



## PART TWO

# REVIEW OF COMMUNITY FACILITIES

As an area undergoing major growth and transition, Toronto's Official Plan prescribes that area-specific strategies are to be developed to address and improve local social infrastructure and community service capacity. Examining King-Spadina's available community services and facilities, and changing built form and demographic characteristics, this section identifies the area's current service gaps and considers King-Spadina's future community service and facility needs and opportunities.

37



## 5.0 EXISTING COMMUNITY SERVICES AND FACILITIES

The intent of this section is to inform the development of a community services and facilities strategy for the King-Spadina Study Area in light of, and in anticipation of, continued reinvestment and redevelopment of the area. Recognizing that 2006 Census data – which at the time this report was completed was still unreleased – will provide a more complete picture of demographic trends and community services and facility needs. This section is intended as a preliminary examination of currently available information to guide the City's ongoing service and facility monitoring and future strategy preparation.

Centrally located in Toronto's downtown core, King-Spadina residents benefit from close access to available community services and facilities in adjacent neighbourhoods. The following is a description of existing community services and facilities in King-Spadina and those situated in adjacent areas accessible to area residents (see King-Spadina: 2006 Community Services and Facilities Inventory on the following page).

### 5.1 Community Centres

There are no community centres in the King-Spadina area. However, residents have access to centres in adjacent neighbourhoods including: Scadding Court Community Centre on Dundas Street near Spadina Avenue, Harrison Pool (indoor pool facility) on Stephanie Street close to Spadina Avenue, Trinity Recreation Centre on Crawford, as well as the Niagara Community Centre south of King Street and west of Bathurst Street. Community centre staff have noted a marked increase in the use of these facilities from residents who identify themselves as living within King-Spadina. In addition the Harbourfront Community Centre and University Settlement Community Centre south of Grange Park, host a number of City of Toronto programs despite not being owned by the City.

Through discussions with Parks staff, indoor pools are considered to be a primary need in the area followed by multi-purpose recreational space. A new community centre with an indoor pool facility, adjacent to a new 8-acre park and neighbourhood library branch, is proposed as part of the Railway Lands West development directly south of the King-Spadina Study Area in the Railway Lands West, which will be accessible to King-Spadina residents via a proposed pedestrian overpass over the railway. This community centre, and in particular the indoor pool, will alleviate much of the facility needs of the existing population. Parks staff



*Clarence Square is a community open space amenity.*



*Victoria Memorial is a community open space amenity.*



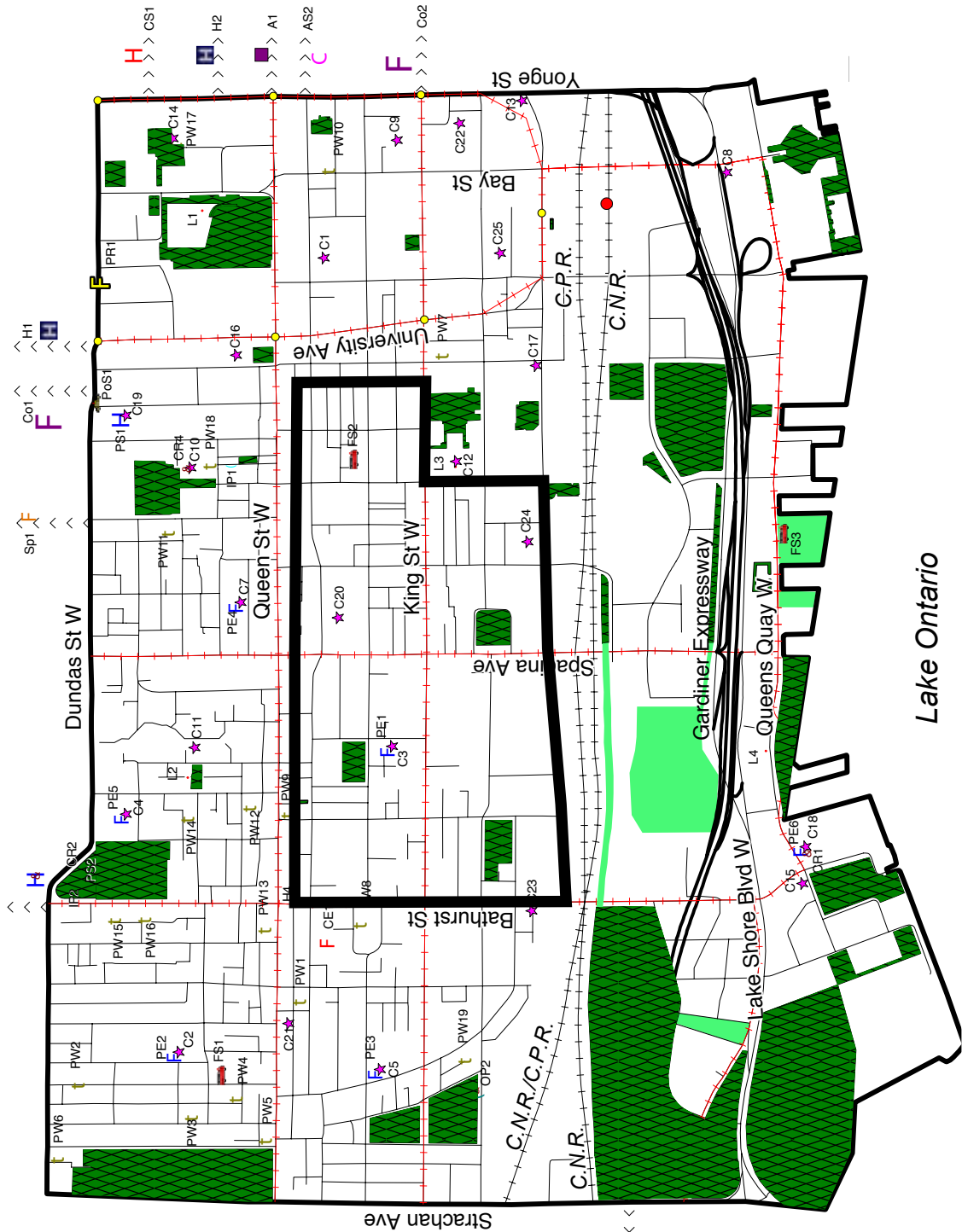
*St Andrew's Playground is a community open space amenity.*

### King-Spadina: 2006 Community Services and Facilities Inventory

(Area roughly bounded by Dundas, Yonge, Strachan, and Lake Ontario)

Name	Map Reference Code	Address
<b>DAY CARE CENTRES</b>		
Richmond Adelaide Child Care Centre	C1	111 Richmond St W, Suite 300
Fraser School Community Day Care	C2	79 Manning Ave
<b>Alpha Day Care</b>	<b>C3</b>	<b>20 Brant St</b>
Ryerson Public School Day Care	C4	96 Denison Ave
Garrison Creek Community Day Care	C5	222 Niagara St
Hester How Day Care Centre	C6	100 Queen St W, East Tower, 1st Floor
Ogden Day Care Centre	C7	33 Phoebe St
Waterpark Place Child Care Centre	C8	20 Bay St
Scotia Plaza Child Care Centre	C9	40 King St W, Suite 1013
University Settlement (Child Care)	C10	23 Grange Rd
Alexandra Park Child Care Centre	C11	75 Augusta Sq
Metro Hall Child Care Centre	C12	55 John St, 1st Floor
Mothercraft Child Care (BCE Place)	C13	10 Front St W
Mothercraft Child Care (Eaton Centre)	C14	14 Trinity Sq
Harbourfront Child Care Centre	C15	650 Queens Quay W, Suite 101
Life Bridge Child Care	C16	330 University Ave
Downtown Montessori	C17	200 Front St W
St Stephen's Waterfront Child Care Centre	C18	635 Queens Quay W
Orde Day Care Satellite	C19	132 St Patrick St
<b>Studio 123 (Child Care)</b>	<b>C20</b>	<b>401 Richmond St W</b>
Breaking the Cycle (Child Care)	C21	761 Queen St W, Suite 107
CIBC Children's Centre	C22	21 Melinda St
City Kids Child Care Centre	C23	34 Bathurst St
<b>Kids &amp; Company Ltd</b>	<b>C24</b>	<b>320 Front St W, Suite 100</b>
Kids & Company Ltd (Wellington Site)	C25	95 Wellington St W
<b>SCHOOLS</b>		
St Mary Catholic Elementary School	CE1	20 Portugal Sq
George Brown College (Nightingale Campus)	Co1	2 Murray St
George Brown College (St James Campus)	Co2	200 King St E
<b>Brant Street Elementary School</b>	<b>PE1</b>	<b>20 Brant St</b>
Charles G Fraser Junior Public School	PE2	79 Manning Ave
Niagara Street Junior Public School	PE3	222 Niagara St
Ogden Junior Public School	PE4	33 Phoebe St
Ryerson Junior & Senior Public School	PE5	96 Denison Ave
The Waterfront Junior & Senior Public School	PE6	635 Queens Quay W
Police Station (52 Division)	PoS1	255 Dundas St W
Hanson International Academy	PR1	126 Chestnut St
Contact Alternative School	PS1	132 Patrick St
Oasis Alternative Secondary School	PS2	707 Dundas St W
Beverly Junior Public School (for handicapped students)	Sp1	190 Beverley St
St Michael Choir Catholic Secondary School	CS1	67 Bond St
<b>COMMUNITY CENTRES / RECREATION FACILITIES</b>		
Moss Park Arena	A1	150 Sherbourne St
Harbourfront Community Centre	CR1	627 Queens Quay W
Scadding Court Community Recreation Centre	CR2	707 Dundas St W
Niagara Community Centre	CR3	700 Wellington St W
University Settlement House Recreation Centre	CR4	15 Grange Rd
Harrison Indoor Pool	IP1	15 Stephanie St
Scadding Court Indoor Pool	IP2	707 Dundas St W
Alexandra Outdoor Pool	OP1	275 Bathurst St
Stanley Park Outdoor Pool	OP2	700 Wellington St W
<b>FIRE AND EMERGENCY SERVICES</b>		
Fire Station # 331	FS1	33 Claremont St
<b>Fire Station # 332</b>	<b>FS2</b>	<b>260 Adelaide St W</b>
Fire Station # 334	FS3	339 Queens Quay W
Ambulance Station # 35	AS1	265 Manitoba Dr
Ambulance Station # 40	AS2	58 Richmond St
<b>HOSPITALS AND CLINICS</b>		
Sick Children's Hospital	H1	555 University Ave
St Michael's Hospital (Bond St Site)	H2	30 Bond St
Toronto Hospital (Western Site)	H3	399 Bathurst St
Queen West Community Health Centre	H4	168 Bathurst St
<b>LIBRARIES</b>		
City Hall Public Library	L1	100 Queen St W
Sanderson Public Library	L2	327 Bathurst St
Urban Affairs Library	L3	55 John St
Harbourfront Public Library	L4	500 Queens Quay W
<b>PLACES OF WORSHIP</b>		
Ukrainian Baptist Church	PW1	148 Tecumseth St
Living Waters Assembly	PW2	159 Claremont St
St Matthias Church	PW3	45 Bellwoods Ave
Chinese Grace Baptist Church	PW4	20 Claremont St
St Nicholas Ukrainian Church	PW5	770 Queen St W
St John the Baptist Church	PW6	170 Gore Vale Ave
St Andrews Presbyterian Church	PW7	75 Simcoe St
St Mary's Church	PW8	9 Portugal Sq
<b>Evangel Hall</b>	<b>PW9</b>	<b>573 Queen St W</b>
St Stephen's Chapel	PW10	353 Bay St
Toronto Chinese Baptist Church	PW11	78 Beverley St
St Stanislaus Church	PW12	16 Denison Ave
Toronto Alliance Church	PW13	602 Queen St W
Russian Ukrainian Church	PW14	24 Carr St
Ching Kwok Buddhist Temple	PW15	300 Bathurst St
Church of the Assumption	PW16	276 Bathurst St
Church of the Holy Trinity	PW17	10 Trinity Sq
Church of St George	PW18	197 John St
Fu Sien Buddhist Temple	PW19	185 Niagara St

Note: Services in bold are located within the King-Spadina boundary



Legend

- F TDSB Elementary
- H TDSB Secondary
- F TCDSB Elementary
- H TCDSB Secondary
- F College
- F Special School
- F Private School
- ☆ Arena
- & Com/Rec Centre
- ⌋ Indoor Pool
- ⌋ Outdoor Pool
- Library
- ☆ Child Care Centre
- ⌋ Place of Worship
- ⌋ Hospital
- ⌋ Ambulance Station
- ⌋ Fire Station
- ⌋ Police Station
- ⌋ Study Area
- ⌋ Parks
- ⌋ Proposed Parks
- ⌋ Rail
- ⌋ TTC - Subway / Street Car Tracks
- ⌋ Subway Stations
- ⌋ Go Station



*St. Andrew's Playground*



*Brant Elementary School*

have also noted that they are exploring the potential use of a portion of the City-owned building at the north end of St. Andrew's Park for multi-purpose recreation space.

## 5.2 Libraries

The nearest library is the Urban Affairs Library in Metro Hall on the edge of the King-Spadina plan boundary at King Street West and John Street. As a specialized collection of the Toronto Reference Library, the Urban Affairs Library houses an extensive collection of municipal and urban related publications and City of Toronto documents and reports, in addition to newspapers, magazines, and computer workstations. However, as a reference library, it does not extend any borrowing privileges on materials. Neighbourhood branches with borrowing service to King-Spadina are the City Hall Branch and the Sanderson Branch at Bathurst Street and Dundas Street, both providing relatively convenient access to King-Spadina residents. A library is planned for the Railway Lands East.

## 5.3 Parks and Open Space

There are four small parks in the area, including the Victoria Memorial Square, Clarence Square, and St. Andrew's Playground, as well as a small parkette, the Alex Wilson Garden. A new 8-acre park is proposed as part of the Railway Lands West development, which will be accessible to King-Spadina residents via the proposed pedestrian overpass. A discussion of the existing parks and open space are addressed in further detail in the Public Realm Section of this report.

## 5.4 Schools

Brant Street Elementary School is the only school in the King-Spadina plan boundary. However, several schools are located close to the area, including Niagara Street Elementary School, Ryerson Elementary School, and West Toronto Secondary School. As well, two new elementary schools, one under the Toronto District School Board and one under the Toronto Catholic District School Board are proposed as part of the Railway Lands West development and will accommodate between 700-800 students. However, as representatives from both school boards have noted, these schools are not primarily intended serve residents in the Railway Lands area and are not designed to serve the wider downtown community.

The Toronto District School Board's 10-Year Infrastructure Facility Plan released in October 2005 indicated that many of the elementary and secondary schools in the City's core have experienced declining enrollments and are operating below capacity. Therefore, given the small number of children currently residing in King-Spadina, schools in adjacent areas can likely facilitate any additional demands generated by King-Spadina's growing population.

### 5.5 Group Child Care Service

There are three daycare centres in the King-Spadina area: Studio 123 Early Learning Centre at 401 Richmond Street, Kids & Company Ltd. on Front Street West and the Brant Street Daycare-Alpha, located just west of the King-Spadina area on Brant Street south of Adelaide Street. There are also a number of daycare facilities in the immediately surrounding area, including one at Metro Hall just outside the boundary of the study area. As well, new daycare facilities are proposed as part of the Railway Lands West development.

Discussions with day care providers in and adjacent to King-Spadina revealed that the existing facilities have limited capacity, with considerable waiting lists. While existing demand for local daycares is high, childcare providers indicate that the clientele are not necessarily King-Spadina residents but rather people from adjacent downtown neighbourhoods and from people that commute in from other parts of the City and GTA to work in the area.

### 5.6 Medical and Emergency Services

The King-Spadina area is well situated in terms of access to health care facilities and services, close to many of Toronto's major hospitals and clinics located along University Avenue, including the Toronto General, and Mount Sinai' Hospital, as well as the Toronto Western Hospital and the Queen West Community Health Centre, both located along Bathurst Street.

The area is also serviced by Fire Station #332 at 260 Adelaide Street West and the Toronto Police Service's 52 Division east of Spadina and 14 Division west of Spadina.

### 5.7 Condominium Facilities

On-site private condominium facilities also make up a small component in the area's overall community facility inventory, however because they are private with restricted access, they do not substitute for the provision of public facilities. Discussions with local property managers and



*The Fire Station on Adelaide at John Street.*



*Some condominiums provide facilities on-site.*

residents indicated that most condominium facilities in the area are generally limited to common rooms for hosting condominium association meetings, fitness facilities, and in some instances, rooftop terraces and other specialized amenities like private theatres and saunas. Property managers noted that in general, on-site facilities, with the exception of fitness facilities, typically only receive moderate use by residents.

### **5.8 Places of Worship**

King-Spadina is well situated in terms of access to places of worship, with one facility, Evangel Hall, located on Queen Street West on the northern boundary of the study area, and a number of facilities located throughout adjacent neighbourhoods. In addition to regular worship services, many of the local places of worship also provide other services and facility space for use by the community at large.

## 6.0 COMMUNITY SERVICES AND FACILITIES ASSESSMENT

In order to track changes resulting from the new planning policies, the City of Toronto conducted its own monitoring (1996 and 2001) of the King-Spadina and King-Parliament areas through detailed resident surveys to examine the need for community services. Information for the 2001 monitoring report was collected from a self-administered survey sent to residential units in both district, with a total of 741 households responding, reflecting a 20% response rate. The following data has been selected to illustrate responses from the King-Spadina residents only.

Residents were asked to identify community services that household members used. The top five municipal or community services used by the King-Spadina residents were: public transit (75%); parks and open space (64.3%); health care facilities (35.1%); libraries (25.6%); and swimming pools and playgrounds (both at 14.3%). Not surprising given the relatively small number of children and youth, schools and daycares were ranked among the least used community services by King-Spadina residents.

Residents also indicated the top five amenities and services in need of improvement, which included supermarkets, parks and open space, street amenities, convenience stores, and on-street parking. Four out of the five priority areas identified in the 1996 surveys were also identified by respondents in 2001.

In addition to service and amenity priorities, residents were also asked to express their views regarding public spending priorities. The top five spending priorities as identified by the King-Spadina residents in 2001 were: parks (75.8%), environmental protection (74.7%), recycling programs (63.7%), public transit (61.3%), and primary/secondary education (53.2%). In general, residents expressed a strong preference for an improved park system, as well as concerns on making existing parks and open spaces safer. Residents also identified public transit as a public spending priority. Respondents expressed a general view that public transit services are overcrowded and unreliable, and that improvements should be considered for the King Street or Queen Street services.



## **7.0 ANTICIPATING FUTURE COMMUNITY SERVICE AND FACILITY NEEDS**

In terms of anticipating service and facility needs, an examination of existing facilities and services, together with the demographic and built form profile, highlights three key issues that should form the basis of an eventual community services and facilities strategy for the King-Spadina Study Area. Although existing data points to potential community needs, the actual development of the strategy will benefit from the release of 2006 Census data which will provide a longer time period to from which to identify trends and possible gaps in services.

### **7.1 Demographic Demands**

First, as the new planning framework for this community was only implemented in 1996, the effect of changes in the profile of the community is not fully reflected in the existing statistical data. While the 2001 Census represents the most recent demographic data available, the demographic changes that occurred between the 1996 and 2001 Census years, the physical development of the area over the last decade, and new development proposals provide some reliable indicators to help anticipate how community service and program needs may change over time.

King-Spadina's changing built form and unique demographic profiles are key factors in the shifting community service and facility needs of the community. Current trends strongly suggest that the composition and characteristics of King-Spadina's new population – comprised largely of young professionals living in small non-family households – is related to the area's changing built form, and in particular residential unit size and mix that restricts functionality for families with children. As well, applications for newly proposed developments, which consist primarily of small one and two-bedroom residential units, suggest that the current built form and demographic profile will likely sustain.

In trying to anticipate and provide for the future situation, the question of "ageing in place" is of critical importance. The 2006 Census information will be of particular help in this regard by providing additional information on the household mix in the area and the mobility of residents. For example, if two-person households continue to increase, mobility rates decrease, and the population pyramid elongates, that would suggest that the community is becoming a more diverse neighbourhood and the City should develop a strategy that would accommodate the needs of younger adults, families,

and older adults. Conversely, if the 2006 Census data shows that the current profile of young adults living in small households continues to predominate, then the City will need to evaluate what their objectives are for the area and develop a strategy to address this. For example, is the intent to encourage a more diverse population and ensure that any future facilities within or near the neighbourhood are designed to ensure flexibility of space to accommodate changing needs over time?

### **7.2 Adjacent Service and Facility Capacity**

King-Spadina benefits from its central location in the City, being well served by community services and facilities in immediately surrounding neighbourhoods, including hospitals, recreation facilities and libraries among others. However, if the pace of residential growth continues at its current rate, the capacity of services and facilities in adjacent areas will need to be considered. For example, managers of recreational centres in adjacent neighbourhoods have noted an increase in programming and facility demands in correspondence to the area's growing residential population. As a result, the City needs to monitor growth and facility use to assess community needs and opportunities to develop new service and facilities in King-Spadina or expand existing programming and facility capacity in adjacent areas.

47

### **7.3 Opportunities for Parks and Open Space**

Pressures on existing park space and programming capabilities can be expected to increase as the King-Spadina community continues to expand. However, there are a number of opportunities to enhance King-Spadina's open space system. These issues will be addressed in greater detail in Part Three of this report.

## 8.0 RECOMMENDATIONS

This section has provided a picture of the current community service and facility inventory within and surrounding the Plan area and identified proposed facilities. While the question of future community needs cannot be answered with certainty at this stage, information from the 2006 Census will provide a clearer picture of what those future needs may be. As a result, the City should continue its own monitoring and surveying of King-Spadina residents to supplement 2006 Census data, as it explores specific strategies and recommendations for new social infrastructure, enhancing the existing community service capacity, and generating funding and partnership opportunities.

- CS-1. Continue to monitor demand for new or improved facilities as well as demographic data through a City sponsored survey of King-Spadina residents to supplement upcoming 2006 Census data.
- CS-2. Examine the opportunity for the reuse of the Public Works Building adjacent to St. Andrew's Park for future use as a community open space.
- CS-3. Track King-Spadina residents' use of existing community services and facilities in and adjacent to the King-Spadina district.
- CS-4. Strengthen linkages between King-Spadina and community facilities in adjacent neighbourhoods.
- CS-5. Coordinate community needs with public benefits as outlined as Part Three:
  - a) Prioritize public realm enhancements to reinforce the use of urban spaces as functional and desirable places for leisure activity.
  - b) Explore opportunities to provide for publicly accessible private open space on larger land parcels.
  - c) Examine opportunities to provide quality on-site indoor and outdoor amenity space through the planning application process.
  - d) Examine the opportunity for the future retrofit of Metro Hall Park to function as a neighbourhood park for future residents.