
SCOPED COMMUNITY FACILITIES STUDY

Promenade Centre Secondary Plan Study
City of Vaughan

Prepared for:
City of Vaughan

September 2019

Table of Contents

1	Introduction	2
1.1	Policy Context	2
1.2	Demographic Outline	3
1.3	Study Area Overview	6
2	Community Facilities	8
2.1	Recreational Facilities	8
2.2	Libraries	9
2.3	Emergency Services	11
2.4	Parks and Outdoor Recreational Facilities	11
2.5	Schools	13
2.6	Licensed Child Care Facilities	15
3	Findings and Recommendations	17
3.1	Overall Findings of this Study	17
3.2	Areas of Concern and Further Review	17
3.3	Recommendations	17

Figures and Tables

- Figure 1 – 2016 Population Density
- Figure 2 – 2031 Projected Population Density
- Figure 3 – Vaughan Population Pyramid (2016)
- Figure 4 – Vaughan Population Pyramid (2031 Forecast)
- Figure 5 – Study Area Location Map
- Figure 6 – Service Provisions for Indoor Recreation Centres (ATMP 2018)

- Table 1 – Indoor Recreational Facilities
- Table 2 – Library Facilities
- Table 3 – Parks and Outdoor Recreational Facilities
- Table 4 – Public School Facilities
- Table 5 – Separate Schools Facilities
- Table 6 – Licensed Child Care Facilities

1 Introduction

The City of Vaughan has initiated the Promenade Centre Secondary Plan study (Study). The Study builds on a variety of Provincial, Regional and City plans and policies, including *A Place to Grow - Growth Plan for the Greater Golden Horseshoe* (GGH 2019), York Region Official Plan (YROP), City of Vaughan Official Plan 2010 (VOP 2010), and the *Active Together Master Plan 2018 Review and Update* (ATMP 2018) for the City of Vaughan.

One of the main goals of the Study process is to ensure the creation of a complete community with an appropriate level of community services and facilities

A complete community places priority on people and livability. It includes a variety of places to live and work with provision for a range of living arrangements to ensure that there is affordable housing for all income groups including rental, assisted-living and seniors housing. However, it also establishes places for all forms of recreation and social interaction. It provides not only a full range of parks and recreation facilities, but also libraries and community centres, places of worship and other cultural facilities.

This analysis is intended to outline the need and potential for policies in the Secondary Plan which may speak to the provision of the necessary new services and facilities, required in both the short and long term, to create a complete community. It is imperative that the implementation of the Study addresses these matters.

This report includes an inventory of existing community facilities which are available to serve the Promenade Centre Study Area (Study Area), and the identification of possible facility needs for the Study Area in response to planned population growth, including parks, recreational facilities, schools, fire, special needs housing, places of worship, day care and health facilities. This report includes a high-level demographic profile of the Study Area and an understanding of service provision levels and service gap deficiencies. The Study also provides recommendations for consideration as part of the Study.

Due to the more community based or regional nature of some services, it was necessary to review additional locations beyond the Study Area. For the most part, the area that was included is noted as the Concord-Thornhill area. This is outlined more specifically in Section 1.3 – Study Area Overview.

1.1 Policy Context

While there are numerous Provincial initiatives and policies that relate to the Study Area, *A Place to Grow – GGH 2019* is one that best exemplifies and encourages transit-based

development and intensification. A Place to Grow – GGH 2019 supports the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.

Investment in public service facilities – such as hospitals, long-term care facilities, libraries and schools – should be planned and located to keep pace with changing needs, maximize existing infrastructure and to support the achievement of complete communities, co-locating services in community hubs and prioritizing strategic growth areas as appropriate. It is important therefore, to ensure that new, intensified development areas keep this principle in mind as part of and early in the planning process.

Similarly, VOP 2010 seeks to achieve complete communities that meet and exceed the needs of residents for social and recreation services. VOP 2010 states that sustainable communities are those that provide for the social wellbeing of their residents, in addition to using land resources wisely. This means providing for important community, human and social services and facilities, such as emergency services, libraries, community centres, schools, day care and health care; providing places and opportunities for recreation and enjoyment of civic life; ensuring a range of housing choices, including a variety of types, tenures and prices; and ensuring residents have access to healthy and affordable food – some of which may be grown in the City. These various facilities and services are at the core of a high quality of life in Vaughan and, like other basic facilities and services such as hydro, roads, water and sewer, are considered part of the infrastructure necessary to maintain a healthy, liveable and sustainable City.

York Region, the Province and the Federal government and various agencies are responsible for the funding and delivery of most human and social services in Vaughan. However, Vaughan plays an important role in where and how the community services and facilities associated with infrastructure are provided. Vaughan is also directly responsible for the provision of certain elements such as parks, recreation and library facilities. In addition, various non-profit organizations and agencies based in Vaughan are directly involved in the delivery of community and social services.

It is a policy of the City to support new and renovated community service and recreation facilities that are appropriately designed; are conveniently accessible by transit, bicycle and on foot; are centrally located in the area in which they provide service; are designed to incorporate green building standards; are designed to support universal accessibility; and are designed to include public art where appropriate.

1.2 Demographic Outline

The demographics of the City of Vaughan and the Study Area are important to understanding what types of community facilities are currently provided and will be

required to service the community. Data regarding community services and facilities was collected via information provided by the Project Team, City staff and sourced through internet research and mapping programs. Where available, strategic plans, master plans and similar documents were utilized.

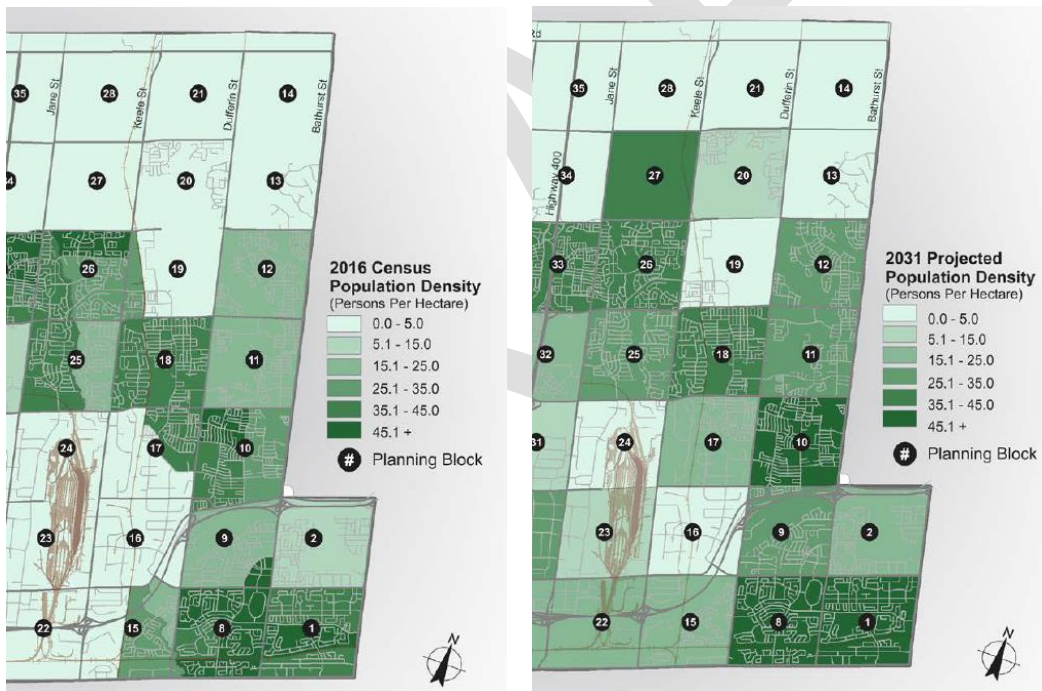
A review of the ATMP 2018, the City of Vaughan Community Plan for parks, libraries and recreation facilities, shows some interesting trends about the City as a whole, the Concord-Thornhill area and the Study Area.

Population Density

The 2016 Census shows that the Study Area and the area surrounding it is already one of the most densely populated areas within the City. While this is projected to decrease slightly to the north of the Study Area, the area south of Centre Street will see continued densification projected to the 2031 timeframe.

Figure 1: 2016 Population Density

Figure 2: 2031 Projected Population Density



Source: City of Vaughan ATMP (2018)

In addition, the Study Area is within a designated Primary Centre in VOP 2010, which is an area identified for intensification and transit oriented growth and development. This is the main reason that this Study is underway.

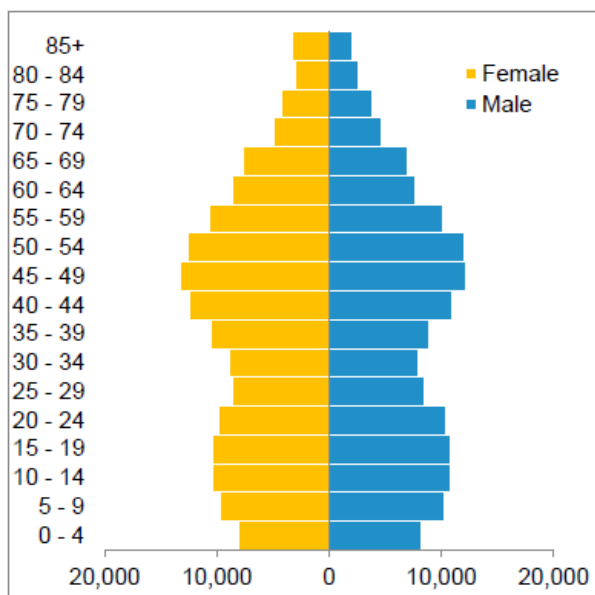
Age Composition

As noted in the ATMP 2018, “the age composition of a community can be a useful indicator of parks, recreation and library amenity requirements. For example, areas with a higher proportion of children and youth will typically have a higher demand for venues that support active recreation (e.g., playgrounds, splash pads, community centres, swimming pools, arenas, etc.). Areas with a higher proportion of older adults are likely to have greater than average demand for more passive activities and spaces (e.g., adult fitness equipment, tennis or pickleball courts, seating and shade, multi-purpose rooms, library programs and resources, etc.).

According to the 2016 Census, Vaughan’s median age is 40.2 years, which is slightly younger than the Region’s median age of 41.1 years and the Provincial median age of 41.3 years. Despite its younger profile, Vaughan’s population is aging, with the median age increasing by 2.3 years since the 2011 Census (37.9 years).”

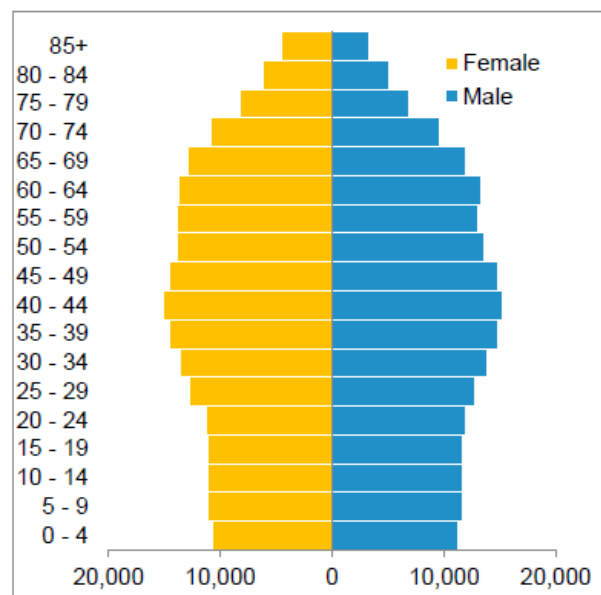
The figures below outline the forecasted change in age composition to 2031. Over the last number of years, the older age cohorts have grown more quickly than the younger groups. This impacts the need for Community Facilities related to programming for older generations (age-friendly parks, trails, recreation and libraries). Slower growth in the younger age groups may mean less of a demand for active parks/facilities and technological changes in services.

Figure 3: Vaughan Population Pyramid (2016)



Source: Statistics Canada (2016)

Figure 4: Vaughan Population Pyramid (2031 Forecast)



Source: York Region (2012)

Source: City of Vaughan ATMP (2018)

The Study Area is located within a relatively mature community (Thornhill) and the age-related demographic seen in Vaughan as a whole is likely similar.

Diversity

The 2016 Census indicates that the 46% of the City of Vaughan population is made up of immigrants. The ATMP 2018 noted that “Vaughan’s residents speak over 100 languages; the most prominent mother tongues in 2016 were (in order from most to least) Italian, Russian, Mandarin, Spanish, Persian, Cantonese and Urdu.”

Overall, the trend suggests that the number of immigrants will continue to increase. This level of diversity will have an influence on the types of facilities and programs that the community wants and needs. Community facilities, such as libraries, recreation centres and parks, play a large role in providing affordable programs and services to these new community members. The ATMP 2018 notes that “many newcomers face additional barriers to participating in recreation activities – past research indicates that 32% of children of immigrants participate in sports, compared with 55% of their Canadian-born counterparts. Common barriers are high costs, lack of time, difficulty navigating the system and transportation.”

1.3 Study Area Overview

Based on discussions with the Project Team and City staff, it was determined that the boundaries of the Study Area utilized for this report, would mimic the study area that was utilized for the transportation analysis. However, due to the community and/or regional nature of some of the services outlined herein, this report includes and references the Concord-Thornhill area when reviewing certain services or facilities.

The general location of both the Study Area and the Concord-Thornhill area utilized in this report is indicated on **Figure 5 – Study Area Location Map**.

Figure 5: Study Area Location Map



Legend

- Study Area
- Concord-Thornhill Area

2 Community Facilities

2.1 Recreational Facilities

The Study Area does not directly contain any large-scale indoor recreation centres. However, the larger Concord-Thornhill area contains a range of indoor and outdoor recreational opportunities and facilities that are accessible to the public. Information was provided by the City of Vaughan, along with a review of the ATMP 2018 to obtain these results.

In general, the facilities are strategically located throughout the neighbourhood to increase scope and breadth of the services provided to the largest population. All of these facilities are publicly funded, managed and maintained by the City of Vaughan.

Table 1 below identifies the types of indoor facilities located in the Concord-Thornhill area:

Table 1 – Indoor Recreational Facilities

Facility Name	Facilities Provided
Garnet A. Williams Community Centre 501 Clark Ave. West	1 Indoor Pool 1 Ice Rink (indoor) 1 Gymnasium 1 Fitness Facility
Dufferin Clark Community Centre 1441 Clark Ave. West	1 Indoor Pool 1 Ice Rink (outdoor) 1 Gymnasium
Rosemount Community Centre 1000 New Westminster Dr,	1 Ice Rink (indoor) 1 Gymnasium
City Playhouse Theatre 1000 New Westminster Dr.	1 Theatre

The Concord-Thornhill area contains three community centres, being the Garnet A. Williams Community Centre, the Dufferin Clark Community Centre, and the Rosemount Community Centre. These centres provide an array of scheduled and reserved programs and drop-in programs. Within these facilities are indoor rinks, swimming pools and gymnasiums.

The City Playhouse Theatre includes a 386 seat multi-purpose theatre facility for live performances, programs and events.

Per the ATMP 2018, the City is proposing to undertake improvements to the Garnet A. Williams Community Centre and there is a focus - City-wide - on improvements to accessibility in all facilities. The focus in this area is on maintenance, upkeep and programming considerations (to ensure that the programs provided in these centres meet the needs of the residents). It has not been outlined as an area that requires new or additional facilities.

However, the potential for development in the Study Area could trigger the need for additional indoor recreation facilities. Indoor recreation facilities should be planned for and required in future phases of development which exceed a population of 8,000 people. Service provisions for these facilities should be provided though the development to service the future community in this area through this development:

Figure 6: Service Provisions for Indoor Recreation Centres (ATMP 2018)

Type of Facility	Size of Facility	Population Threshold	Possible Recreation Programming Type
Neighbourhood Hub Facility	12000 sq ft	8000 (X # of units)	Flexible programming space, gymnasiums, multi-use rooms, fitness studio
Major Community Centre Facility	50,000 to 100,000 sq ft	30,000 (X# of units)	Multi-use facility, gyms, multi-use rooms, flexible programming space, may have pool, ice pad, fitness (needs to be determined).

2.2 Libraries

The Study Area is home to one of the main library branches in the City of Vaughan, being the Bathurst Clark Resource Library. This facility was recently renovated in 2018/19. A second, smaller facility is located within the Concord-Thornhill area.

Table 2 below identifies the types of library facilities located in the Concord-Thornhill area:

Table 2 – Library Facilities

Facility Name	Facilities Provided
BATHURST CLARK RESOURCE LIBRARY 900 CLARK AVE. W	Resource Library 36,000 square feet Public computers Teen Area Wi-Fi Study Space Children’s Learn it Lab and Early Literacy Computers Full-Standing
DUFFERIN CLARK LIBRARY 1441 CLARK AVE. W (Co-located within the Dufferin Clark Community Centre)	Branch Library 12,500 square feet Public computers Wi-Fi Meeting room Study Space Early Literacy Computers

Resource libraries are flagship facilities that serve as destinations for residents. They are larger facilities and have larger catchment areas. Bathurst Clark Resource Library, which is within the Study Area, is one of these facilities and is the largest library in Vaughan. Branch libraries are smaller facilities, often co-located with other community facilities and are meant to serve the needs of smaller catchment areas/specific neighbourhoods. Dufferin Clark is one of these facilities.

Based on the metrics for library facilities as outlined in the ATMP 2018, the Concord-Thornhill area is generally well-served with library facilities. The focus in these areas will be on maintenance and upkeep, as well as ensuring that the facilities meet the needs of residents. As noted above, the Bathurst Clark Resource Library was recently renovated and a new Children’s Learn it Lab was created. The ATMP 2018 outlines how library facilities and needs are changing and the focus is moving toward technological advancements, e-learning and study areas. These items will need to be the focus of continued review, as the Study Area develops.

2.3 Emergency Services

Emergency services generally include fire, police and medical services.

The Study Area does not contain any specific fire, ambulance or police stations, however there is a Vaughan Fire Station and York Region Paramedic services station immediately south of the Study Area. The station functions to serve the larger Concord-Thornhill community.

The following fire and ambulance facilities are located within the Concord-Thornhill Area:

- Vaughan Fire Station 7-1 (835 Clark Ave. West)
- York Region Paramedic Services -Station 36 (835 Clark Ave. West)

The closest hospital facility is Mackenzie Health – Richmond Hill, which is located on Major Mackenzie Drive, east of Bathurst Street. The Mackenzie Health – Vaughan Campus (near Major Mackenzie Drive and Jane Street) will open in 2020/21 and will provide additional health-care services at a regional level.

Within the Study Area, there are no major public medical institutions, however, there are five private medical facilities and doctor's offices offering a range of health services, including:

- Accurate Imaging Diagnostics Thornhill;
- Disera Medical Centre;
- Pure Flow Healthcare;
- Promenade Village Health Centre; and,
- Healthcare Medical Centre.

As development proceeds within the Study Area it will be necessary to continue to monitor the level and breadth of health and wellness services that are provided to the community.

2.4 Parks and Outdoor Recreational Facilities

The Study Area includes a variety of parks and other outdoor recreational facilities. These include active and passive parks and open spaces meant to meet the recreation range of needs of residents.

There are nine parks within the Study Area (listed in Table 3, below). The facilities provided include playgrounds (sometimes with shade structures), soccer fields, baseball diamonds, basketball and tennis courts.

Immediately adjacent to the Study Area is the York Hill District Park that includes four playgrounds, a shade structure, six tennis courts, an outdoor rink, a basketball court and two baseball diamonds.

Within the Concord-Thornhill area, there are 15 to 20 other park and open space opportunities that provide a variety of outdoor recreation opportunities. In the northwest portion of the Thornhill area is the Concord-Thornhill Regional Park, which includes major active recreation facilities including three soccer fields, four baseball diamonds, a playground, a splash pad, shade structures and walking paths. Parking is also provided.

Per the ATMP 2018, the Concord-Thornhill area has over 25% of the City of Vaughan inventory for total parks (53 of 201) and 30% of the total of parkland area (181.1ha out of 603ha). Concord-Thornhill also has the highest amount of parkland on a per capita basis within the City (2.47ha estimated parkland per 1000 persons – the City average is 1.86ha).

An inventory of the parks and open spaces within the Study Area is summarized in Table 3 below:

Table 3 – Parks and Outdoor Recreational Facilities

Park Name	Facilities Provided
Bathurst Estates Park	2 playgrounds 3 tennis courts 1 soccer field
Beverly Glen Park	2 playgrounds 1 shade structure 1 soccer field 1 baseball diamond
Downham Green Park	2 playgrounds 1 soccer field 1 baseball diamond
Hefhill Park	2 playgrounds 2 tennis courts

	1 basketball court
Pierre Elliot Trudeau Park	1 shade structure
Promenade Green Park	1 playground 1 shade structure 3 tennis courts 1 baseball diamond
Rebbetzin Judy Taub Memorial Parkette	None
Rosedale Park North	1 playground 1 shade structure 3 tennis courts 1 basketball court 1 baseball diamond
Thornhill Green Park	1 playground 1 shade structure

As noted in the ATMP 2018, parkland needs should continue to be assessed on an area-specific basis to ensure that there are local parks within a reasonable walking distance of residential areas. As the Study Area continues to develop into a new mixed-use and higher density centre, it will be imperative to continue to monitor parkland needs and requirements within the area.

2.5 Schools

The Study Area is served by both public (York Region District School Board - YRDSB) and separate (York Catholic District School Board- YCDSB) schools. There is one Public elementary school and one Catholic high school within the Study Area. Within the Concord-Thornhill area, there are various schools in both boards that serve the community area.

The capacities and utilization rates of each school were obtained through a review of Board documents, available to the public, for the 2017 or 2018 academic years.

Table 4 below identifies the Public Elementary and Secondary Schools in the Concord-Thornhill area:

Table 4 – Public School Facilities (2017 data)

Name of Schools - Elementary	Capacity	Actual	Differential
Rosedale Heights (in Study Area)	480	405	-75
West Minster	370	244	-126
Charlton	451	268	-183
Brownridge	562	322	-240
York Hill	644	406	-238
Wilshire	500	342	-158
Ventura Park	645	732	+87
E.J. Sand	n/a	n/a	n/a
Name of Schools - Secondary	Capacity	Actual	Differential
Westmount Collegiate Institute	954	1359	+405
Vaughan Secondary	960	1121	+161

Based on this review of 2017 enrollment, most of the YRDSB elementary schools in the area are operating below capacity. In addition to this, based on its Capital Strategy, the Board projects that capacity in each school will increase (i.e. there will be decreased enrollment) to the year 2022.

The two secondary schools are operating above capacity, however, the projection for 2022 sees a reduction of about 180 students at Westmount Collegiate. This would appear to mirror the reduced enrollment coming out of the elementary system and would speak to a more mature population in the area. Vaughan Secondary School does see an increase of about 240 students, which the Board attributes to its French Immersion program (an increased demand in French Immersion at the elementary school level would be reflected at the secondary level). This may mean that the Board would need to monitor their programs and offering areas to determine if changes to boundaries or services need to be made.

Table 5 below identifies the Separate Elementary and Secondary Schools in the Concord-Thornhill area:

Table 5 – Separate School Facilities (2018 data)

Name of School - Elementary	Capacity	Actual	Differential
St. Joseph the Worker	464	428	-36
Name of School - Secondary	Capacity	Actual	Differential
St. Elizabeth	1428	1576	+148

Based on this review of 2018 enrollment, St. Joseph the Worker is operating below capacity. In addition to this, based on its Long-Term Accommodation Plan, the Board projects that capacity in the school will increase (i.e. there will be decreased enrollment) to the year 2028.

St. Elizabeth Secondary School is currently operating above capacity and is expected to remain above capacity, with additional enrollment of approximately 100-120 new students to the year 2028.

2.6 Licensed Child Care Facilities

There are five licensed private child care facilities within the Study Area, along with one Resource Centre. These facilities offer a range of child care services for a large variety of ages from toddlers (there are no infant spaces available in the Study Area) to school age (up to thirteen-years old).

Table 6 below identifies the licensed child care facilities in the Study Area, along with licensed capacity and vacancies;

Table 6 – Licensed Child Care Facilities

Facility Name	Infant Spaces	Toddler Spaces	Pre-School Spaces	School Age Space	Total	Vacancies
Gan Nitzanim Nursery	0	15	23	10	48	0
Rosedale North Child Care Centre	0	15	24	138	177	7
Kayla's Children's Centre	0	15	69	78	162	3
Netivot Ha Torah Day School	0	15	72	26	113	6
Alef-Bet Daycare Inc.	0	13	16	16	45	2

There are no infant child care spaces available in the Study Area. The majority of the capacity in the Study Area is for School Age children. This is likely accentuated in the neighbourhood schools (in the Concord-Thornhill area) which are likely to have before and after school programs running within the school building.

Based on the information above, it is obvious that there is a very limited supply of child care spaces in the Study Area and that new capacity or available openings are extremely limited. As child care services are an important part of the community, it may be necessary to ensure that policies and regulations are put in place through this study to ensure that there is adequate accommodation for the establishment of new licensed child care facilities.

DRAFT

3 Findings and Recommendations

3.1 Overall Findings of this Study

The following are some of the relevant findings of this Scoped Community Facilities Study:

- The Study Area and the area surrounding it already has some of the highest population densities within the City of Vaughan;
- The area is expected to remain relatively dense and is likely to see new population growth due to intensification and redevelopment;
- As Thornhill is one of the more mature (and dense) areas of the City, it appears to be generally well served by recreation facilities, libraries and parks and outdoor recreation facilities;
- The area appears to be generally well served by elementary and secondary schools. Most of the elementary schools in the area are below capacity (in terms of enrollment) and the amount of capacity in elementary schools is expected to increase;
- The area appears to be generally well serviced by fire and ambulance emergency services.

3.2 Areas of Concern and Further Review

Based on the analysis above, the following are identified as areas of potential concern and further review:

- There is a very limited capacity of daycare spaces in the area, especially for younger ages (infants and toddlers);
- All of the area secondary schools (both Boards) are operating above capacity. For two of the three schools, enrollment is expected to increase in the coming years;
- There are no public medical or emergency facilities located within the Study Area or Concord-Thornhill area. Medical practitioners are located within the area, but there are currently only five such facilities in the Study Area.
- Affordable or social housing – while this was not outlined directly in the report, there is no affordable or social housing (operated by the Region or non-profit corporations), identified within the Study Area.

3.3 Recommendations

It is recommended that the Project Team and City staff consider the following as part of the Study process and Secondary Plan instrument for the Study Area:

- The proposed policy regime should require updated Community Facilities analysis with development applications. Policies should require a focus on the potential changing demographics of the community (i.e. aging or diversifying population) and potential solutions;
- The proposed policy regime should build on the Region of York and City of Vaughan policies related to the provision of affordable housing;
- The City should work with stakeholders and Region of York Housing to determine if there is a need to include social housing locations in the area (as part of the redevelopment of the Study Area);
- Specific emphasis (early on in the process) should be placed on some of the areas of concern outlined above, both in the review of Community Facilities studies, but also in the provision of non-residential spaces within developments that can accommodate daycare centres and/or medical and medical-related facilities;
- Emphasis should be placed, when planning for Community Facilities, on flexible and accessible spaces and accommodating a range of uses and programming; and,
- Community Facilities should be monitored to ensure that they are delivering the services that the residents require (as the Promenade Centre Secondary Plan area grows, this may change).

DRAFT

DRAFT