

Capacity Assessment - The Neighbourhood of the 'James'

The "James" - 452/458 Richmond St. West

This study assesses neighbourhood capacity, and **realistic** opportunities for accessing community services by residents of the proposed 'James'.

The resources outlined below are as cited within the July 2015 *Planning & Urban Design Rationale: 452-458 Richmond St. West* ('the Report') by Bousfields Inc. which was submitted as part of re-zoning application¹ for the "James" to the City of Toronto on September 16, 2015. This information is supplemented with updates conducted by the Garden District Neighbourhood Association which were undertaken in June 2016, and in April 2017.

Bousfields described community services and facilities that residents of the 'James' might wish to access; as they stood in June 2015. Its Report however, does not address their capacity to absorb new clients/users/ members in late fall 2018 when occupancy of the 'James' is scheduled to take place.

For the purposes of this review: 'neighbourhood' is contained to within 1.0 kilometre (k) walking distance of the 'James', and 'immediate vicinity' is further defined as within 500 metres (m) of it.

Since the publication of Bousfields' report, 12 new condominium buildings² have been occupied within 750 m. of the proposed 'James'; swelling the local population by 3,436 residential units and approximately 8,858 individuals³. At least five (5) new condominium developments⁴ (2,046 units) are scheduled to be occupied within the same area by the end of 2018⁵. The 'James' itself, as proposed, adds a further 135 condominium units to the local supply.

Collectively, these new condominiums add 7,717 more households (a total population growth of 12,132 residents) to the neighbourhood of the 'James' by 2018.

¹ Application No. 15 223802 STE 20 OZ

² See Appendices, attached.

³ For consistency, the population estimates that follow assume 1.6 persons per condo unit/residence, the same algorithm employed by Bousfields' for its own calculation for the James. See page A-16, Bousfield's report.

⁴ See Appendices, attached.

⁵ Source: www.buzzbuzzhome.com

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| Community Services and Facilities | Walking Distance To 452 Richmond St. West ⁶ | Notes | |
|--|--|-------|--|
| Schools | | | |
| <p>Key Findings:</p> <ul style="list-style-type: none"> • Bousfields' overstates the publicly-funded schooling options which will be available to residents of the James • Neighbourhood elementary schools (both public and catholic) are likely to be close to or fully subscribed by the time that the 'James' is occupied. • All secondary school options are outside the neighbourhood perimeter. The secondary level academic stream within the public school system is already oversubscribed, but there should still be room within its technical/trade stream. <p>Of the 11 schools cited within the Report as open to students from 452 Richmond St. West; only two (2) of these schools will assuredly accept students from this building; as all others fall outside the respective 2016 catchment areas set by the Toronto District School Board (TDSB) and Toronto Catholic District School Board's (TCDSB).</p> <p>ALPHA Alternative Junior and OASIS Secondary Alternative schools were not cited by Bousfields, but both are located at 20 Brant Street within easy access to the James. These two (2) schools however were already fully subscribed in 2016, and maintain candidate waiting lists for vacancies. They are also the only schools that can be reached from the James without crossing a major thoroughfare; a serious consideration for kinder garden and elementary school children.</p> <p>In addition; 452 Richmond St. West also falls within the catchment areas for Harbord Collegiate Institute and for St. Mary Catholic Academy, neither of which Bousfields' assesses.</p> <p>By 2018, the population growth within 1.0 K of the James is expected to generate a demand for 166 additional elementary spaces, and 55 additional secondary TDSB school spaces⁷. The TCDSB can be expected to receive demands for 50 elementary and 27 secondary school placements⁸.</p> | | | |

⁶ Source: Google Maps

⁷ TDSB algorithm: .03 elementary children and .01 children per additional household

⁸ TCDSB algorithm: .0044 Elementary Students and .0028 Secondary Students per households when Bachelor or 1 Bedroom Units, .02 Elementary Students and .01 Secondary Students per household when 2 Bedrooms +. Proportional Distribution of Units consistent with proportions established in Dec. 2013 IBI Group *Community Services and Facilities Study, King-Spadina Community Services and Facilities Update: Phase 1*, page 20.

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| <p>Only three (3) of these five (5) schools currently have sufficient space to absorb these new neighbourhood students: St. Mary's and Ryerson Community School (both elementary) and Central Tech Institute all should have sufficient capacity to absorb secondary students from the neighbourhood. Ryerson Community School however was identified as a potential target for closure in 2015; it's status remains uncertain⁹.</p> <p>Without a change to the current catchment areas; there are no local public secondary school capacity to provide academic steam programs for high school students from this neighbourhood.</p> | | | |
| St. Mary's School - 21 Portugal Square | 850 m. | JK – 8 only Capacity: 494 Students, 2016 ¹⁰ Enrollment 313, Utilization Rate 63%. | Room to accommodate 55 + students (2018). Note: students must traverse Bathurst St. There is no school bus. |
| ALPHA Alternative Junior School OASIS Alternate Secondary School¹¹ - 20 Brant St. | 300 m. | Grades K-12. Capacity: 118 Students 2014 Enrollment: 81 – Utilization Rate: 69% ¹² | Neither cited by Bousfields, but within TDSCB's Catchment area. |
| Ryerson Community School and Vocal Music Academy - 96 Denison St. | 750 m. | Grades JK – 8 only. Capacity 593 students. 2014 Enrollment 317– Utilization Rate: 53% Note: this school was identified in 2015 for potential closure | Can accommodate 166 + students, but brings this school to full capacity. |

⁹ *The Globe and Mail*, Jan. 28, 2015.

¹⁰ *King-Spadina Community and Facility Phase 1 - Backgrounder Report* IBI Group, Appendix G. Page 2

¹¹ www.tdsb.on.ca

¹² www.toronto.ca/legdocs/mmis/2015/ex/bgrd/backgroundfile-77963.pdf.

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| Harbord Collegiate Institute ¹³ - 286 Harbord St | 2.6 Km. | Grades 9 – 12. 2016 Enrollment: 1059 students. Waiting list, no vacancies | Not cited by Bousfields', but within TDSB's catchment area |
| Central Tech School. - 725 Bathurst St. | 2.4 Km. | 2014 Enrollment: 1, 657 students, Utilization Rate: 58% ¹⁴ | |
| St. Mary Catholic Academy ¹⁵ (formerly St. Mary Secondary School) 66 Dufferin Park Ave | 4.1 K. | Grades 9 – 12. 2016 Enrollment: 637 students International Baccalaureate Program (Academic Stream) | Not cited by Bousfields, but within TCDSB's catchment area |
| Outside the TDSB and TCDSB Catchment Areas for School Admittance: | | | |
| St. Josephs College 74 Wellesley St. West | 3.2 K. | Grades 9 – 12 only, girls only 2016 Enrollment: 837 students | |
| St. Michaels Choir School 67 Bond St. | 2.9 K. | Privately funded, boys only 2016 Enrollment: 100 students Fees \$ 5835/annum Note A successful audition is a pre-requirement for admission | |

¹³ www.tdsb.on.ca

¹⁴ Ibid.

¹⁵ www.tcdsb.org

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| Child Care Services | | | |
| Key Findings: | | | |
| <ul style="list-style-type: none"> • Only three (3) day care services/centres are located within walking distance of the proposed 'James' • All neighbourhood services were operating at full occupancy by June 2016, with waiting lists • Not enough infant spaces (0 – 18 months) within the existing supply • Unmet need for 68 spaces (Minimum) within the neighbourhood by the time the 'James' is occupied | | | |
| <p>Of the thirty (30) day care services/centres listed by Bousfields; <u>only</u> three (3) are located within walking distance (500 m.) of the proposed 'James'. Another five (5) services are located within 1.0 k of the site. Its report states that these eight (8) centres were already operating close to capacity at 95% in June 2015. Only 40 of the 417 spaces that they provided were dedicated to infants (0 – 18 months); and only 10 of these are located within walking distance of the proposed 'James'.</p> | | | |
| <p>As of June 2015, a total of ten (10) spaces were said to be available within the three (3) centres closest to the 'James'; another 12 spaces possibly available within the five (5) services located in the outer ring (within 1.0 k, but more than 500 m. away). There were no spaces available for infants however, either within walking distance or within 1.0 k from the 'James'.</p> | | | |
| <p>By the end of 2016, population growth in the immediate neighbourhood had already fully absorbed the extra supply noted by Bousfields, and created a new, unmet need of 28 additional childcare spaces¹⁶. To this must be added 2 additional pressures which will affect the availability of this resource when the James can be expected to be ready for occupancy. The seven (7) local developments that come on-stream by 2018 will themselves generate a need for 46 additional child care spaces; while Bousfields states that the James itself is going to create its own need for four (4) more additional spaces¹⁷. The total unmet need for this neighbourhood however will be still higher, as there a parallel pressure for more childcare spaces from newly- established office complexes opening in the area (not included within Bousfield's assessment) which has not been factored into these calculations.</p> | | | |
| <p>Since June 2015, <u>no</u> new child care services and/or spaces have been opened within 1.0 k of the proposed 'James'. One (1) new daycare is expected to open in 2018/19 at 303 Queen St. West (the number of daycare, and specifically infant space to be provided is unknown at this time).</p> | | | |

¹⁶ Demand is calculated as per Current Level of Service Standard established by the City of Toronto Children's Service Division. This standard multiplies the % of the population aged 0 – 4 by the % of women's labour force participation rate in Toronto CMA (.631) by an adjustment factor for the approximate # of children in need of day care (50%)/

¹⁷ *Planning & Urban Design Rationale, 452-458 Richmond St. West*, June 2015, Bousfields Inc. Page...

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|---|--|---|--|
| Alpha Day Care Centre - 20 Brant St. | 300 m. | 20 spaces. Only accepts Pre-schoolers and Kidde Garden age children. No vacancies. Waiting list | |
| Alexandra Park Early Learning and Child Care Centre - Vanauley Walk. | 600 m. | 36 spaces in total for infants, toddlers and pre-schoolers. No vacancies identified. | |
| Discovering Minds Montessori Preschool - 74 Bathurst St. #1 Rear | 900 m | 32 spaces, Pre-schoolers only. No vacancies identified. | |
| George Brown-Fashion District/Ryerson Child Care Centre - 96 Denison | 750 m | Only accepts preschoolers and school age (Senior Kidde garden). No vacancies. | |
| Metro Hall Early Learning & Child Care Centre - 55 John St. | 900 m | Accepts infants, toddlers and preschoolers. As of June 2015, fully subscribed for infants and toddlers. Only vacancies for preschoolers | |
| Ogden Day Care Centre - 33 Phoebe St. | 500 m.. | This centre does not accept infants. All 9 free spaces within 500 m. are located in this facility; <u>but</u> this facility is outside TDSB's catchment area for the proposed James' site and therefore may be inaccessible to James residents. | |
| George Brown Fashion District/Ryerson Child Care Centre and Jingbao Toronto Chinese Language Child Care Centre - 96 Denison | 780 m | 113 Spaces for toddlers and preschoolers only. No vacancies identified. | |
| Studio 123 - 401 Richmond St. West | 200 m. | Accepts infants through pre-schoolers. No vacancies available. | |

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| Libraries | | | |
| <p>Key Findings:</p> <ul style="list-style-type: none"> • There is no library within 1.0 K of the proposed 'James' • There is an unmet (and unplanned) need for space and collections to address the new demographic around the 'James' (arts/media reference material for local employers; content relevant to working millennial residents, downsizing seniors. etc.) <p>The City of Toronto Service Library Service Level standard is 764 sq. ft. and 5,336 items per 1000 persons¹⁸. By 2018, population growth in the neighbourhood creates a pressure for 16,258 additional sq. ft. of library space and 114,750 additional materials.</p> <p>Although there are no libraries within the neighbourhood itself, two (2) libraries are situated within 2.0 K. of the 'James'. The Sanderson Library, the nearest of these facilities, specializes in services for residents of the Alexandra Park/Dundas St. West ethnic communities north of Queen St. The City of Toronto's 2013 10-year Library Plan calls for Sanderson to expand and continue its specialization towards these communities, and further expansion of its literary and children'/young peoples' collections. This plan does not contemplate the Sanderson addressing the new demographics building up around the James (e.g., the graphic arts, media and publishing and firm production industries, working millennials, educated middle-class downsizing seniors etc.). As of 2017, expansion (more meeting space, technology etc.) plans have been deferred indefinitely.</p> <p>The 2nd of these two libraries, the Fort York Public Library opened in May 2014 with a focus on High-Tech Innovation. It collections focuses on 3 general user groups: adults, teens and children.</p> | | | |
| <p>Fort York Library 190 Fort York Blvd.</p> | 1.4 K. | <p>Facilities include:</p> <ul style="list-style-type: none"> - 35,000 books, in 3 collections: adult, teen and children - Computer Learning Centre - 2 digital innovation hubs with 3-D printers and DJing equipment <p>Usage in 2015:¹⁹</p> <ul style="list-style-type: none"> - Visits: 180,200 (+86.5%) - In-Library Use: 36,788 (+52.2%) - WorkStation Usage: 49,513 (+105%) | 16,008 sq.ft. |

¹⁸ *Community Services and Facilities Study, King-Spadina Community Services and Facilities Update: Phase 1.* Dec. 2013, IBI Group, Page...

¹⁹ www.torontopubliclibrary.ca/about-the-library/library-statistics/index.jsp

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| Sanderson Library 327 Bathurst St. | 1.1 K | Seating Capacity 93. Collections focus on large-print adult literacy. Children's literature, including a small French collection. Large collection of materials in Chinese, Portuguese, Spanish and Vietnamese. Usage in 2015 ²⁰ : <ul style="list-style-type: none"> - Visits: 250,775 (-6.5%) - In-Library Use: 90,225 (-3.8%) - WorkStation Usage (+2.0) | 12,702 sq.ft. Client Groups: Children, the Chinese and immigrant communities |
| Health Services | | | |
| <p>Key Findings:</p> <ul style="list-style-type: none"> • All the family practice rosters within the neighbourhood were already fully subscribed in 2016. • The neighbourhood includes many elective services for pain-management, dentistry, pharmacy and optometry; but lacks medical-testing laboratories and sport-medicine facilities • Social services tend to cater to the community that is being replaced by development (low-income, homeless, new immigrants, etc.), rather than the new condominium inhabitants. • Few, if any, local services that are focused on children's and/or seniors' health <p>The 'James' is well-served by downtown hospitals, although none are within 1.0 K of it. The Bousfield report did not speak however, to other health service needs. The following list is drawn from the IBI Report, supplemented and updated by neighbourhood information gathered by the Garment District Neighbourhood association in June 2016 and Mar. 2017. It focuses specifically on resources providing direct, in-person services.</p> <p>25 pharmacies are located with 1.0 K of the 'James', but the closest 24-hour pharmacy (Shopper Drug Mart at 465 Yonge St.) is 2.7 K away. There are several dental offices already located in the neighbourhood. However, none of them appear to specialize in pediatric dentistry. A new walk in clinic and pharmacy, the Cadence Health Centre, opens at 200 Spadina Ave. (400 m. from the 'James') in May 2017. This clinic, will house four new general practices (a roster potential of up to 10,000 patients).</p> | | | |

²⁰ Ibid.

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| Ansarian Dental Clinic 375 King St. West | 700 m | Dental Services include: <ul style="list-style-type: none"> - Emergency dentistry - Oral Surgery - Periodontics - Dental Implants - Cosmetic Dentistry | |
| Ari Dental 531 King St. West | 450 m. | Dental Services include: <ul style="list-style-type: none"> - Dental Implants - Restorative Dentistry - Cosmetic Dentistry - Invisalign | |
| Cityview Dental 355 Bremner Blvd. | 1.0 k. | Dental Services include: <ul style="list-style-type: none"> - Dental Hygenists - Oral Surgery - TMJ Pain Management | |
| Clearly 317 Queen St. West | 600 m. | Optometrists and Opticians | |
| Community Outreach Programs in Addictions 49 Bathurst St. | 1.0 k | Services Include: <ul style="list-style-type: none"> - Harm Reduction Outreach - Referrals and Case Management - Support Groups - Telephone and Off-site Consultations | Client group: 55 and older |
| District Lofts Dental Clinic 388 Richmond St. West | 200 m. | Dental Services | |
| Health Choice Pharmacy 449 Queen St. West | 240 m. | Pharmacy | |

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| Hong Fook Mental Health Association 260 Spadina Ave. | 550 m. | Mental Health services include: <ul style="list-style-type: none"> - Advocacy - Assessments - Case Management - Counselling, - ESL - Self-help and mutual Support Groups | Client groups: Cambodian, Chinese, Korean, and Vietnamese Communities |
| King West Medical Centre 626 King St. West | 700 m. | Services include; <ul style="list-style-type: none"> - Family Medicine - Physiotherapy - Psychotherapy - Chiropractic Care - Natropaths - Message Therapy | |
| Optical Thirty 8 623 Queen St. West | 500 m. | Optometrists and Opticians | |
| Pain Relief Clinic 425 Queen St. West | 350 m. | Acupuncture, Shiatsu, Biofeedback | |
| Step Up Message and Rehab 218 Adelaide St. West | 900 m. | Acupuncture, Physiotherapy, Orthotics, Naturopath, and Chiropractic Services | |
| Queen-Spadina Medical Centre 455 Queen St. West | 260 m. | Services include: <ul style="list-style-type: none"> - Emergency Walk-in Clinic - Family Practice - Chiropractic Care | |

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|---|--|---|---|
| Queen West Community Health Centre 168 Bathurst St. | 650 m. | Services Include: <ul style="list-style-type: none"> - Aboriginal Wellness Program - Clean Needle Exchange. and Safe Injection Centre (Proposed) - Dental care, including dentures - Early years wellness and peri-natal program - Foot care for seniors and diabetics - Mental Health Counseling - Naturopath - Nutritionist | Client Groups: General Population with the catchment area, Aboriginals, Homeless, anyone without OHIP status |
| Shoppers Drug Marts 585 Queen St. West 388 King St. West 524 Queen St. West 260 Queen St. West | 450 m. to 700 m. | Pharmacies | |
| Six Degrees Community Acupuncture 204 Spadina Ave. | 370 m. | Services Include: <ul style="list-style-type: none"> - Acupuncture - Holistic Health Services - Yoga | |
| Soho Dental 147 Spadina Ave. | 140 m. | Dental Services include: <ul style="list-style-type: none"> - Cosmetic Dentistry - Dental Implants - Root Canals & Extractions - Invisalign | |
| Spadina Optometry 127 Spadina Ave. | 190 m. | Optometrists and Opticians | Client focus: Children, Seniors and Working Adults |
| Toronto Western Hospital 399 Bathurst St. | 1.5 K | Medical services include: <ul style="list-style-type: none"> - Emergency Room - Family Health Team and Practice | |

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| YMCA 7 Vanauley St. | 190 m. | Services include: <ul style="list-style-type: none"> - Emergency Shelter - Substance Abuse Programs, including Assessment, Individual Counseling, Educational Work Shops and Referrals | Client Group: Homeless and At-Risk Youth |
| Parks and Outdoor Recreational Facilities²¹ | | | |
| <p>Key Findings:</p> <ul style="list-style-type: none"> • Bousfielers severely misrepresented the inventory of local public green space that would be available to residents of the 'James' • The inventory of recreational services and facilities described within its report has not changed. • These parks and recreational facilities do not meet City of Toronto's own service threshold for this neighbourhood • Present facilities do not address the needs of the new neighbourhood demographics (dogs, outdoor recreational facilities for millennials and seniors etc.) <p>Bousfielers' misrepresented the local availability of public green space by including such parklands as the Toronto Islands (minimum 4.0 k distant + fare charge) and the Esplanade (3.3. k. distant) within its inventory. Realistic proximity would be a natural expectation of the residents of the 'James', and critical for timely access to children's playgrounds, dog parks etc.</p> <p>The actual inventory of parkland and public green space within 1.0 k of the 'James' is 5.031 hectares. There will be an unmet need for a further 22.18 hectares in public green space within this area by the time that the 'James' opens in 2018.</p> <p>This inventory did not meet the City's own service level standards for the neighbourhood in 2016, much less the needs of the neighbourhood when the 'James' is ready for occupancy. The neighbourhood has no publicly accessible basketball courts, for example, either indoor or outdoor. There are no programs for seniors, aside from one (1) small, selective program in Alexandra Park targeted to Chinese residents. No tennis courts. A YMCA which eventually may fill much of the gap between supply and demand for recreational facilities is planned for 507 Richmond St. West. It is unlikely that this YMCA however will be ready for use before 2020 (at the earliest).</p> <p>All neighbourhood parks and recreational services are heavily-used, and under extreme stress. In June 2016, the City announced its intention to</p> | | | |

²¹ *Community Services and Facilities Study, King & Spadina Community Services & Facilities Update, Phase 1., IBI Group. Dec. 2013 Appendix G 20 - 23*

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| <p>add another park to the East King-Spadina precinct, but this property is not yet secured. Modest extensions to Alexandra and St. Andrews Parks are also planned, but these expansions are unlikely to be ready for use before 2021²². None of these expansions will meet all the neighbourhood's unmet needs and, their launch dates are as yet undetermined. There is an immediate need for more off-leash dog park space.</p> <p>The City of Toronto's service level standard for recreational facilities is 1652 sq.ft /1000 residents and employees²³, which means that a minimum of 20,399 sq. ft. of additional public recreational space is needed immediately, just to address the neighbourhood's residential growth to the end of 2017. The City of Toronto service standard, expressed per capital 1000 residents and employees, is 2.04 hectares.</p> | | | |
| <p>Alexandra Park - 275 Bathurst Street</p> | 1.0 k | <p>Total area: 27,037 sq.m.</p> <p>Amenities:</p> <ul style="list-style-type: none"> - Bake oven - Basketball Diamond - Children's Playground 669 sq.m. - Drinking Fountain - Garden Allotments: 340 sq.m. - Outdoor Fitness Equipment - Picnic Area - Skateboard Area - Volleyball Court - Children's Splash Pool (not working) - Outdoor Pool - Public Washrooms - Change Rooms for the Pool - Garden Allotments (fully subscribed with waiting list) | |
| <p>St. Andrews Park - 450 Adelaide St. West</p> | 300 m. | <p>Total Area: 5905 sq.m.</p> <p>Amenities:</p> <ul style="list-style-type: none"> - drinking fountain - Off-leash Dog Park: 565 sq.m. (heavily-used) - playground: 229 sq.m. | <p>The children's playground has a historic site designation.</p> |

²² TOCore: Planning Downtown. Toronto Parks Phase 1 – Backgrounder Report. City of Toronto, Dept. of Parks Forestry and Recreation, Mar. 2016. Page 4.

²³ Community Services and Facilities Study, King-Spadina Community Services and Facilities Update: Phase 1, IBI Group. Dec. 2013 Page..

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| Alex Wilson Community Garden - 552 Richmond St. West | 270 m. | Total area: 0.02 ha. Amenities: - 40 Gardening allotments. (Fully subscribed with a waiting list) | Not included in the IBI Group Report. |
| Clarence Square - 25 Clarence Sq. | 600 m. | Total Area: 7585 sq. M Amenities: - Drinking fountain - Off-leash Dog Park: 1187 sq.m. | |
| Toronto Harrison Bath Comm. - 15 Stephanie St. | 850 m. | Facilities: Indoor Pool and showers. | |
| Randy Padmore Park - 47 Denison St. | 550 m. | Total Area: 1620 sq.m. Amenities: - drinking fountain - Playground: 271 sq.m. - Children's splash pool (not working on June 29, 2016) | |
| Scadding Court Community Centre - 707 Dundas St. West | 950 m. | Facilities: One (1) each: Gymnasium, Indoor Pool w/showers and Multipurpose Room (max. 8 people) | |
| Victoria Memorial Park - 10 Niagara St. | 850 m. | Total Area: 8291 sq. m. Amenities: - Drinking fountain - Playground: 212 sq.m. This park is a historical site which includes an in-situ cemetery | Note this Park includes an cemetery, and has a historic designation. |

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