

# COMMUNITY SERVICES AND FACILITIES IMPACT STUDY

APPENDIX 6

October 29, 2018



## Introduction

This Community Services and Facilities Impact Study (CSFIS) has been prepared as part of the background report for the Highway 7 and Weston Road Secondary Plan Study Phase 1. A CSFIS is typically required in support of site-specific secondary plans, and is intended to provide the City of Vaughan an assessment of the basic community services needs for the development of sustainable communities that offer a high quality of life. The CSFIS is a tool the City can employ to address service gaps, identify potential impacts future growth may have, and set planning priorities.

This study includes three sections. First, a demographic profile of the study area is presented, based on 2016 Census data related to age, household composition, labour force statistics, socio-economic status, immigration, and other considerations. This is followed by an inventory of existing community services and facilities that serve the study area, based on data provided by the City of Vaughan. This section considers the current level of provision of various services in relation to the targeted provision rates outlined in the 2018 Active Together Master Plan (ATMP). This section also assesses how provision levels may change over the long-term planning horizon, based on the development scenarios prepared by Hemson Consulting Ltd. for the Secondary Plan.

The final section is a summary of service gaps and the potential impacts of future growth in the Weston 7 Secondary Plan Area. Greater emphasis is placed on more substantial community services and facilities such as parks, libraries, schools, and community centres. The various components that constitute these larger

facilities (e.g. playgrounds, basketball courts, gymnasiums) may be the result of more detailed planning work and community consultation.

This CSFIS assesses future provision of community services and facilities for each of the five development scenarios prepared by Hemson Consulting Ltd., with the 160 p+j/ha being the current density target as per the 2010 Official Plan. As the City continues to explore the future of the planning area in regards to density targets, this document should be consulted to understand the implications from a community services and facilities perspective.

### Study Area

Two study areas have been delineated for the purposes of this CSFIS. For the purposes of compiling an inventory of community services and facilities, a two-kilometre walkshed has been created, extending from the boundary of the planning area. This represents a reasonable travel time and distance to access community services and facilities, while taking into consideration significant physical barriers such as Highway 400 and Highway 407. The walkshed is primarily for qualitative and visual purposes, as the ATMP assigns service areas for most facilities and services. Where the ATMP has not assigned a service area, the walkshed is used to determine whether a specific facility should be included in the inventory.

A demographic study area has been delineated to prepare a demographic profile. This study area comprises Statistics Canada dissemination areas which overlap with the walkshed described above. In most instances, the overlapping dissemination areas roughly align with the walkshed boundary. However, in areas with relatively low population density, such as the

employment lands east of Highway 400 and south of Highway 407, dissemination areas are much larger and extend beyond the walkshed.

A portion of the study area is located within the boundaries of the City of Toronto. As residents of Vaughan may access services in Toronto and vice versa, this area has not been excluded in either the inventory of services and facilities or the demographic analysis.

## Demographic Profile

### Methodology and Overview

This section presents a demographic analysis of the study area. The demographic analysis is based on data from the 2016 Census of Population by Statistics Canada, and includes findings on population, household and family composition, housing, immigration, labour force activity, education, and socio-economic characteristics, as required by the City of Vaughan's terms of reference for Community Services and Facilities Impact Studies. As described above, the demographic study area comprises the 29 dissemination areas which overlap with the walkshed boundary. For comparative purposes, data for the City of Vaughan is shown alongside.

	Study Area	Vaughan
2016 population	24,590	306,233
2011 population	25,681	288,301
Population change	-4.25	6.22

Table 1: Population

## Overall Population

The 2016 Census shows a total population of 24,590 in the demographic study area<sup>1</sup>. This represents a decline of 4.3% or 1,091 residents over 2011. This is substantially lower than the growth rate of the City of Vaughan, which grew by 6.2% during the same period, making it the 17th fastest-growing city among the country's 100 largest municipalities.

In absolute terms, the 20-24 age cohort experienced the greatest decline since 2011, followed by the 40-44 and 45-49 age cohorts. All age cohorts 29 years of age experienced absolute decline. Meanwhile, the 65-69, 75-79 and 85+ age cohorts experienced the greatest absolute gain. In terms of the proportion of the overall population of the demographic study area, the senior population (65+) grew from 19% to 23% between 2011 and 2016 (the proportion of the 85+ cohort grew by 35%). Meanwhile, the proportion of the City of Vaughan population made up of seniors declined from 16% to 14% during the same period.

The cohorts that experienced the greatest decline in their proportion of the overall population were the 0-4, 10-14 and 20-24 age cohorts. While the City of Vaughan also experienced a proportional decline in the 0-4 age cohort, the greatest proportional decline was among those aged 35-39.

Analysis of the population of the demographic study area suggests that the senior population is growing both in absolute and relative terms, while younger cohorts are declining, again both in absolute and relative terms. While

---

<sup>1</sup> Of the total population of the demographic study area, 7% (1,857 people) live within the City of Toronto.

these general trends are in line with the City of Vaughan as well as national trends of population aging and declining fertility rates, they are somewhat more intense within the demographic study area. For example, the median age of the study area increased by 8% between 2011 and 2016 (from 45.4 to 48.9 years), compared to an increase of only 6% for the City as a whole (from 37.9 to 40.2 years). Changes in the distribution of population across age cohorts has implications for the nature of recreation opportunities that a population desires, as well as the services that they require. These will be considered in detail in the Community and Social Impact section of this report.

## Family Composition

### Household size

The composition of households is changing within the demographic study area. In 2011, 37% of households had one or two people, while 63% had three or more. By 2016, the proportion of one- to two-person households grew to 45%, and households with three or more people decreased to 56%. Accordingly, the average household size decreased from 3.2 to 3.0 people.

### Couples with children

The 2016 Census shows that 41% of census families in the study area do not have children, compared to 31% of census families in the City of Vaughan. Of the census families with children, 41% have one child, 43% have two children, and 17% of three children or more.

### Lone parent families

Within the demographic study area, 15% of census families are headed by a single parent, comparable to the broader City of Vaughan. In both cases, 80% of single-parent families are headed by a female parent, and more than 85% have one or two children.

## Housing Type & Tenure

Similar to the wider City of Vaughan, the majority of dwellings (63%) consist of single-detached houses, followed by semi-detached houses (12%) and row houses (10%). Fourteen per cent of the dwellings are apartment type, including duplexes, walkups, and buildings taller than five storeys. Comparable to the City of Vaughan, 88% of households of owned and 11% are rented. Of the existing housing stock, 83% was constructed between 1961 and 2000, with almost half (49%) built between 1981 and 1990. Comparatively, only 22% of the housing stock of Vaughan was built during the 1980s, and 69% was built after 1990.

## Immigration

A slightly greater proportion of the demographic study area immigrated to Canada (50% versus 46%). The majority of immigrants in the demographic study area (55%) have been in Canada since before 1981, while a greater proportion of immigrants in the broader City of Vaughan arrived to Canada since 2000 (31% versus 18%).

More than 46% of immigrants living in the demographic study area were born in Italy, compared to 18% of immigrants<sup>2</sup> in Vaughan. The second most significant source of immigration is India, comprising 8% of the immigrant population. India is the top place of origin of recent immigrants living in the demographic study area, making up 18% of all recent immigrants.

---

<sup>2</sup> Recent immigrants include people who obtained landed immigrant or permanent residency status between 2011 and 2016.

## Education

The demographic study area has a lower level of educational attainment than the broader City of Vaughan. In the 2016 Census, 70% of the population of Vaughan had a post-secondary certificate, diploma or degree, compared to only 61% of the demographic study area. Similarly, a larger proportion of the demographic study area has a high school diploma (27% versus 21%) or no high school diploma (12% versus 8%).

Of the segment of the demographic study area population with a post-secondary education, a relatively greater number have received a trade or apprenticeship certificate (21% versus 15%) or a college diploma (36% versus 30%), while relatively fewer have received a university degree or diploma (48% versus 58%).

## Labour force

The type of occupations that residents of the demographic study area are employed in are comparable to the broader city, though slightly fewer people are employed in management, natural and applied sciences, and health occupations. A greater proportion of the demographic study area is employed in trades, transport and equipment operations (16% versus 11%), which reflects the nature of educational background discussed in the previous section.

The demographic study area has a relatively smaller labour force: 62% of the population 15 years and older as compared to 69%. As previously discussed, the demographic study area is aging at a faster than the broader City, and between 2011 and 2016, the work force population (those aged 15 to 64) decreased from 73% to 63% of the overall population. Meanwhile, the work force population of the broader City of Vaughan decreased from 69% to 67%. In 2016, the demographic study area had a slightly lower rate of unemployment than the broader city (5.3% versus 5.8%).

## Socio-economic status

Approximately 7% of the population of the demographic study area is considered to be low income, compared to 9% of the population of Vaughan. Within the demographic study area, the senior population (65+) constitutes a greater proportion of the low-income population (22% versus 14%). However, a slightly smaller proportion of the senior population of the demographic study area is low-income (7% versus 9%).

Mean income of households is lower within the demographic study area than the City as a whole: \$95,815 versus \$105,391. By income brackets, a small proportion of the population of the demographic study area has an income of \$70,000 or more (18% versus 24%). Within the demographic area, a smaller proportion of income is spent on shelter costs. Compared to the City of Vaughan, only 21% of the households spend 30% or more of income on shelter costs (mortgage or rent).

## Future population growth

The CSFIS study area is anticipated to experience substantial population growth over the long-term planning horizon. Hemson has prepared five development scenarios for a more urban and mixed use community at Weston 7. The first scenario - 160 p+j/ha - is the current density target as per the 2010 Official Plan. The remaining development scenarios are intended as a tool to explore future possibilities, considering new policy directions for density targets around Major Transit Station Areas, and to understand the implications of additional density from a community services and facilities perspective. In addition to these development outlooks for the Secondary Plan area, the VMC has experienced substantial growth since the implementation of the Vaughan Metropolitan Centre Secondary Plan. An update on development activity within VMC at the April 10, 2013 VMC Steering Committee Meeting indicated that more than 9,700 residential units were approved or proposed, representing a potential population of 19,224. Details on specific development applications within the study area can be found in the appendix.

Considering the growth in VMC and the

Development Scenario	Population
Current	24,590
160 p+j/ha	54,842
200 p+j/ha	58,442
250 p+j/ha	62,932
300 p+j/ha	67,432
400 p+j/ha	76,422

Table 2: Population Projections



development outlook of the Weston 7 Secondary Plan area, the table below outlines the potential population of the study area. These figures are used to assess the level of provision of community services and facilities in subsequent sections of this report.

## Community Services & Facilities Inventory & Impact Assessment

This CSFIS is largely based on the 2018 Active Together Master Plan (ATMP). The ATMP is a long-range planning study for parks, recreation and library facilities in Vaughan, undertaken every five years by the City of Vaughan and Vaughan Public Libraries. The ATMP is more than an inventory of existing facilities and services; it considers current provision rates, and also anticipates future needs based on forecasted population growth and targeted provision rates. Therefore, it is a valuable planning tool the City employs to meet its commitment to “providing safe, accessible, and community responsive parks and facilities that appeal to a wide range of interests and abilities”.

The methodology of the ATMP is rooted in provision targets, which are typically population- or user-based. Provision targets take into consideration demographic trends, trends in parks and recreation, benchmarking against other municipalities, and input from public consultation.

In some cases, geographic distribution is taken into account. All residential areas, for example, should be within 500 metres of a neighbourhood park and playground; this corresponds roughly to a 10-minute walk. Other recreation facilities, such as hockey arenas or outdoor swimming pools, are delivered at a regional level.

Despite the ATMP’s foundation in analysis, the provision targets of the ATMP are meant to be applied flexibly, and may be modified in order to be responsive to specific local needs or changing needs. For example, the ATMP recognizes the added challenges of providing facilities in intensification areas, where land assembly and acquisition are more difficult. To this end, the ATMP includes recommendations for delivering services and facilities in intensification areas, such as the front-end acquisition of parkland or the retrofitting of existing facilities to appeal to a broader user group and maximize assets. In other instances, the provision of facilities is driven more by specific opportunities, such as securing a community hub or other facility through a development project.

The City of Vaughan is a leader in the co-location design trend, opting to consolidate major facilities – rinks, pools, libraries – as part of community centres. This centralization allows services to be streamlined, and creates a more convenient experience for facility users. To that end, the ATMP encourages co-location of municipal assets, partnerships with schools and

private developments, and the creation of multi-purpose and flexible facilities.

This CSFIS uses the ATMP to assess the provision level of various facilities and services. Using the development scenarios described in the previous section, this CSFIS also assesses how provision levels may change over the long term.

### Parkland

The City of Vaughan currently manages 201 parks which offer a wide array of features and amenities, including sport fields, playgrounds, skate parks, tennis courts, and splash pads, among others. As the functions and usage levels vary from park to park depending on their size, the City uses a parkland classification system to ensure the full range of recreation needs are met. The parkland classification is summarized in Table 3.

The majority of City of Vaughan parks – both in number and land area - are neighbourhood parks. Neighbourhood parks are intended to provide the surrounding community with convenient access to active and passive recreation opportunities.

The City uses a parkland per capita measure as a tool to monitor how the City is achieving

the active parkland goals relative to past measurement and future projections. While parkland provision varies across the City, the current city-wide level of provision is 1.86 hectares per 1,000 residents. Based on anticipated population growth of more than 100,000 residents by 2031, the ATMP establishes a target provision rate of 2.0 hectares per 1,000 residents, applied to future growth.

**CURRENT PARKLAND PROVISION IN THE PLANNING AREA**

There are no existing parks within the Weston 7 planning area, which reflects the predominance of commercial and employment uses. There are two district parks and one neighbourhood park whose service areas includes all or a portion of the planning area. Together these parks total 15.1 hectares<sup>3</sup>. Based on the current population of 1,712, residents of the planning area have access to 8.78 hectares of parkland per 1,000 residents.

All three of these parks are located northwest of the planning area, which is a residential district. The entire planning area falls within the 2.5-kilometre service areas of the two district parks - Chancellor District Park and Giovanni Caboto Park. The ATMP indicates that all residential areas should be within 500 metres of a neighbourhood park. As illustrated in Map 1 at the end of the report, only a small portion of the planning area - approximately 19% of the land area - is within 500 metres of a neighbourhood park - Blue Willow Square. This low coverage is due to the predominance of non-residential land uses within the planning area. As the Weston 7 planning area accommodates a more diverse mix of land uses over time, including residential, a greater coverage of neighbourhood parks will be required.

<sup>3</sup> The ATMP indicates that district parks have a service area of 2.5 kilometres; local parks have a service area of 500 metres

Chancellor District Park is located approximately one kilometre northwest of the planning area, co-located with Ansley Grove Library and Father Bressani Catholic High School. The 7.7-hectare park features a numerous playing fields, and outdoor ice pad, and playgrounds.

Giovanni Caboto Park is situated approximately 300 metres north of the planning area, and is co-located with Blue Willow Public School. The 6.72-hectare park includes playgrounds, a ball diamond, tennis courts, outdoor bocce courts and playing fields.

Blue Willow Square is a small, 0.64-hectare park serving the residential area immediately north of the planning area. The park features a playground and a large open space.

Parkland type	Size (ha)	Number of parks	Total area
Regional park	15+	4	133.09
District park	5+	14	106.4
Neighbourhood park	0.75 to 5	181	365.9
Urban park	1+	2	0.3
Public square	0.2 to 1		
<b>Total</b>		<b>201</b>	<b>603.6</b>

Table 3: Parkland

Park name	Soccer	Basketball	Tennis	Baseball	Playground	Rink	Bocce
Chancellor District Park	5	2	0	0	3	1	0
Giovanni Caboto Park	2	1	3	1	4	0	3
Blue Willow Square	0	0	0	0	1	0	0
<b>TOTAL</b>	<b>7</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>8</b>	<b>1</b>	<b>3</b>

Table 5: Inventory of Parks Programming

Park name	Area (ha)	Area/1,000 residents
Chancellor District Park	7.70	4.49
Giovanni Caboto Park	6.72	3.92
Blue Willow Square	0.64	0.37
	<b>15.06</b>	<b>8.78</b>

Table 4: Inventory of Parks

### FUTURE PARKLAND PROVISION WITHIN THE PLANNING AREA

As noted, current residents of the planning area have access to 8.78 hectares of active parkland per 1,000 residents, well above the city-wide provision rate of 1.86 hectares per 1,000 residents. This is due to the low current population of the area - 1,712 residents - given existing land uses. Future population growth associated with the secondary plan will create new demand for parkland and other community services and facilities.

Future parkland provision within the planning area is estimated based on the development scenarios prepared as part of the Weston 7 Secondary Plan, which forecast a long-range population of between 12,740 and 34,320 residents.

Over the planning horizon, parkland provision in the planning area would decrease to between 1.18 hectares per 1,000 residents (scenario 1) and 0.44 hectares per 1,000 residents (scenario 5). In all scenarios, future parkland provision would be below the targeted provision rates identified in the ATMP, if no additional parkland is delivered.

The ATMP recommends a target provision rate of 2.0 hectares per 1,000 residents, applied to new growth. Applying this target to the future growth of the Weston 7 secondary plan area would result in between 22.06 and 65.22 hectares of new parkland to serve the planning area, depending on the development scenario.<sup>4</sup> The resulting provision rate would be between 2.91 hectares per 1,000 residents (scenario 1) and 2.34 hectares per 1,000 residents (scenario 5).

<sup>4</sup> As noted, parkland does not have to be within the planning area in order to serve the planning area.

Given the scale of development that will result from the Weston 7 Secondary Plan, applying the ATMP target provision rate would require substantial efforts to deliver new parkland, including through parkland acquisition and parkland dedication through Section 42 of the Planning Act. Moreover, applying the ATMP target would result in a level of provision well exceeding the target. The ATMP notes that, in intensification areas, the City may consider applying a unique parkland provision target that reflects the challenges of land assembly and economic realities of development, while still maintaining the overall City-building and public realm objectives.

Considering the current density target of 160 p+j/ha, approximately 9.15 ha of new parkland would be required (in addition to the existing 15.06 ha serving the area) to reach the long-term provision target of 1.9ha/1,000 people. New parkland does not have to be within the planning area to serve the planning area; however, residential areas must be within 500 m of a local park.

### Parkland Policy - Planning Act

Section 51 of the Planning Act gives municipalities the power to require parkland dedication of 2% of net developable area for industrial and commercial uses and 5% for all other uses. The development outlook prepared by Hemson does not differentiate the developable area by land use. As such, until a more defined land use program is defined through the secondary planning process, it is not possible to determine the exact amount of parkland that would be required as per the Planning Act. However, if the maximum rate were applied to the net developable area (59 ha to 63 ha, depending on the gross-to-net assumptions of 25%-30%), a maximum of between 2.95 to 3.15 hectares could be dedicated. Parkland dedication per the Planning Act would not be sufficient in meeting the City's provision targets as per the ATMP.

Scenario	Population	Units	Provision	2.0 ha/1,000	Resulting provision/ total ha*
Current	1,712	n/a	8.78	-	-
160 p+j/ha	12,740	5,790	1.18	22.06	2.91 (37.12)
200 p+j/ha	16,340	7,430	0.92	29.26	2.71 (44.32)
250 p+j/ha	20,830	9,470	0.72	38.24	2.56 (53.3)
300 p+j/ha	25,330	11,510	0.59	47.24	2.46 (62.3)
400 p+j/ha	34,320	15,600	0.44	65.22	2.34 (80.28)

Table 6: Future Parkland Provision

\*Includes existing 15.06ha of parkland servicing planning area. Parkland does not have to be within planning area to serve planning area.

## Outdoor Recreation Facilities

The ATMP establishes current levels of provision for a range of outdoor recreation facilities including soccer fields, ball diamonds, basketball courts, pools, off-leash dog parks and playgrounds. The plan establishes targeted levels of provision based on future population growth, trends in sports and leisure, and feedback from public consultation.

The following table outlines the targeted provision level for these facilities and the current level of provision within the planning area, including facilities farther afield which have service areas that include the planning area. Where a facility is located just beyond the planning area, it has been into the provision level for practical purposes. It is important to note that certain facilities are delivered at a district or regional level. In such cases, a low provision level of a particular amenity does not necessarily signify an under-supply within the planning area.

Please see the reference maps at the end of this document for the location of outdoor recreation facilities.

Outdoor Recreation Facility	ATMP Target	Planning Area Provision Level	Notes	Map
Recreational Trails	Trail/access within 800 m of development	No trail/access within secondary plan area	Existing system includes 21 km of off-road trails, supplemented by multi-use paths and cycling facilities.	
Soccer Fields	1:80 registered youth	1:14	Based on 3 regulation-size fields and a 16% participation rate among 5-19 cohort. Planning area not identified for future field, non-regulation fields at discretion of City.	2
Ball Diamonds	1:40 registered youth	1:2	Based on 5 diamonds and a 4% participation rate among 5-19 cohort	3
Multi-use Fields	1:200,000	0	ATMP recommends two multi-use by 2031; study area is not identified as potential location.	
Tennis/Pickleball Courts	1:5,000 in new residential areas	1:342	Based on five facilities servicing the planning area each with 2-3 courts	4
Basketball Courts	1:500 youth aged 10-19	1:188	Based on 1 court and 188 youth aged 10-19	5
Cricket Fields	1:150,000 (3 by 2031)	0	ATMP recommends three by 2031, as part of future district or regional parks, or within employment area.	
Skateboard Parks & Zones	1:3500 (3 by 2031)	0	ATMP identifies Woodbridge as potential location for local skate zone	
Outdoor Pools	No additional	0		
Waterplay Facilities	One per block	1	Planning area includes roughly one blocks	6
Playgrounds	Within 500 m of urban residential areas	19% of planning area with 500 m of playground	Portion of planning area beyond 500 m of playground is largely non-residential.	15
Outdoor Fitness	Distribution – 2km radius	0	Woodbridge and VMC identified as potential locations	
Off-Leash Dog Parks	One in each quadrant of the City	Zero in southwest quadrant	Portion of study area east of Hwy 400 falls within southeast quadrant, which is served by an off-leash dog park.	
Outdoor Ice Rinks	Distribution (4-5 additional)	1:1,712	ATMP identifies VMC as potential location. Not generally local serving.	7
Outdoor Bocce	No additional	1:570	Three facilities within 2km walkshed. ATMP notes existing courts are under-utilized.	
Playgrounds	Within 500 m of urban residential areas	19% of planning area with 500 m of playground	Portion of planning area beyond 500 m of playground is largely non-residential.	15

Table 7: Outdoor Recreation Facilities \*\* Maps available at the back of the appendix



## Future Provision of Outdoor Recreation

The table below assesses how provision levels of outdoor recreation facilities may change considering forecasted growth in the study area. Except where new facilities serving the study area are being planned or identified in the ATMP (e.g. an outdoor ice surface at VMC), it is assumed no new facilities are added. Where provision targets of recreation facilities are based on participation rates (registered youth), the relative proportion of the specific age cohort was assumed to remain constant across the planning horizon, as well as the participation rates for specific programming. Recreation facilities highlighted in grey indicate facilities which are generally not considered to be locally delivered. Text in red indicates outdoor recreation facilities that will be under-provided in the corresponding development scenarios. Facilities have not been identified as under-provided where the ATMP indicates that no additional facilities are required, or in cases where facilities are delivered on a district or regional scale.

### Pedestrian & Bicycle Master Plan & Vaughan Super Trail

The City of Vaughan is currently undertaking an update of the 2007 PBMP in order to guide improvements and enhancements of pedestrian and cycling facilities. As part of this process, the Vaughan Super Trail is being proposed. The Super Trail would connect Vaughan's key parks, open spaces, natural heritage networks, and cultural features as part of a network of 100km of trails, of which 39% currently exist. Opportunities to facilitate connections to access points to the Super Trail should be considered through the planning process (e.g. new/enhanced cycling facilities or multi-use paths).

Recreation Facility	ATMP Target	Development scenario				
		160 p+j/ha	200 p+j/ha	250 P+J/HA	300 P+J/HA	400 P+J/HA
Recreational Trails	None identified	0	0	0	0	0
Soccer Fields	1:80 registered youth	1:102	1:130	1:167	1:203	1:275
Ball Diamonds	1:40 registered youth	1:15	1:20	1:25	1:30	1:41
Multi-use Fields	1:200,000	0	0	0	0	0
Tennis/Pickleball Courts	1:5,000 in new residential areas	+6	+7	+8	+9	+10
Basketball Courts	1:500 youth aged 10-19	1:1,389	1:1,781	1:2,270	1:2,2761	1:3,741
Cricket Fields	1:150,000 (3 BY 2031)	0:12,740	0:16,340	0:20,830	0:25,330	0:34,320
Skateboard Parks & Zones	1:3,500 (3 by 2031)	0:12,740	0:16,340	0:20,830	0:25,330	0:34,320
Outdoor Pools	No additional	-	-	-	-	-
Waterplay Facilities	One per block	1	1	1	1	1
Playgrounds	Within 500 m of urban residential areas	Residential Coverage	Residential Coverage	Residential Coverage	Residential Coverage	Residential Coverage
Outdoor Fitness	Distribution – 2km radius	0:12,740	0:16,340	0:20,830	0:25,330	0:34,320
Off-Leash Dog Parks	One in each quadrant of the City	None in quadrant	None in quadrant	None in quadrant	None in quadrant	None in quadrant
Outdoor Ice Rinks	Distribution (4-5 additional)	1:6,370	1:8,170	1:10,415	1:12,665	1:17,160
Outdoor Bocce	No additional	1:4,247	1:5,447	1:6,943	1:8,443	1:11,440

Table 8: Future Provisions of Outdoor Recreation Facilities

School	Capacity	2017 Enrollment	2017 Utilization	2022 enrollment	2022 Utilization
<b>YORK REGION DISTRICT SCHOOL BOARD</b>					
Blue Willow Public School	685	612	89%	560	82%
Elder's Mill Public School	565	604	107%	699	124%
Woodbridge College	708	517	73%	674	95%
<b>YORK CATHOLIC DISTRICT SCHOOL BOARD</b>					
St. Gabriel the Archangel	510	499	98%	N/A	N/A
Immaculate Conception	527	471	89%	N/A	N/A
St. Catherine of Seina	294	255	87%	N/A	N/A
Holy Cross Secondary	1,294	827	71%	N/A	N/A

Table 9: School Enrollment and Utilization

## Schools

### York Region District School Board

York Region District School Board (YRDSB) operates two elementary schools that serve the study area. Based on 2017 enrolment, the two elementary schools – Blue Willow Public School and Elder's Mill Public School – have utilization rates of 89% and 107%, respectively. By 2022, the utilization of these schools is projected to shift to 82% and 124%. Elder's Mills Public School currently has four portable classrooms.

Based on the potential development scenarios prepared for the Weston / Hwy 7 secondary plan area, the YRDSB has indicated that one elementary school site would likely be required for scenarios 1 and 2 (160 and 200 p+j/ha), and that additional school accommodation requirements would need to be considered for densities greater than 250 p+j/ha (scenarios 3-5)<sup>5</sup>.

<sup>5</sup> The potential need for new school sites is based on the development scenarios for Weston / Hwy 7 Secondary Plan

School sites would be required to be consistent with the current Vaughan Metropolitan Centre standard of five acres. However, the ultimate size of the school size may be refined through the planning and development process.

The study area is served by one secondary school – Woodbridge College. In 2017, Woodbridge College had a utilization rate of 73%; this is projected to increase to 95% by 2022.

### York Catholic District School Board

The York Catholic District School Board (YCDSB) operates three elementary schools that serve the study area – St. Gabriel the Archangel, Immaculate Conception, and St. Catherine of Sienna. Together these elementary schools have a total capacity of 1,331; based on 2017 enrollment figures, these schools are at 92% capacity, with an average utilization rate of 91%.

area, excluding the future population of VMC, as school sites have already been considered for the VMC Secondary Plan area.

The YCDSB operates one secondary school that serves the study area – Holy Cross – which has a capacity of 1,170 students. Enrollment in 2017 was 827, representing a utilization rate of 71%. The YCDSB did not provide enrollment projections.

YCDSB planning staff did not provide any indication of potential school site needs, noting that the need for a school site designation would depend on the selected development scenario, timing and unit types. See Map 8 for the location of schools servicing the study area.

## Libraries

The ATMP includes an analysis of the City of Vaughan's public library space needs, establishing a provision strategy to the year 2031, which is guided by population growth and trends, input from the public and library staff, geographic distribution, and space standards. The ATMP uses a provision target of 0.61 square feet per resident, which is an industry standard meant to represent an effective and responsive library system. There is currently one branch library - Ansley Grove Branch Library - which serves the planning area, totaling 10,500 square feet.<sup>6</sup> A branch library at the VMC is currently under construction, alongside a self-service storefront location, providing an additional 9,400 square feet. These facilities are profiled below, and shown in Map 9.

The current provision level based on the existing population of the planning area is 6.12 square feet per resident, well above the ATMP target. Again, this high-level of provision is due to the

<sup>6</sup> The ATMP states that, for planning purposes, branch libraries have a service radius of up to 1.5 kilometres. For the purposes of this study, service radii of 1.5 kilometres have been used for branch libraries.

Current	1,712	6.12 sf/pp	Deficit
160 p+j/ha	12,740	1.87 sf/PP	n/a
200 p+j/ha	16,340	1.46 SF/PP	n/a
250 p+j/ha	20,830	1.14 SF/PP	n/a
300 p+j/ha	25,330	0.94 SF/PP	n/a
400 p+j/ha	34,320	0.69 SF/PP	n/a

Table 10: Future Library Provisional Level

predominantly non-residential land uses of the planning area. Future population growth associated with the secondary plan as well as the neighbouring Vaughan Metropolitan Centre will create new demand for libraries services.

Similar to parkland provision, future library provision within the study area is estimated using the development scenarios prepared as part of the Weston 7 Secondary Plan, which forecast a long-range population of between 12,740 and 34,320 residents. The provision level of public libraries will significantly decrease to below the ATMP target of 0.61 square feet per resident, as shown in the following table.

### Ansley Grove Library

The Ansley Grove branch is a 10,500 square foot community library located in Woodbridge, adjacent to Chancellor District Park. The branch, which opened in 1990, is co-located with the Chancellor Community Centre, built in 1998. With 9.2 visits per square foot in 2016, Ansley Grove was the third busiest of the six branch libraries. In addition to its collection of more than 53,000 items, including an Italian language collection, the library features computer stations, a theatre-style meeting room which accommodates

60 people, study rooms, and a children's programming room.

The branch was renovated in 2014, and it is anticipated that further renovations will be undertaken to optimize spaces and enhance interior design to increase functionality and flexibility.

### Vaughan Metropolitan Centre Library

A new branch library is currently under construction as part of the PwC-YMCA development in Vaughan Metropolitan Centre (VMC). The approximately 10,000 square foot VMC branch, located on the second floor of the nine-storey building, is expected to open in 2019. A 350 square foot self-service library will be located at street level, accessible 24/7 with a VPL library card.

## Indoor Recreation Facilities

### Community Centres

The City of Vaughan currently supplies 10 municipal community centres. These community centres are distributed relatively equitably across the municipality, with one in each of the communities, except for Kleinburg/Nashville. The ATMP establishes a target of one community centre for every 30,000 residents.

The study area falls within the two-km service area of Chancellor Community Centre (see Map 10), which is co-located with Ansley Grove Library, Chancellor Park, and Father Bressani Catholic High School. The 50,000 sf Chancellor Community Centre offers a wide range of active living, creative, educational and instructional programming. Recreational facilities include a swimming pool, multi-purpose gymnasium, indoor bocce courts, and an outdoor skating

rink. The centre also provides facility rentals for community and private events. Chancellor Community Centre receives an average of 400,000 visitors each year, including visitors to the Ansley Grove Library. The centre services a very large neighbouring older adult population, though programming is offered for all ages and abilities.

The planning area also falls within the service area of the Vaughan Metropolitan Centre YMCA, which is currently under construction. This facility, which is co-located with a new branch library, will include an indoor aquatic centre, a fitness centre, gymnasium, and community space. While the planning area falls within the service area of this facility, it should be noted that Highway 400 presents a significant physical barrier to access by modes other than private vehicle.

### Future Community Centre Provision

While the planning area is currently served by one community centre and another is under construction at Vaughan Metropolitan Centre, population growth associated with the secondary plan may increase demand. Given the targeted provision rate and projected population growth, the ATMP recommends that three community centres (in addition to the YMCA at VMC) be developed in each of Carrville, Kleinburg/Nashville and Vellore Village North.

Table 11 outlines how provision levels would change based on the development scenarios, taking into consideration the YMCA at VMC. This table considers the facilities the future population would have access to, but not the capacity of these facilities. For example, while the planning area falls within the service area of the new YMCA in VMC, this facility will also serve the

future population of VMC.

Scenario	Population	Provision
Current	1,712	1:1,712
160 p+j/ha	12,740	1:6,370
200 p+j/ha	16,340	1:8,170
250 p+j/ha	20,830	1:10,415
300 p+j/ha	25,330	1:12,665
400 p+j/ha	34,320	1:17,1260

Table 11: Future Community Centre Provision

The ATMP also identifies community hubs as a potential solution in intensification areas or where service gaps are smaller. A community hub requires a minimum population threshold of 8,000, with a planning target of 1.5 square feet per person based on the target population. The ATMP notes that the demand for community centres (major or minor community centres or community hubs<sup>7</sup>) is largely driven by the need for major components, such as libraries, pools, arenas, gymnasiums, and fitness centres. An understanding of these specific needs, as described in this section, is necessary to fully understand community centre requirements. The ATMP identifies three additional community centres (not including the YMCA at VMC), none of which will be located within the study area.

7 Major community centres are typically anchored by ice pads or aquatic complexes, supported libraries, gymnasiums, fitness centres, or other major components, and are generally between 50,000 to 100,000 square feet. Minor community centres – of which there are currently none – would be between 20,000 and 40,000 square feet, and would not contain these major components. Community hubs are smaller facilities for community and recreation programs.

Recreation Facility	ATMP target	Study Area Provision Level	NOTES	Map
Indoor Aquatics	1:35,000	1:1,712	YMCA at VMC will include aquatics centre	11
Arenas	1:500 registered youth	-	Not generally local serving	12
Gymnasiums	1:30,000	1:1,712	YMCA at VMC will include a fitness centre	13
Fitness Centres	1:55,000	0	YMCA at VMC will include a fitness centre	14
Indoor Bocce	No additional	1:428	NO ADDITIONAL	

Table 12: Other Indoor Recreation Facilities

\*\* Maps available at the back of the appendix

Recreation Facility	ATMP Target	Development scenario				
		160 p+j/ha	200 p+j/ha	250 P+J/HA	300 P+J/HA	400 P+J/HA
Indoor Aquatics	1:35,000	1:6,370	1:8,170	1:10,415	1:12,665	1:17,160
Arenas	1:500 registered youth	-	-	-	-	-
Gymnasiums	1:30,000	1:6,370	1:8,170	1:10,415	1:12,665	1:17,160
Fitness Centres	1:55,000	1:12,740	1:16,340	1:20,830	1:25,330	1:32,320
Indoor Bocce	No additional	1:3,185	1:4,085	1:5,208	1:6,333	1:8,

Table 13: Future Indoor Recreation Facilities Provisions



### Other Indoor Recreation Facilities

The ATMP establishes provision targets for a range of indoor recreation facilities, including aquatics centres, arenas, gymnasiums, fitness centres, and indoor bocce courts. Similar to outdoor recreation facilities, provision targets consider future population growth, trends in sports and leisure, and feedback from public consultation. The following table outlines the targeted levels of provision across Vaughan, and the current level of provision within the study

Facility	Address	Age groups
St. John Bosco Child Care Centre of Woodbridge	199 Belview Avenue	Toddler, Preschool, School Age
Blue Willow Before & After School Program	250 Blue Willow Drive	Kindergarten, School Age
Tender Treasures Montessori School	171 Marycroft Avenue	Infant, Toddler, Preschool, Kindergarten
Kids Can Doodle B & A School Program – Woodbridge	500 Aberdeen Avenue	School Age
Holy Family Daycare	200 Ansley Grove	Infant, Toddler, Preschool
St. Gabriel Child Care Centre	91 Fiori Drive	Toddler, Preschool, Kindergarten, School Age
King Heights Academy	28 Roytec Road	Toddler, Preschool
Centered on Children Child Care Centre	8201 Weston Road	Infant, Toddler, Preschool
Over the Rainbow Children's Centre	285 Jevlan Drive	Infant, Toddler, Preschool, School Age
Zoe's Tender Years Child Care Centre	8551 Weston Road	Infant, Toddler, Preschool, School Age

Table 14: Child Care

area. Please see the reference maps for the location of these facilities.

### Future Indoor Recreation Facilities Provision

The table below assesses how provision levels of indoor recreation facilities may change considering forecasted growth in the study area. Except where new facilities serving the study area are being planned or identified in the ATMP (e.g. an aquatic facility at the YMCA in VMC), it is assumed no new facilities are added. Facilities

highlighted in grey indicate facilities which are generally delivered at a district or regional scale.

### Private Recreation Facilities

Private recreation facilities – particularly private sector rinks – supplement municipal facilities. Several private recreation facilities have been identified in and adjacent to the study area, including Emery Village Hockey Training Rinks (Toronto), Canlan Ice Sports at York University (Toronto) and NCI Vaughan Iceplex.

### Social Services

The Ontario 211 database was used to identify existing community services and programs within and near the study area. Considering the current land use mix of employment and retail uses, community services and programs in the vicinity of the study area are limited. However, it is important to note that many human services

Facility	Address
All Nations Full Gospel Church	4401 Steeles Avenue West, North York
Weston Islamic Centre	4040 Steeles Avenue West, Woodbridge
New Life Pentecostal Church	8111 Weston Road, Woodbridge
Immaculate Conception Church	399 Ansley Grove Road, Woodbridge
Upper Room Community Church	55 Costa Road, Concord

Table 15: Places of Worship

– especially those which are highly specialized – attract people beyond their immediate area and sometimes from across the city. There were two social services identified within the immediate vicinity of the study area. Community Living York South offers a range of programs and services for people who have an intellectual disability, including social programs and activities, employment training, and housing support, among others. The Vaughan Office of the Canadian Mental Health Association provides recovery-focused programs and services for people of all ages, including a range of therapy services, support groups, and employment support.

### Child Care

Ten subsidized and licensed child care facilities were identified using data from York Region’s Data, Analytics, and Visualization Services. These facilities provide services to infants, toddlers, preschoolers, kindergarteners and school age children. Some facilities are co-located with YDSB and YCDSB schools. Future growth within the study area will increase the need for child care facilities. The City of Vaughan’s 2009 Social Services Study promotes the concept of the “School as Hub”, where YRDSB and YCDSB develop as centralized location for learning, care, health, culture, arts and recreation. This is in line with the ATMP’s emphasis on the co-location of community services and facilities. Future facilities planning within the study area (e.g. community centres, libraries, and schools) should accommodate child care facilities.

### Places of Worship

Five places of worship were identified within the study area, representing a range of religions, denominations and cultures. In addition to their religious function, many of these places of worship provide community gathering space and deliver important community and social services.

### Conclusion & Summary of Service Gaps

The purpose of this study has been to assess the current provision of community services and facilities within the study area, and to understand how provision levels may change over time if density targets beyond the current target of 160 p+j/ha are considered. The following are significant findings from the analysis that may be used to inform and support the Weston 7 Secondary Plan planning process:

- The study area is anticipated to experience substantial population growth over the long-term planning horizon. In Vaughan Metropolitan Centre, more than 9,700 units are proposed or approved, representing a potential resident population of 19,224 residents. Development outlooks for the Weston 7 Secondary Plan test a potential population of between 12,740 and 34,320. This new population will place additional pressures on existing facilities and will also require new facilities in order to maintain a high quality of life.
- Future population growth will significantly reduce the provision of parkland, which is currently above the city-wide provision level of 1.86 hectares. However, to apply the ATMP’s recommended target of 2.0 hectares per

1,000 residents (new growth) would require significant new parkland – between 22 and 65 hectares. This is not realistic in the context of an intensification area, considering the challenges of assembling land and the economic realities of development. Moreover, applying this target would result in a parkland provision in excess of that target. A parkland provision target specific for the study area should be developed to address this challenge, and parkland acquisition should be front-ended.

- Under the current density target of 160 p+j/ha, approximately 9.15 ha of new parkland would be required to achieve the long-term provision level of 1.9ha/1,000, within the planning area.
- While a land use program has yet to be defined, parkland dedication under the Planning Act, which considers developable land area and not density of population, would not be sufficient in meeting the City’s provision targets.
- Future parkland provision must address both provision and geographical distribution. Parks beyond the planning area may serve the future population; however, parks must also be developed within the planning area to ensure coverage of residential areas.
- In all development scenarios, provision levels of public libraries will remain above ATMP provision targets, considering the library branch and self-serve library under construction at VMC. As the existing Ansley Grove branch is one of the busiest in the system, additional consideration should be given to the capacity of existing facilities.
- There is limited capacity at the two YRDSB

elementary schools that serve the Secondary Plan area. YRDSB staff have indicated that an elementary school site would be required for development scenarios 1 and 2, and that additional school sites may need to be considered for the higher density scenarios. School sites would be provided consistent with the VMC standard of five acres, though the ultimate size may be adjusted through the planning and development process.

- The YCDSB was unable to provide an indication of potential school site needs, noting that the need for a school site designation would depend on the selected development scenario, timing and unit types. YCDSB should be re-engaged when the development outlook is refined. As the YCDSB operates more schools in Woodbridge than the YRDSB, there may be lesser need for additional school sites.
- Future residents will have access to two community centres - Chancellor Community Centre and the YMCA at VMC. The later facility, however, is less accessible by foot and bicycle, and will also serve the fast-growing population of VMC. Future population growth in the study area will reduce the provision level of community centres, though provision levels (the number of facilities the population of the planning area will have access to) will remain above target .
- If a higher-density development scenario is considered (e.g. 300-400 p+j/ha), the development of a new community centre should be considered, based on the provision target of one community centre per 30,000 residents. Otherwise, opportunities for community hubs should be explored (e.g. through the development approvals process, or in collaboration with the school boards) to deliver services and facilities closer to home and to supplement the existing and planned community centres. All development scenarios would meet the minimum population threshold for community hubs (8,000).
- Opportunities to facilitate connections to access points to the Super Trail should be explored through the planning process (e.g. new/enhanced cycling facilities or multi-use paths).
- Facilities which are locally-serving and which are or will be under-supplied in the planning area include local parks (residential coverage), playgrounds (residential coverage), and basketball courts (minimum two additional).
- Facilities which serve a broader but still defined area and which are or will be under-supplied in the planning area include tennis courts (minimum six additional) and outdoor fitness equipment (distribution - 2km radius).
- Detailed planning of future parks within the planning area should consider how targets for district- or city-wide facilities could be met. For example, Woodbridge is identified as a potential location for a skate zone, and the southwest quadrant of the City is under-supplied of one off-leash dog park. The ATMP indicates that three cricket fields will be developed by 2031.

## Formulation of the two-kilometre walkshed

A two-kilometre walkshed was created for the purposes of the inventory of community services and facilities. The walkshed represents a reasonable travel time and distance to access community services and facilities, either by foot, bicycle, or a short drive. Typically, a walkshed is derived from a single point. To formulate a walkshed of the Weston 7 planning area, several individual walksheds were taken from points along the perimeter of the planning area. These were then merged into a single walkshed area. The major physical barriers that the walkshed takes into consideration at Highway 400 and Highway 407, as limited access routes.

The walkshed is primarily for qualitative and visual purposes, as the ATMP assigns service areas for most facilities. Where the ATMP has not assessed a service area, the walkshed is used to determine whether a specific facility should be included in the inventory (soccer fields, baseball fields).

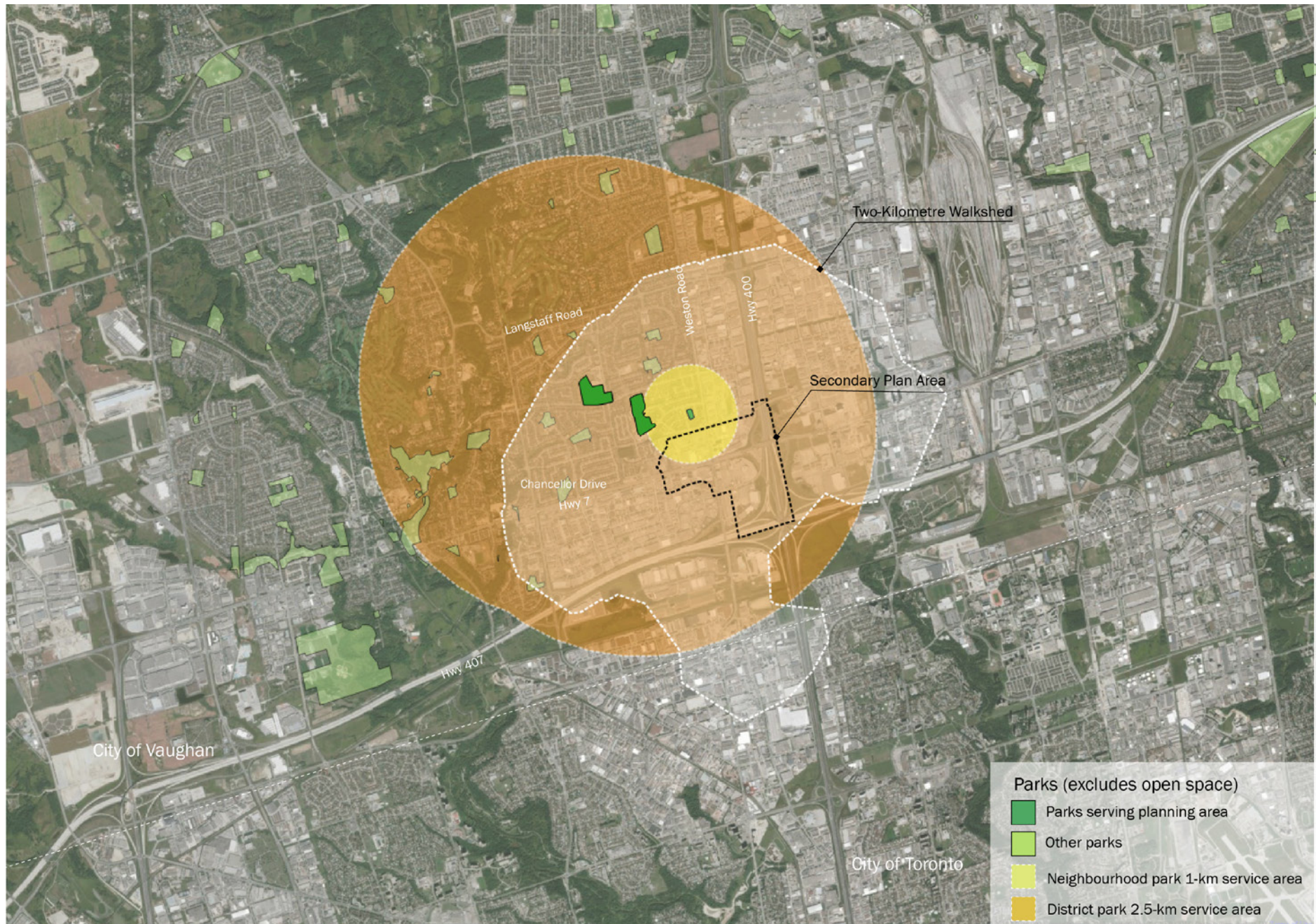
## Weston 7 Secondary Plan Development Scenarios

Development Scenario (PJ/ha)	160	200	250	300	400
Total Population	12,740	16,340	20,830	25,330	34,320
Total Population	5,790	7,430	9,470	11,510	15,600

## Surrounding Development Activity

Address	Type	Status	Height	Units
222 Rowntree Dairy Road	SPA	In progress		2 n/a (commercial)
3490 Hwy 7	SPA	In progress		1 n/a (commercial)
2592 Hwy 7	ZBA	In progress	14, 15, 25, 35, 35	1,328
7895 Jane Street	ZBA	In progress	35 + townhouses	572
Millway Avenue/Portage Parkway	ZBA, SPA	In progress	55, 55	1,217
Millway Avenue/Portage Parkway II	ZBA	In progress	55	606
101 Edgeley Boulevard	SPA	In progress	8	0
3201 Hwy 7	SPA	In progress	46, 53, 55	1,641
2908-2916 Hwy 7	ZBA, SPA	In progress	39, 39	1,235
2901 Hwy 7	SPA, OPA, SD, ZBA	In progress	7, 30, 39	962
2920 Hwy 7	SPA	In progress	60	
15 Jevlan Drive	ZBA	In progress	2	n/a (commercial)
Transit Square	SPA	In progress	0	n/a





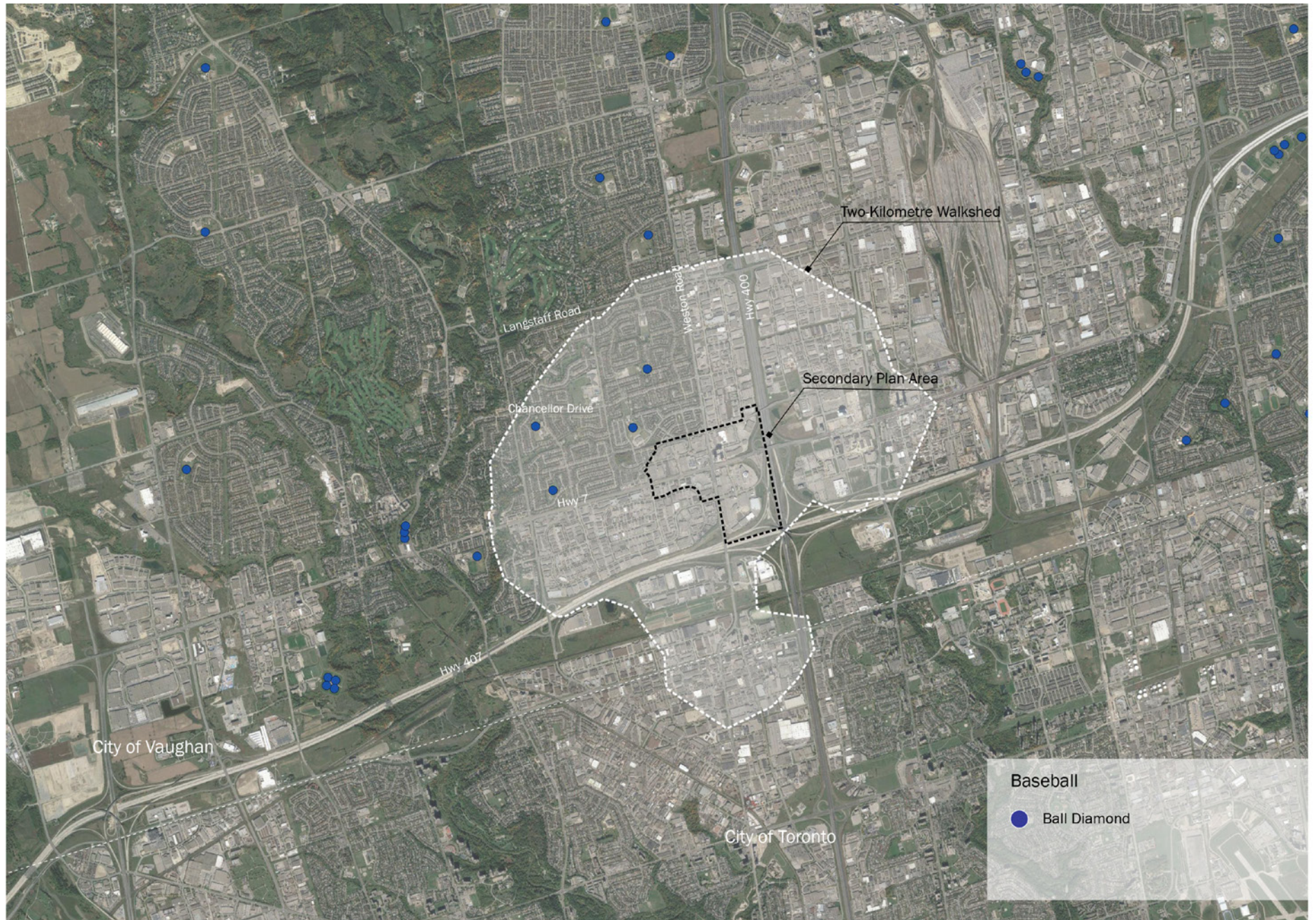
Map 1: City of Vaughan parks with service areas that include the planning area. Much of the walkshed and Secondary Plan Area is not within walking distance of a neighbourhood park.





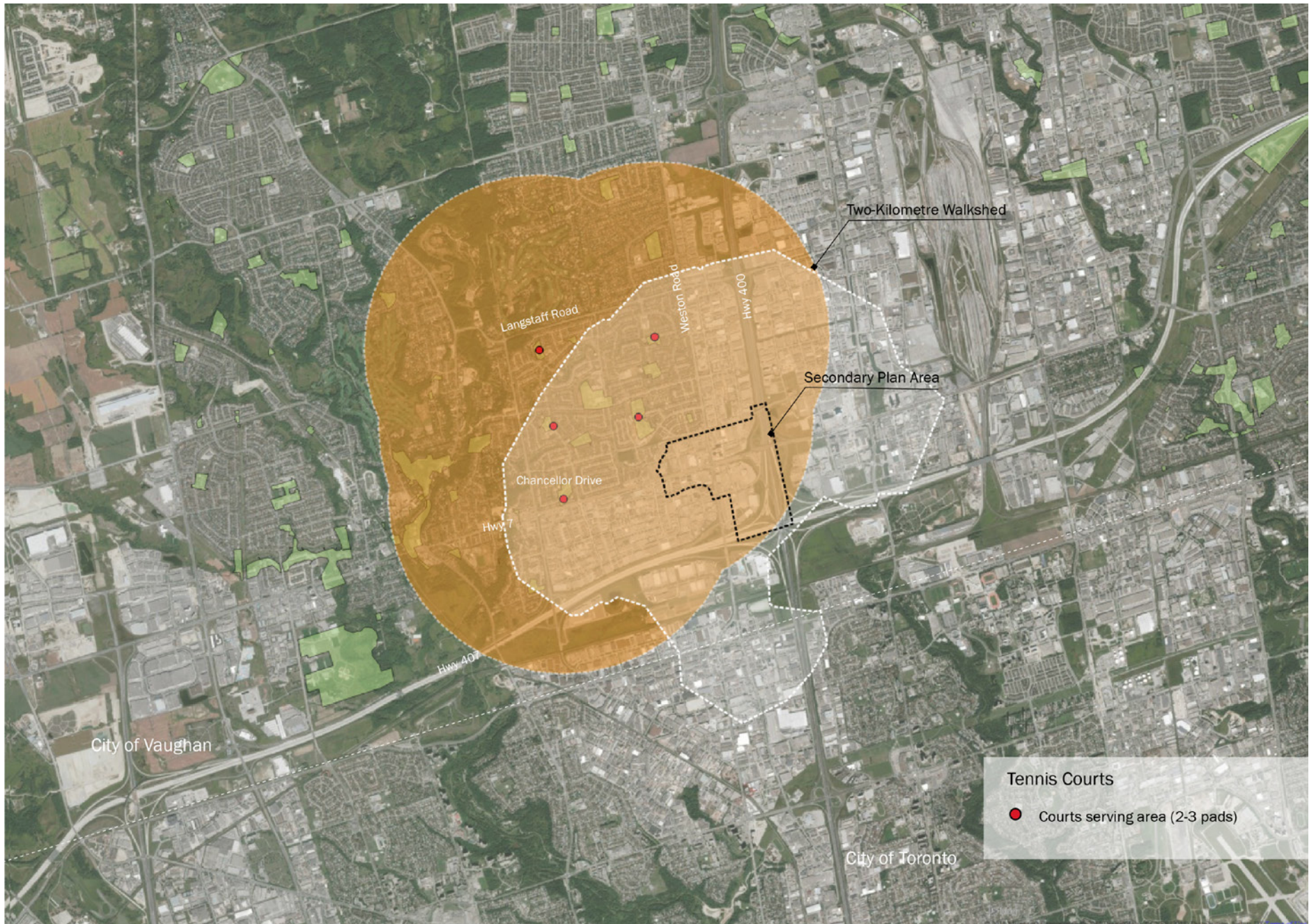
Map 2: There is one soccer field within the walkshed, and two fields just beyond the border. The ATMP does not assign service areas to soccer fields.





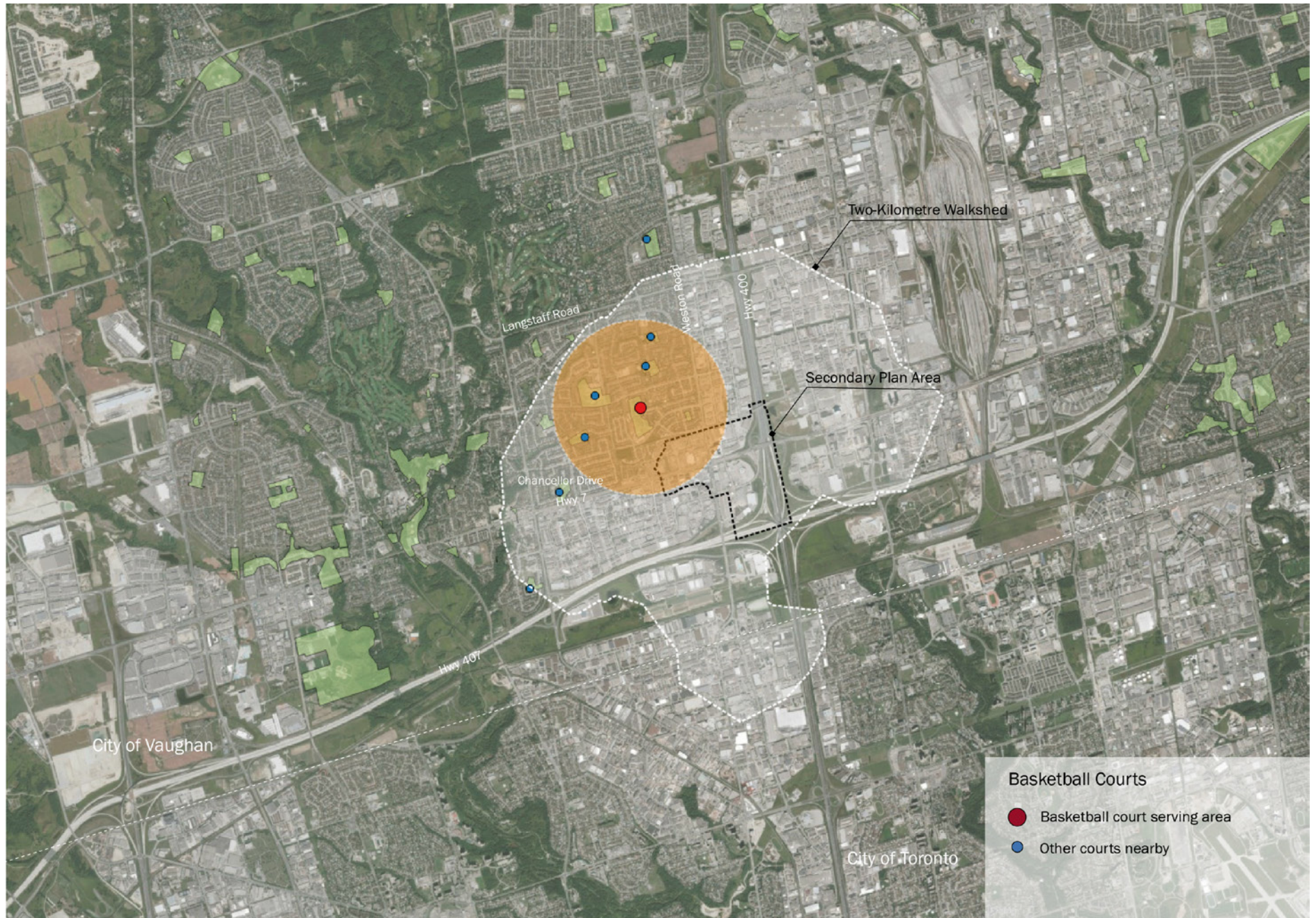
Map 3: There are four ball diamonds within the walkshed. The ATMP does not assign a service area to ball diamonds.





Map 4: There are five tennis facilities that serve the walkshed. Tennis facilities (with either two or three pads) have a service area of two kilometres.





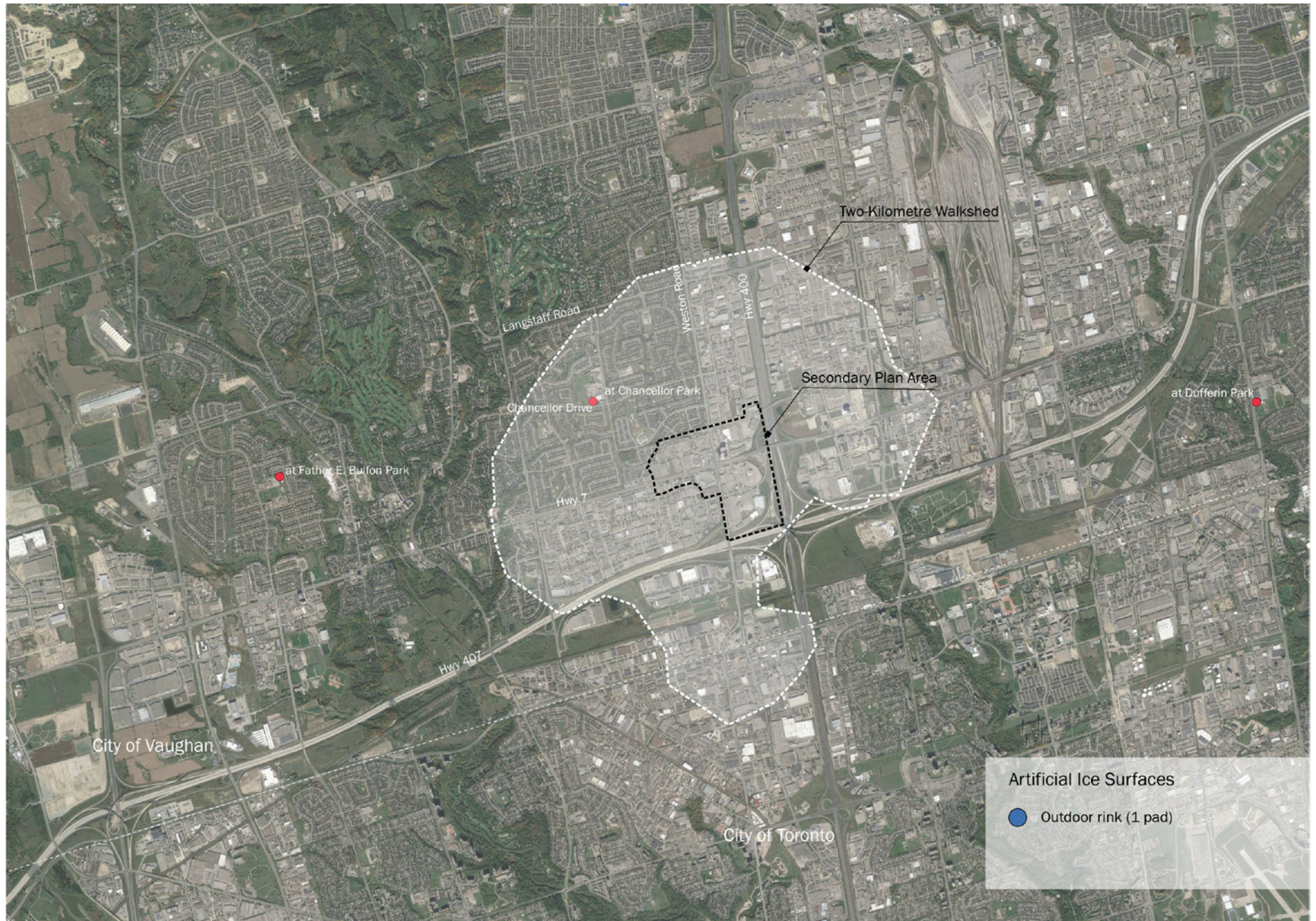
Map 5: One basketball courts serves the planning area. . Basketball courts have a service area of one kilometre.





Map 6: There is one waterplay facilities within the walkshed. The ATMP targets one waterplay facilities for each planning block.





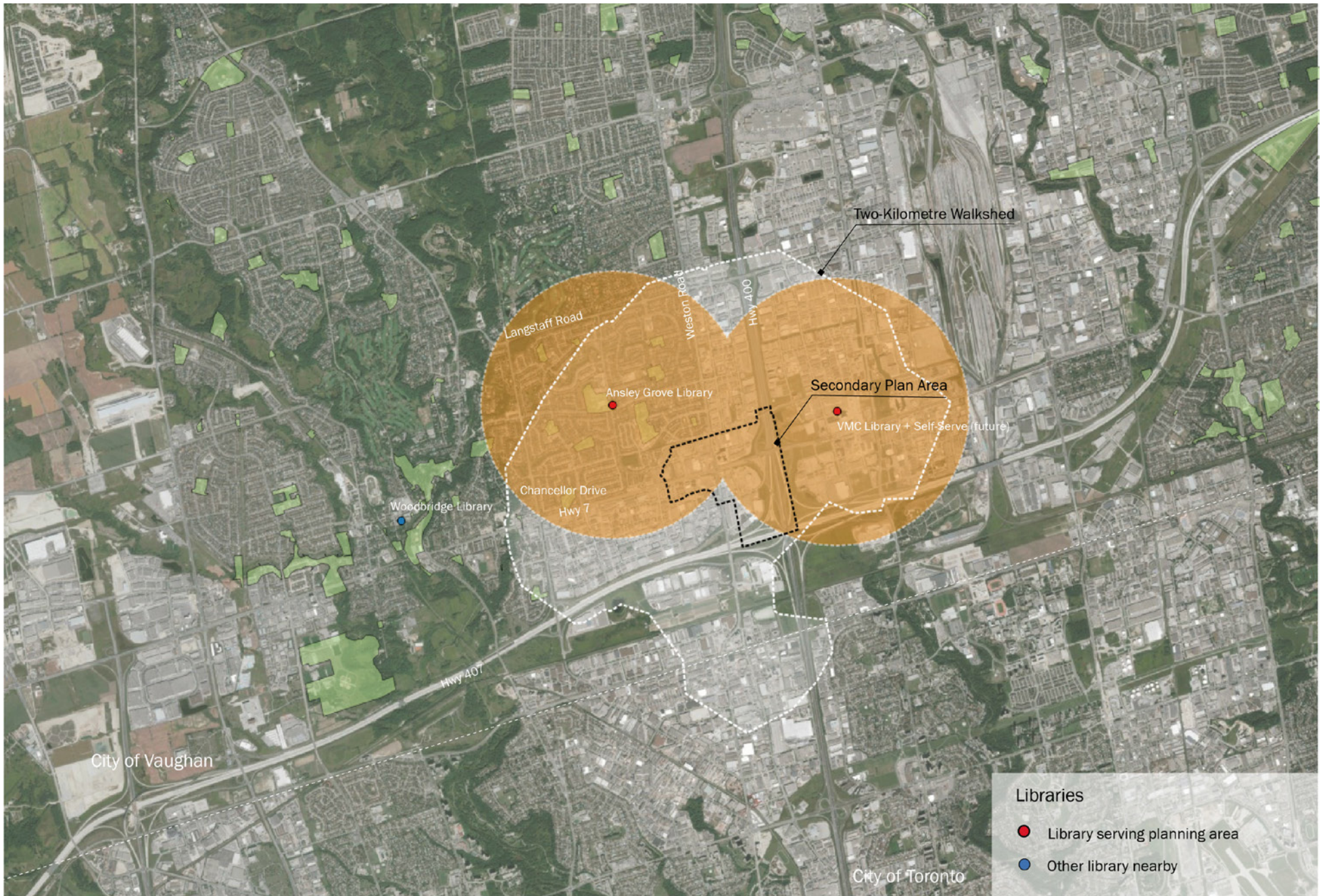
Map 7: There is one artificial ice surface in the walkshed area, with another potential surface planned for Vaughan Metropolitan Centre.





Map 8: Seven YDSB and YCDSB schools serve the Secondary Plan Area.





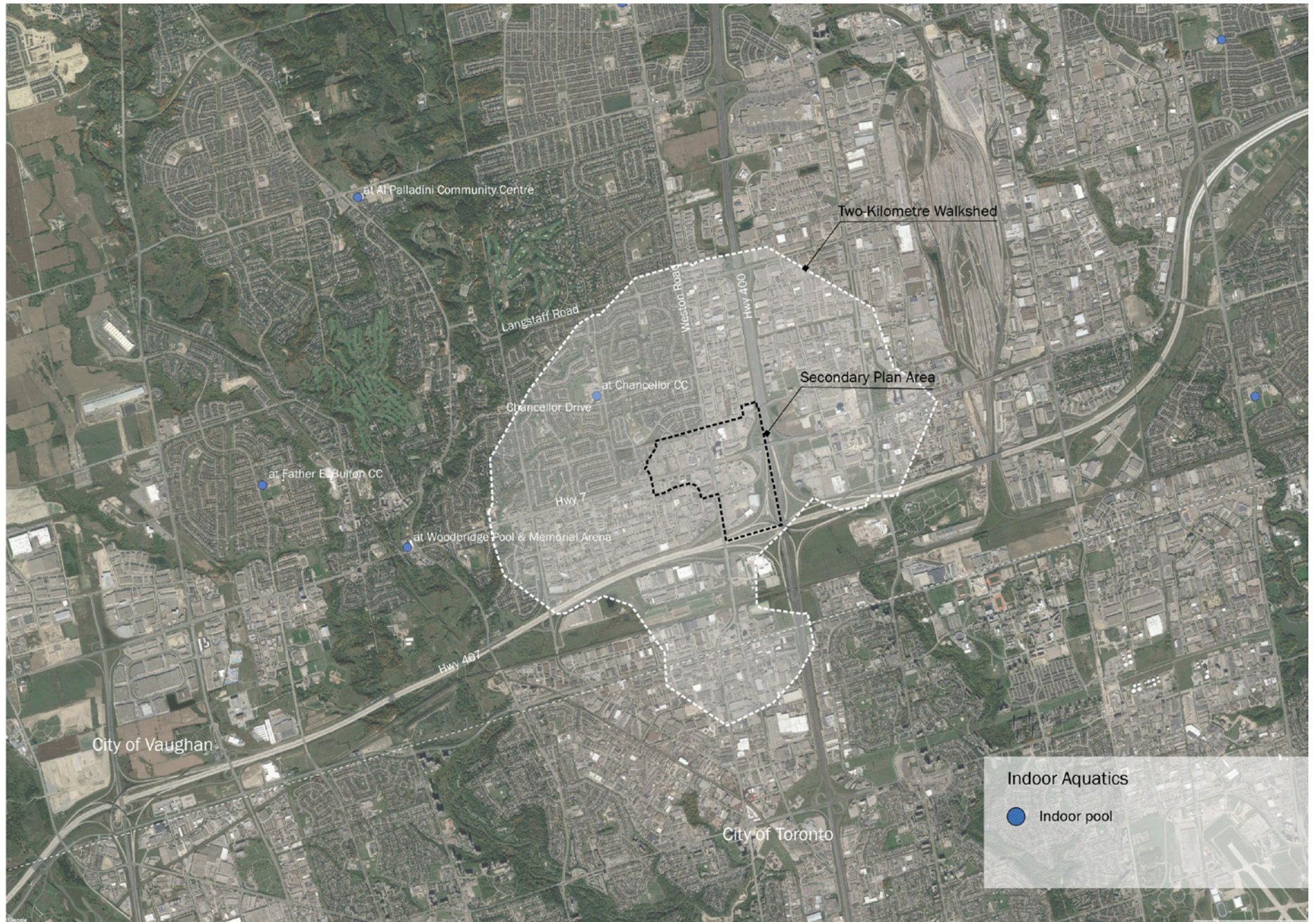
Map 9: Currently, one branch libraries has catchment areas which include the planning area, with a new branch library and self-serve library under construction at Vaughan Metropolitan Centre. v





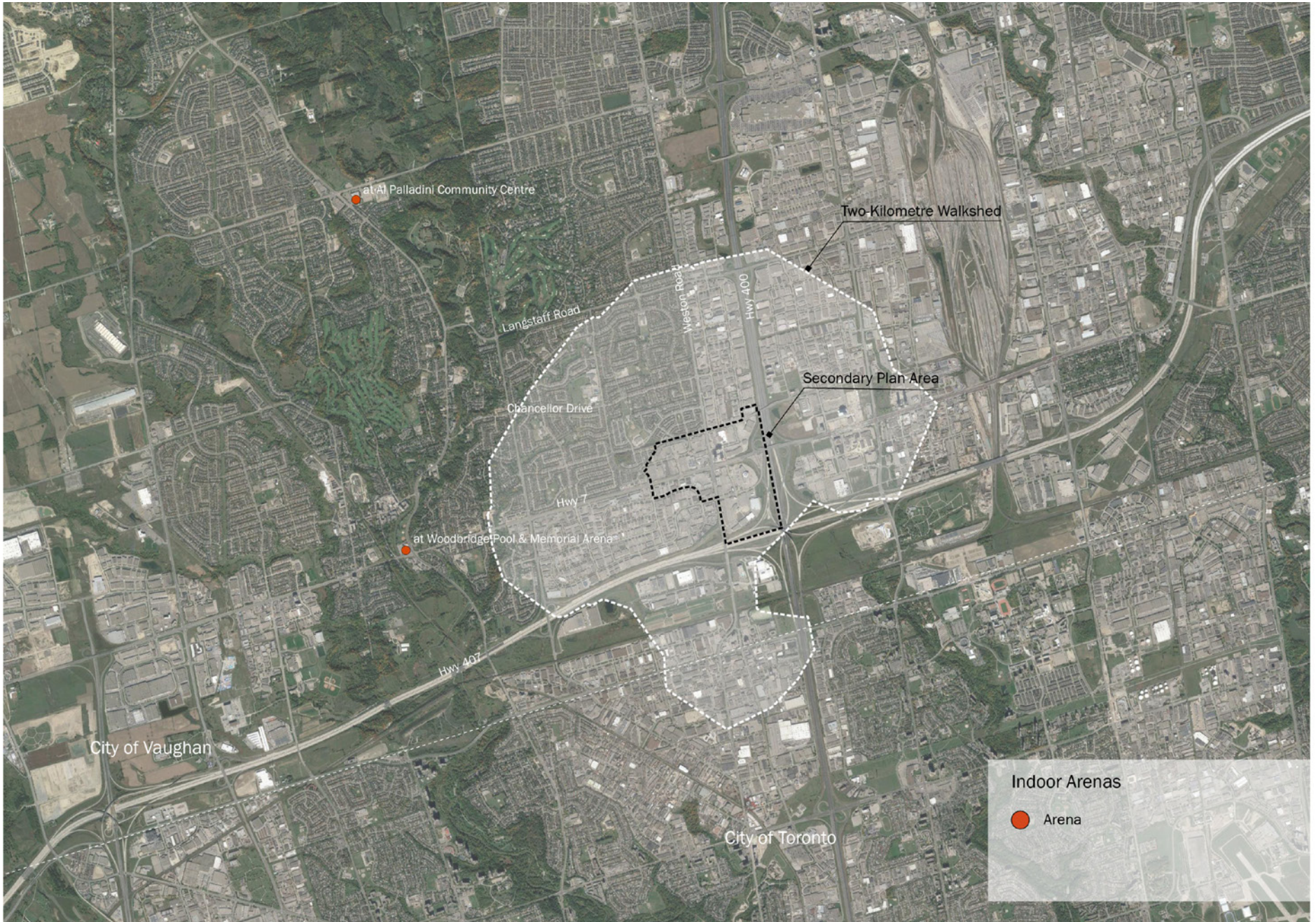
Map 10: There is one community centre located within the two kilometre walkshed - Chancellor Community Centre. A community centre is planned for VMC.





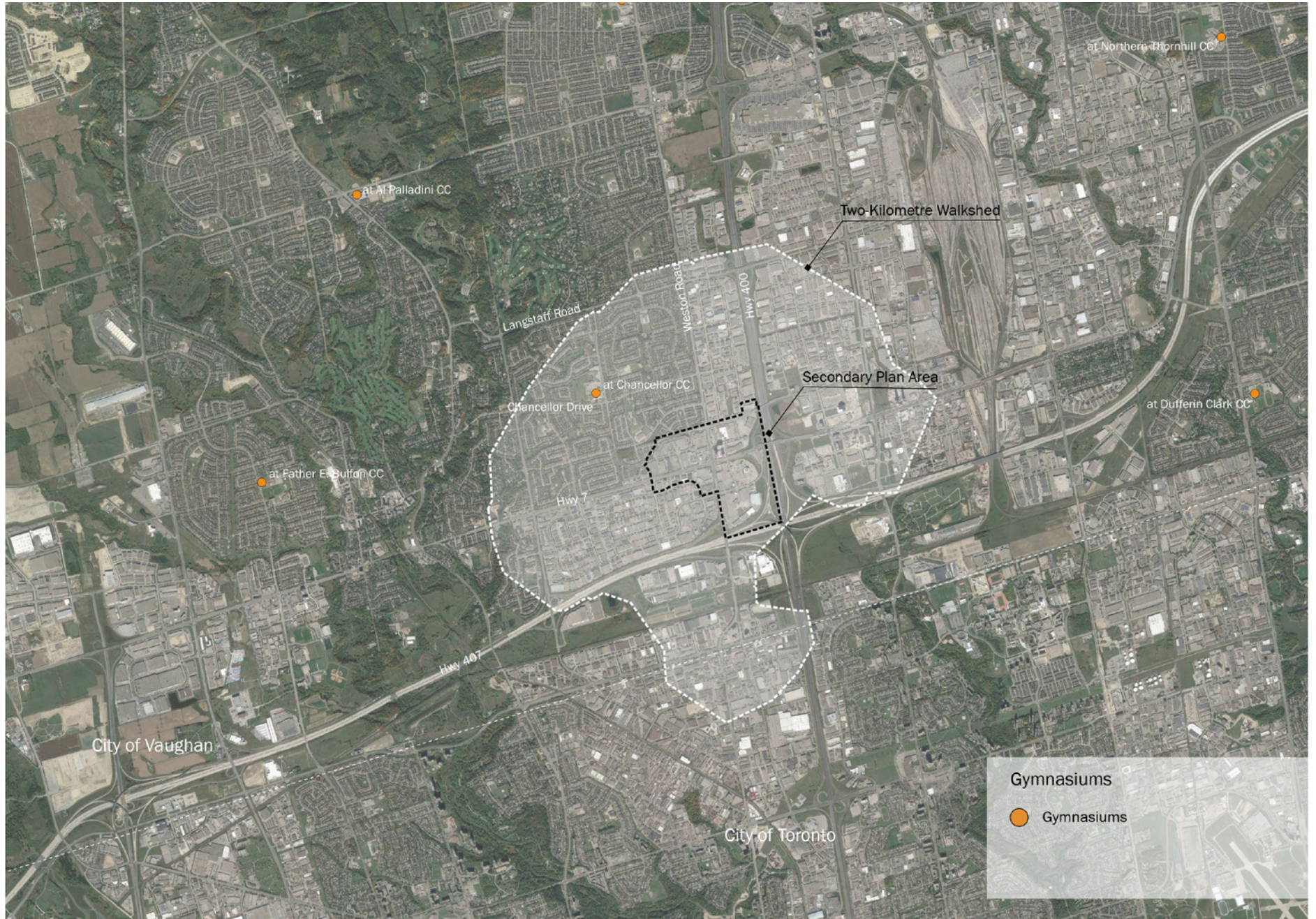
Map 11: There is one indoor pool located within the walkshed, part of Chancellor Community Centre.





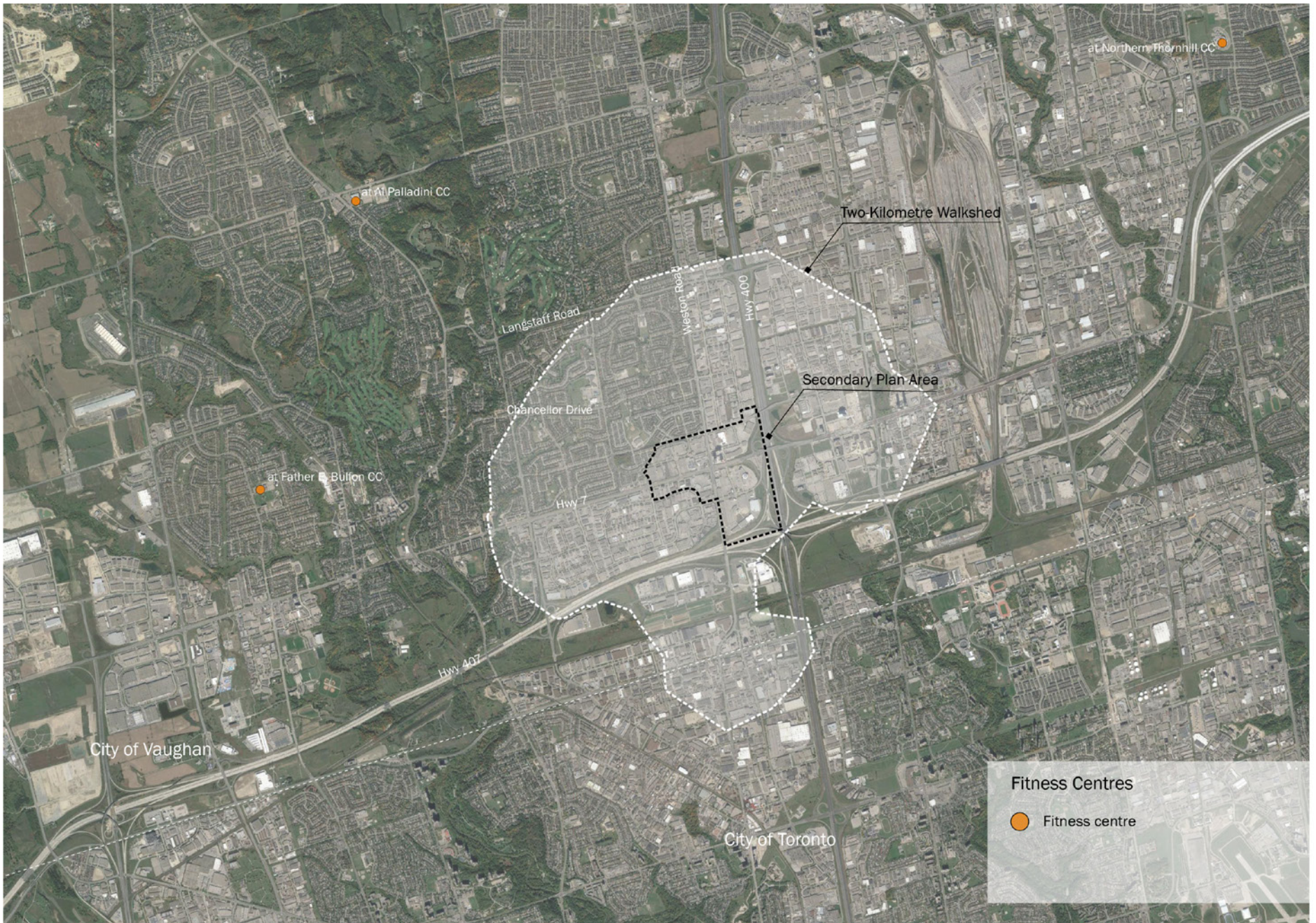
Map 12: There is no indoor arena within the walkshed; however, these facilities are not typically delivered at the local level.





Map 13: There is one gymnasium within the walkshed, at Chancellor Community Centre.





Map 14: There is no fitness centre within the walkshed; a fitness centre, however, is a component of the new YMCA under construction at VMC.





Map 15: Three playgrounds serve a small portion of the planning area.