12,864											12,864	100.0%	0.00	10%	0.000	0.0138	0.0138	0.014
South of Ship Channel	TWSDI (west)	mixed-use	3.0	3.01	121,428	4.03	82,079	67.6%	943	1,604	6,071	152	12,143	450												39,349	32.4%	1.26	15%	0.305	0.0195	1.2774	0.325
	TWSDI (east)	office/film-related	3.0	2.43	60,000	2.47	0	0.0%	0	0	6,071	152	53,929	1997												60,000	100.0%	0.00	15%	0.000	0.0486	0.0486	0.049
	Basin Block	Office/Film-related	3.6	2.52	27,319	1.08	0	0.0%	0	0	1,820	46	22,248	824								3,251	59		27,319	100.0%	0.00	15%	0.000	0.0504	0.0504	0.050	
	Block A	mixed-use	5.7	4.71	226,988	4.82	172,511	76.0%	1,983	3,371	11,349	284	34,048	1261												45,397	20.0%	2.64	15%	0.537	0.0188	2.6627	0.556
	Block B	mixed-use	5.3	3.97	211,296	5.32	160,585	76.0%	1,846	3,138	10,565	264	31,694	1174												42,259	20.0%	2.46	15%	0.453	0.0159	2.4770	0.468
All Precincts (ha)	Carlaw Block	mixed-use	5.1	3.76	101,536	2.70	0	0.0%	0	0	10,154	254	45,691	1692												55,845	55.0%	0.00	15%	0.000	0.0414	0.0414	0.041
	Total		38.50	26.12	883,435	3.38	415,175	47.0%	4,772	8,113	58,231	1,456	254,655	9,432	12,864						3,251	59			350,136	39.6%	6.36		1.29	0.26	6.63	1.56	
	Leslie Frontage	Non-residential	5.1	4.11	41,128	0.80	0	0.0%	0	0	20,564	514	20,564	762												41,128	100.0%	0.00	0%	0.000	0.0822	0.0822	0.082
	885 Lake Shore (Toronto Hydro)	Non-residential	2.0	1.56	15,637	0.80	0	0.0%	0	0	3,831	96	5,903	219						5,903	66					15,637	100.0%	0.00	0%	0.000	0.0312	0.0312	0.031
	945 Lake Shore (showline)	Non-residential	1.0	0.81	8,097	0.80	0	0.0%	0	0	1,984	50	0									6,113	111			8,097	100.0%	0.00	0%	0.000	0.0162	0.0162	0.016
All Precincts (ha)	A (560 Commissioners St)	Non-residential	4.2	3.38	33,764	0.80	0	0.0%	0	0	8,272	207	12,746	472					12,746	142					33,764	100.0%	0.00	0%	0.000	0.04	0.0420	0.042	
	Total		12.32	9.86	98,626	0.80	0	0%	0	0	34,651	866	39,213	1,452						18,649	207	6,113	111		98,626	100.0%	0.00		0.000	0.06	0.06	0.06	
	Maritime Hub	Non-residential	4.5	3.60	22,432	0.50	0	0.0%	0	0	11,216	280	5,608	208												22,432	100.0%	0.00	15%	0.000	0.0540	0.0540	0.054
	Port West	Non-residential	6.1	4.90	12,176	0.20	0	0.0%	0	0	0	0	0													12,176	100.0%	0.00	15%	0.000	0.0000	0.0000	0.000
	Employment West	Non-residential	5.4	4.30	42,844	0.80	0	0.0%	0	0	2,142	54	8,569	317												42,844	100.0%	0.00	15%	0.000	0.0215	0.0215	0.022

Appendix G - Parkland Dedication Spreadsheet (High End Full - Alternative FSD)

Port Land Community Infrastructure Strategy

***Final numbers will be updated for the final report once numbers have been finalized

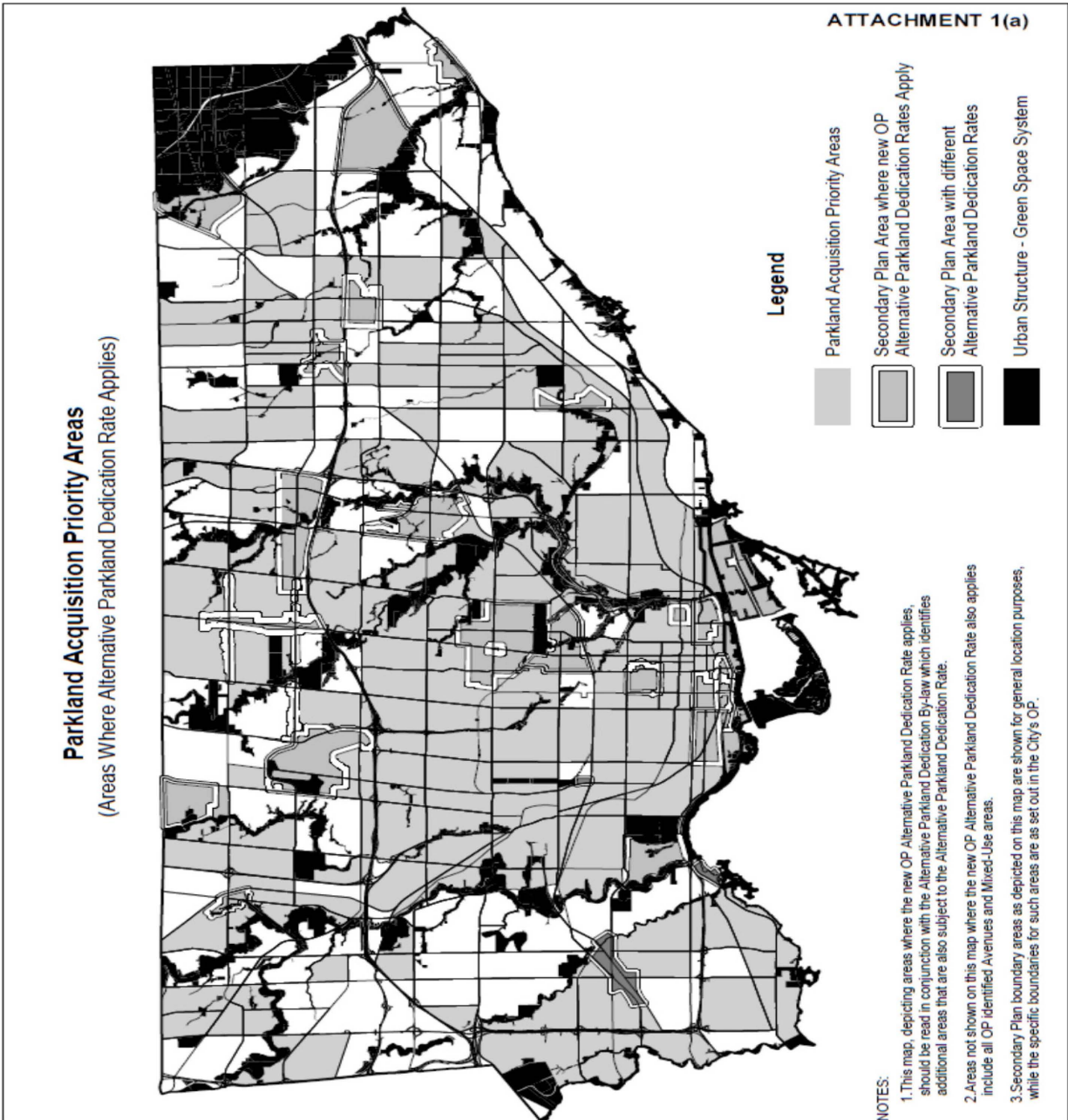
Precinct	Site	Type	Gross Area of Development Parcels (ha)	Net Area (excluding public rights-of-way) (ha)	Total GFA (sq. m)	Net Floor Space Index (FSI)	Residential GFA (sq. m)	Residential Proportion of Total GFA	Number of Dwelling Units (assume 87sq. m/unit)	Population (assume 1.7 people/unit)	Retail/Commercial GFA	Retail Jobs	Office GFA	Office Jobs	Film Studio GFA	Film Studio Jobs	Hotel GFA	Hotel Jobs	Industrial / Warehousing GFA	Industrial/ Warehousing Jobs	Other Non-residential GFA	Other Jobs	Catalyst Use GFA	Catalyst Use Jobs	Total Non-Residential GFA	Non-Residential Proportion of Total GFA	Residential parkland dedication at 0.4 ha/300 units	Residential cap on parkland dedication (By-law 1420-2007)	Residential Parkland Dedication (ha) (with cap)	Non-residential parkland dedication (ha)	Total Parkland Dedication (no residential cap)	Total Parkland Dedication (with cap)	
Villiers Island	A (west of Cherry St)	Mixed-Use		5.07	209,199	4.13	167,880	80.2%	1,930	3,280	13,625	341	14,879	551									12,815	128	41,319	19.8%	2.57	20%	0.814	0.0200	2.5929	0.834	
	B1 (309 Cherry St)	Mixed-Use		1.73	100,437	5.81	91,410	91.0%	1,051	1,786	5,733	143	3,294	122											9,027	9.0%	1.40	15%	0.236	0.0031	1.4040	0.239	
	B2 (33 Villiers St)	Mixed-Use		0.33	2,279	0.69	0	0.0%	0	0	0	0	2,279	84											2,279	100.0%	0.00	10%	0.000	0.0066	0.0066	0.007	
	B3 (54 Commissioners St)	Mixed-Use		0.31	21,583	6.96	20,759	96.2%	239	406	824	21	0	0											824	3.8%	0.32	10%	0.030	0.0002	0.3184	0.030	
	B4 (275, 281 Cherry St)	Non-residential		0.11	754	0.69	0	0.0%	0	0	282	7	472	17											754	100.0%	0.00	10%	0.000	0.0022	0.0022	0.002	
	C (east of [New] Munitions St)	Mixed-Use		4.25	173,247	4.08	165,843	95.7%	1,906	3,241	7,404	185	0	0											7,404	4.3%	2.54	15%	0.610	0.0036	2.5453	0.614	
	D (north of Villiers St)	Non-residential		1.10	10,618	0.97	0	0.0%	0	0	4,606	115	6,012	223											10,618	100.0%	0.00	15%	0.000	0.0220	0.0220	0.022	
Total			21.87	13	518,117	4.02	445,892	86.1%	5,125	8,713	32,474	812	26,936	998									12,815	128	72,225	13.9%	6.83		1.690	0.06	6.89	1.75	
Polson Quay	Parcel A - some res	Mixed-Use		0.38	15,048	4.00	8,464	56.2%	97	165	752	19													6,584	43.8%	0.13	10%	0.021	0.0033	0.1330	0.024	
	Parcel B - some res	Mixed-Use		0.41	16,498	4.00	9,899	60.0%	114	193	825	21	5,774	214											6,599	40.0%	0.15	15%	0.037	0.0033	0.1550	0.040	
	Parcel C - some res	Mixed-Use		1.20	71910	6.00	43,146	60.0%	496	843	3,596	90	25,169	932											28,765	40.0%	0.66	15%	0.108	0.0096	0.6708	0.117	
	Parcel D - some res	Mixed-Use		0.48	29,064	6.00	17,438	60.0%	200	341	1,453	36	10,172	377											11,625	40.0%	0.27	15%	0.043	0.0038	0.2711	0.047	
	Parcel E - some res	Mixed-Use		0.66	39,404	6.00	23,643	60.0%	272	462	1,970	49	13,791	511											15,761	40.0%	0.36	15%	0.059	0.0053	0.3676	0.065	
	Parcel F - no res	Non-residential		0.59	23646	4.00	0	0.0%	0	0	2,365	59	21,281	788											23,646	100.0%	0.00	10%	0.000	0.0118	0.0118	0.012	
	Parcel G - no res	Non-residential		0.48	19,201	4.00	0	0.0%	0	0	1,920	48	17,281	640											19,201	100.0%	0.00	10%	0.000	0.0096	0.0096	0.010	
	Parcel H - no change	Non-residential (no change)		1.24	4,169	0.34	0	0.0%	0	0	-	0	4,169	154												4,169	100.0%	0.00	15%	0.000	0.0248	0.0248	0.025
	Parcel I - no res	Non-residential		0.64	25658	4.00	0	0.0%	0	0	2,566	64	23,092	855											25,658	100.0%	0.00	10%	0.000	0.0128	0.0128	0.013	
	LAFARGE - no change	Non-residential (no change)		1.13	2,521	0.22	0	0.0%	0	0	-	0	0	0							2,521					2,521	100.0%	0.00	0%	0.000	0.0000	0.0000	0.000
Total			11.60	7.21	247,119	3.43	102,590	41.5%	1,179	2,005	15,447	386	89,786	3,325					2,521		5,832			113,586		1.57		0.27	0.08	1.66	0.35		
River South	A (bound by Cherry St, River Valley, Greenway, and Ship Channel)	Mixed-Use	9.5558	6.21	286,674	3.00	229,339	80.0%	2,636	4,481	14,334	358	43,001	1,593											57,335	20.0%	3.51	20%	0.994	0.0248	3.5396	1.019	
	Total		9.5558	6.21	286,674	3.00	229,339	80.0%	2,636	4,481	14,334	358	43,001	1,593											57,335	20.0%	3.51		0.99	0.02	3.54	1.02	
Film Studio District	475 Commissioners Street (Cas	mixed-use	4.4	3.70	88,696	2.40	0	0.0%	0	0	8,870	222	39,913	1478											48,783	55.0%	0.00	15%	0.000	0.0407	0.0407	0.041	
	75 Basin Street (Cascades)	mixed-use	1.7	1.33	33,308	2.50	0	0.0%	0	0	3,331	83	14,989	555											18,320	55.0%	0.00	15%	0.000	0.0146	0.0146	0.015	
	Pinewood Expansion	Film Studio	6.7	0.69	12,864	1.86	0	0.0%	0	0	0	0	0	0	12,864										12,864	100.0%	0.00	10%	0.000	0.0138	0.0138	0.014	
	TWSDI (west)	mixed-use	3.0	3.01	121,428	4.03	82,079	67.6%	943	1,604	6,071	152	12,143	450									21,135	384	39,349	32.4%	1.26	15%	0.305	0.0195	1.2774	0.325	
	TWSDI (east)	office/film-related	3.0	2.43	60,000	2.47	0	0.0%	0	0	6,071	152	53,929	1,997											60,000	100.0%	0.00	15%	0.000	0.0486	0.0486	0.049	
	Basin Block	Office/Film-related	3.6	2.52	27,319	1.08	0	0.0%	0	0	1,820	46	22,248	824											27,319	100.0%	0.00	15%	0.000	0.0504	0.0504	0.050	
	Block A	mixed-use	5.7	4.71	226,988	4.82	172,511	76.0%	1,983	3,371	11,349	284	34,048	1,261											45,397	20.0%	2.64	15%	0.537	0.0188	2.6627	0.556	
	Block B	mixed-use	5.3	3.97	211,296	5.32	160,585	76.0%	1,846	3,138	10,565	264	31,694	1,174											42,259	20.0%	2.46	15%	0.453	0.0159	2.4770	0.468	
	Carlaw Block	mixed-use	5.1	3.76	101,536	2.70	0	0.0%	0	0	10,154	254	45,691	1,692											55,845	55.0%	0.00	15%	0.000	0.0414	0.0414	0.041	
Total			38.50	26.12	883,435	3.38	415,175	47.0%	4,772	8,113	58,231	1,456	254,655	9,432	12,864	-	21,135	384			3,251	59		350,136	39.6%	6.36		1.29	0.26	6.63	1.56		
East Port	Leslie Frontage	Non-residential	5.1	4.11	41,128	0.80	0	0.0%	0	0	20,564	514	20,564	762											41,128	100.0%	0.00	0%	0.000	0.0822	0.0822	0.082	
	885 Lake Shore (Toronto Hydro	Non-residential	2.0	1.56	15,637	0.80	0	0.0%	0	0	3,831	96	5,903	219						5,903	66				15,637	100.0%	0.00	0%	0.000	0.0312	0.0312	0.031	
	945 Lake Shore (showline)	Non-residential	1.0	0.81	8,097	0.80	0	0.0%	0	0	1,984	50	0	0											8,097	100.0%	0.00	0%	0.000	0.0162	0.0162	0.016	
	A (560 Commissioners St)	Non-residential	4.2	3.38	33,764	0.80	0	0.0%	0	0	8,272	207	12,746	472						12,746	142				33,764	100.0%	0.00	0%	0.000	0.04	0.0420	0.042	
	Total			12.32	9.86	98,626	0.80	0	0%	0	0	34,651	866	39,213	1,452					18,649	207	6,113	111		98,626	100.0%	0.00		0.000	0.06	0.06	0.06	
South of Ship Channel	Maritime Hub	Non-residential	4.5	3.60	22,432	0.50	0	0.0%	0	0	11,216	280	5,608	208											22,432	100.0%	0.00	15%	0.000	0.0540	0.0540	0.054	
	Port West	Non-residential	6.1	4.90	12,176	0.20	0	0.0%	0	0	0	0	0	0											12,176	100.0%	0.00	15%	0.000	0.0000	0.0000	0.000	
	Employment West	Non-residential	5.4	4.30	42,844	0.80	0	0.0%	0	0	2,142	54	8,569	317											42,844	100.0%	0.00	15%	0.000	0.0215	0.0215	0.022	
	Port East	Non-residential	4.3	3.50	8,658	0.20	0	0.0%	0	0	0	0	0	0											8,658	100.0%	0.00	15%	0.000	0.0000	0.0000	0.000	
	Employment East	Non-residential	3.7	3.00	29,701	0.80	0	0.0%	0	0	1,485	37	5,940	2																			

TORONTO MUNICIPAL CODE
CHAPTER 415, DEVELOPMENT OF LAND

SCHEDULE A, ARTICLE III
CONVEYANCE OF LAND FOR PARKS PURPOSES AS A CONDITION OF
RESIDENTIAL DEVELOPMENT

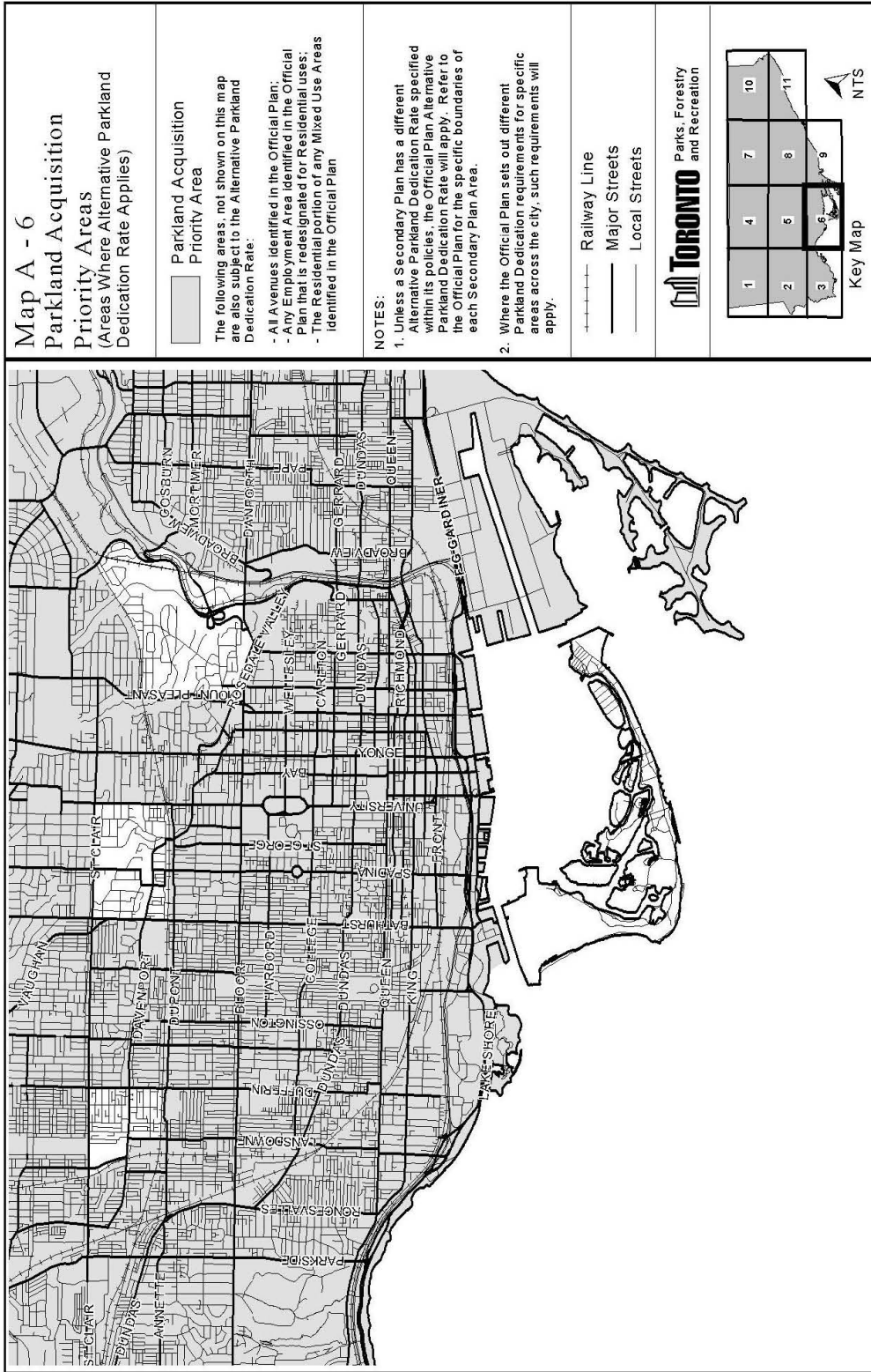
MAPS 1a AND A-1 – A-11

[Amended 2008-09-25 by By-law No. 979-2008; 2014-12-11 by By-law No. 80-2015¹⁴]



¹⁴ Editor's Note: By-law No. 80-2015 is retroactive and is deemed to have come into force on August 14, 2014.

TORONTO MUNICIPAL CODE
CHAPTER 415, DEVELOPMENT OF LAND



December, 2007

APPENDIX H

Facility Sizes

APPENDIX H – FACILITY SPACES

Facility Sizes			
Recreation and Community Facility Components	Base Recreation Facility		Individual Facilities to Add to Base
	Small	Medium	
	2,322 m ² (25,000 ft ²)	3,252 m ² (35,000 ft ²)	
	3,252 m ² (35,000 ft ²)	4,645 m ² (50,000 ft ²)	
Recreation Components			
Indoor Pool			2,787 m ² (30,000 ft ²)
Double Gym (includes change rooms [men's, women's, and universal @ 1,400 ft ²], storage space, and spectator space)	1,161 m ² (12,500 ft ²)	1,161 m ² (12,500 ft ²)	
Multi-Purpose Program Space*			
• large	1 @ 279 m ² (3,000 ft ²)	2 @ 279 m ² (3,000 ft ²)	
• small	4 @ 93 m ² (1,000 ft ²)	6 @ 93m ² (1,000 ft ²)	
Other Spaces			
• fitness (includes storage)	[223 m ² (2,400 ft ²)]	-	
• fitness & weight (includes storage)	-	381m ² (4,100 ft ²)	
• work/meeting room	183 m ² (600 ft ²)	183m ² (600 ft ²)	
• office/admin	93 m ² (1,000 ft ²)	93m ² (1,000 ft ²)	
• lobby/reception	279 m ² (3,000 ft ²)	279 m ² (3,000 ft ²)	
• teaching kitchen		93m ² (1,000 ft ²)	
• youth lounge		93m ² (1,000 ft ²)	
• adult lounge		93m ² (1,000 ft ²)	
• staff lounge		46m ² (500 ft ²)	

Total Recreation	2,462 m² (26,500 ft²)	3,409 m² (36,700 ft²)	
Community Components			
Elementary School			6,204 m ² (66,780 ft ²)
Public Library (upper limit of neighbourhood branch size)			1,394 m ² (15,000 ft ²)
Human Services Space			1,858 m ² (20,000 ft ²)
Child Care Centre: indoor (62 spaces)			634 m ² (6,820 ft ²)
Child Care Centre: outdoor playspace			345 m ² (3,720 ft ²)
Other Components			
Double Pad Arena			6,568 m ² (70,700 ft ²)
Four Pad Arena (from Sports Complex Study)**			18,846 m ² (202,865 ft ²)

* Multi-purpose program space: divisible into smaller spaces; 'large' includes kitchenette in small recreation facility; 'large' includes a kitchen in at least one room in medium recreation facility

**rdh architects inc. + 3LHD architects. Port Lands Sports Centre. Stacked Arena Presentation. July 13, 2010.