
Appendix A: Community Services Facilities: Vaughan Yonge Street Area Study

Community Services & Facilities: Vaughan Yonge Street Area Study

1.0 Introduction

Community services and facilities are an integral part of neighbourhood growth and development and include schools, libraries, childcare centres, community centres, long term care facilities, places of worship, parks and recreation facilities, and emergency services. The Vaughan Yonge Street Study includes an examination of existing community services and facilities along with a review of the current demographics of the area.

The Vaughan Yonge Street Study encompasses two Study Areas: one located north of Thornhill Golf and Country Club and the other located around the Yonge Street and Steeles Avenue intersection. They are separated by the Thornhill heritage district.

The demographic analysis and community facilities review encompasses a broader context Study Area that extends from Yonge Street to Bathurst Street and from Steeles Avenue to Longbridge Road, adjacent Highway 407.

1.1 Demographic Overview

The review of current demographics within the study area is based on a number of census tracts within those boundaries. These census tracts are: 410.05, 410.03, 410.10, 410.09, and 410.11 as illustrated in Figure 1.



Figure 1. Map of Census Tracts

Statistics Canada reports that in 2006, the population in the Context Area was 26,435 a decrease from 2001 of approximately 1 per cent (250 people). In contrast, the City of Vaughan experienced an increase in population during this time period of approximately 31.2 per cent (see Table 1). The number of persons per household in the Study Area was approximately 3.2, slightly lower than in the City of Vaughan where the average number of persons per household was 3.4.

AgeRange	2001 Study Area		2006 Study Area		2001 Vaughan		2006 Vaughan	
	#	%	#	%	#	%	#	%
0 to 4	1,475	5.5%	1,170	4.4%	13,130	7.21%	16,555	6.93%
5 to 14	4,490	16.8%	3,670	13.9%	27,450	15.08%	35,050	14.67%
15 to 19	2,460	9.2%	2,550	9.6%	13,125	7.21%	17,510	7.33%
20 to 24	1,815	6.8%	2,185	8.3%	12,070	6.63%	15,625	6.54%
25 to 44	6,720	25.2%	5,600	21.2%	59,920	32.92%	72,850	30.50%
45 to 54	4,725	17.7%	4,775	18.1%	26,170	14.38%	34,850	14.59%
55 to 64	2,170	8.1%	3,045	11.5%	15,310	8.41%	23,160	9.70%
65 to 74	1,550	5.8%	1,760	6.7%	9,570	5.26%	14,245	5.96%
75 to 84	1,090	4.1%	1,305	4.9%	4,175	2.29%	7,175	3.00%
85+	190	0.7%	375	1.4%	1,100	0.60%	1,850	0.77%
Total Pop.	26,685		26,435		182,020		238,870	

Table 2 displays the statistics by age cohort for 2001 and 2006. The data illustrates an overall increase in seniors and those aged 15 to 24 years in the Study Area during this period. It also shows a decline in children aged 14 years and younger and younger and working aged people (25-64 years). In comparison, the Town experienced a similar increase in seniors and a similar decline in children and working aged population. Those aged 15 to 24 years remained relatively stable during the time period.

	2001				2006			
	Study Area (#)	StudyArea (%)	Vaughan (#)	Vaughan (%)	StudyArea (#)	StudyArea (%)	Vaughan (#)	Vaughan (%)
0-14	5,965	22.35%	40,580	22.29%	4,840	18.31%	51,605	21.60%
15-24	4,275	16.02%	25,195	13.84%	4,735	17.91%	33,135	13.87%
25-64	13,615	51.02%	101,400	55.71%	13,420	50.77%	130,860	54.78%
65 +	2,830	10.61%	14,845	8.16%	3,440	13.01%	23,270	9.74%
Total	26,685	100.00%	182,020	100.00%	26,435	100.00%	238,870	100.00%

The total number of dwellings has increased by approximately 175 units

between 2001 and 2006 in the Study Area (see Table 3). In 2001, approximately 85 per cent of dwelling units were owned, and 15 per cent were rented. In 2006, a shift towards a greater proportion of ownership units took place resulting in 89 per cent of residential units being owned, and 11 per cent rented. In contrast, the proportion of owned versus rented dwellings remained relatively stable for the City of Vaughan between 2001 and 2006. In 2006, 92.7 per cent of residential dwellings were owned, and 7.3 per cent rented. The average value of dwellings in the Study Area has increased between 2001 and 2006 and is higher than the City of Vaughan.

Table 3	Dwelling Characteristics			
	Study Area		Vaughan	
	2001	2006	2001	2006
Total number of occupied private dwellings*	8,305	8,480	52,960	69,535
Owned	7,090	7,535	48,880	64,495
Rented	1,220	940	4,080	5,040
Average value of dwelling	343,712	488,808.40	320,999	473,589

In 2006, the majority of dwellings in the Study Area were single-detached units followed by apartments over five storeys. Just under 60 per cent of dwellings were single detached dwellings as compared to 69 per cent of residential units in the City of Vaughan. The data show that the Study Area includes a much higher proportion of apartment buildings over five storeys as compared to the City of Vaughan. Approximately one-quarter of dwellings in the Study Area were of this type, as compared with 7 per cent in Vaughan.

Table 4	Dwelling Types (2006)	
	Study Area	City of Vaughan
Total number of occupied private dwellings	8480	69,535
As a % of occupied private dwellings:		
Single-detached	58.66%	68.90%
Semi-detached	1.50%	8.20%
Row houses	8.97%	9.60%
Apartments buildings - fewer than 5 storeys	2.18%	1.20%
Apartments buildings - more than 5 storeys	25.35%	6.90%
Other dwellings i.e duplex	3.08%	5.10%

2.0 Community Services and Facilities

2.1 Schools

York Region District School Board

York Region District School Board (YRDSB) has six elementary/middle schools and two high schools serving the study area. Table 5 below describes the capacities of each of these schools along with the 2008 enrolment figures and corresponding utilization rates. Three of these schools are located on the east side of Yonge Street in the Town of Markham. In addition, the Uplands Adult Community Learning Centre provides programs for English as a second language and is located along Yonge Street.

Some schools in the YRDSB are currently operating above physical capacity, with four schools exceeding enrolment capacity, and a fifth at 93 percent of its capacity.

Table 5. York Region District School Board Enrolment and Capacity

Name	Contact	Capacity	Full time Enrolment in 2008	Utilization Rate
Thornhill PS (JK – Gr. 8)	7554 Yonge St., Thornhill, L4J 1V8 905-889-1556	390	290	74.2%
Yorkhill ES (JK – Gr. 8)	350 Hilda Ave., Thornhill, L4J 5K2 905-764-5292	548	361	65.9%
Westminster PS (JK – Gr. 8)	366 Mullen Dr., Thornhill, Ontario L4J2P3 905-731-2963	363	255	70.1%
Baythorn PS (JK to Gr. 8) Markham	201 Baythorn Dr. Thornhill, Ontario L3T3V2 (905) 889-7992	462	532	115%
Woodland Public School* (Gr 1-8) (Markham)	Grades: 1-8 150 Henderson Ave. Thornhill, Ontario L3T2L5 (905) 889-4910	257*	326	127%
Louis Honore Frechette (Gr 1-8)	40 New Westminster Dr. Thornhill, Ontario L4J7Z8 905) 738-1724	481	560	116%
Thornhill Secondary School- (Markham)	167 Dudley Ave. Thornhill, Ontario L3T2E5 (905) 889-5453	1014	1318	130%
Vaughan Secondary School*	1401 Clark Ave. W. Thornhill, Ontario L4J7R4 (905) 660-1397	1002	935	93%
Total		4517	4577	101%

*Note that Woodland PS facility is currently being replaced and is expected to be open for the 2009 school year with an expanded capacity of 380 pupils.

Using the student generation rates provided by the YRDSB (table 6), the proposed development concept for the Yonge Street Study would generate 695 elementary/middle school students and 380 high school students.

Table 6. Pupil Yields for YRDSB

Unit Type	Elementary	Secondary
High density (Apartment/condo) (0.094 per unit for elementary; 0.055 for secondary)	538	315
Townhouse (0.251 per unit for elementary; 0.103 for secondary)	157	65
Students generate by development concept	695	380

York Region Catholic District School Board

The York Region Catholic District School Board (YCDSB) has two elementary schools and two secondary schools serving the study area. The YCDSB reports that the study area represents a mature community with the age 'bulge' passing through the secondary school system. In general, there is declining enrolment in these neighborhoods with the exception of St. Elizabeth high school which is currently operating above capacity. This school is recognized for its popular arts program which maintains a regional draw.

Additionally, the YCDSB has also has identified Woodland Public School as a replacement project to be relocated north of its current location at Royal Orchard and is expected to provide 380 pupil places for the 2009 school year.

Table 7. York Catholic District School Board Enrolment and Capacity

Name	Contact	Capacity	Full time Enrolment in 2008	Utilization Rate
Bishop Scalabrini CES	290 York Hill Blvd., Thornhill, L4J 3B6 905-886-3272	348	259	74.4%
St. Anthony CES	141 Kirk Dr. Thornhill L3T 3L3 905-889-7420	337	240	71.2%
St. Elizabeth CHS	525 New Westminster Dr. Thornhill L4J 7X3 905-882-1460	1680*	1587	117.6%
St. Robert CHS	8101 Leslie St., Thornhill L3T 7P4 905-889-4982	1104	1465	132.7%
Total		3469	3551	102%

*Includes 1,428 students + 12 portables. Assume 21 students per portable.

The student generation rates provided by the YCDSB in Table 8 indicate that the development proposed in the study scenario would generate a total of 274 students.

Table 8. Pupil Yields for YCDS

Unit Type	Students
Apartment/condo (0.015 per unit)	86
Townhouse (0.3 per unit)	188
Students generate by development concept	274

Summary

Given the existing capacities in both the public and secondary schools for the YRDSB and the YCDSB, it is understood that additional portables may be required to accommodate students generated by the proposed development concept.

Alternatively, bussing to schools outside the area could be an option for some students, either in the short or long term. It is understood from the bussing policy that students can be bussed if they live beyond the following distances: 1.2 km for Junior Kindergarten to grade 3; 1.6 km for students in grades 4 through 8; and over 4.8 km for grades 9 through 12 in transit-served areas or 3.2 km in non-transit served areas.

It is also important to remember that administrative boundaries may change along with capital improvements which could expand capacity of existing facilities.

2.2 Libraries

The study area is served by the Bathurst Clark Resource Library located on the west side of Bathurst Street on Clark Avenue and the Thornhill Centre Community Library in Markham.

One of two resource libraries in the City, the Bathurst Clark Resource Library was constructed in 1994 and is intended to serve residents over a broad geographic area. The facility is approximately 36,500 ft² in size and maintains a collection of over 150,000 titles, computer stations available with public internet access and Microsoft office, study and meeting rooms, special collections, multi-lingual collections children’s program rooms and computer training rooms. The library is open seven days a week for most of the year, with Sunday closures during the summer months.

The Thornhill Centre Community Library in Markham was built in 1975 and renovated in 1989. The facility is 23,000 sq. ft. in size and forms part of a community complex that is also comprised of an arena and community facilities. It houses a collection of 132,000 books and audiovisual materials along with an auditorium, computer work stations with internet access, CNIB library access, computer training room, interlibrary loan, electronic databases and internet searches, programs for adults and children and shut in services provided by volunteers. This branch is open seven days a week.

The Gallanough Resource Centre was formerly a part of the Vaughan library system but is currently operated as an independent resource centre. It has a collection of 38,000 books, computer stations, study areas and a small meeting room along with various programs for children.

Table 9. Libraries

Name	Location/Address
Bathurst Clark Resource Library	900 Clark Ave. West, Vaughan 905-653-7323
Thornhill Centre Community Library	7755 Bayview Ave. Markham 905-513-7977
Gallanough Resource Centre	1 Brooke St. Vaughan 416-395-5535

The November 2008 City of Vaughan Active Together Master Plan for Parks, Recreation, Culture and Libraries reports that the City is providing about 0.50 sq. ft. per capita of library space, slightly short of the general industry guideline of 0.60 sq. ft./capita. For master planning purposes, the report authors utilized a per capita standard of 0.61 sq. ft./capita (cited in the previous development charges background study in 2003).

- In the past, Vaughan Library services has adhered to a guidelines for the development of new facilities that assumed the following:
- Resource libraries to serve a population of 100,000 in a catchment area of about 2.4 to 4.8 km
- Community libraries to serve a population of 30,000 in a catchment area of about 2.4 km
- Neighbourhood libraries to serve a population of 10,000 in a catchment area of about 1.6 km

Projected space requirements show that there will be deficiencies in library services for the projected population growth in the City as a whole to 2031 (433,000 people) that can be somewhat, but not entirely, alleviated with the construction of new libraries in the City (Civic Centre Resource Library and a branch at either Vellore Village or Carrville). The Master Plan reports that for the Thornhill/Concord planning area, it appears that there will be sufficient capacity in the existing system to support growth expectations up to 2026 - outside of the Yonge Street Study development concept - after which a shortfall is suggested.

This report also states that in general, the average size of a library branch is increasing in Canada to between 12,000 and 28,000 square feet. Demand for more computer workstations and larger group study areas are cited as two main reasons for increased facility sizes. Other contributing factors include space dedicated to children and teen programming, areas for art exhibits, comfortable reading areas with cafes, flexible programming space for community activities, wider aisles, and accessible book stacks which all point to a sustained demand for larger libraries. The report’s recommendations include the provision of new facilities along with joint development with recreation facilities and community centres.

2.3 Child Care Facilities

As described in Table10, there are fourteen childcare centres in the study area including city operated facilities and private daycares. In total, these centres provide over 780 licensed daycare spaces. Nine centres have subsidy available. Home care agencies and private home care providers were not included in this inventory.

The Region estimates that by the year 2031, over 700 new child care spaces will be needed each year in York Region to maintain the status quo based on

current population projections to 2031¹. It is expected that the 'mixed use' designations proposed through this study allowing non-residential uses to be permitted in residential buildings would provide the opportunity for proposed new development to provide for additional child care spaces as part of the application process with the City.

Table 10. Child Care Facilities

Name	Address	Age Groups	Capacity
Alef-Bet Daycare (S)	7555 Bathurst St. 905-731-2797	Toddler, Preschool	42
Loving Care Centre (S)	601 Clark Ave. 905-764-6663	Toddler, Preschool, Kindergarten	80
Macklin House Kidzone – Thornhill Public School (S)	7554 Yonge St. 905-472-6201	School Age	40
NorthMeadowChildCareCentre(S)	290 Yorkhill Blvd. 905-889-5270	Toddler, Preschool, Kindergarten,SchoolAge	143
Polka Dot 6 Preschool (S)	271 Centre St. 905-370-0014	Toddler,Preschool,School Age	52
RosedaleNorthChildcareCentre(S)	Rosedale Heights PS 300 Rosedale Heights Dr. 905-771-6820	Preschool, School Age	99
Thornhill Nursery School and Kindergarten (S)	Thornhill PS 140 Brooke St. 905-731-4543	Preschool	60
Vaughan Child Care Centre (S)	501 Clarke Ave. West 905-482-2242	Toddler,Preschool,School Age	121
Yorkhill YMCA Childcare (S)	Yorkhill ES 350 Hilda Ave. 905-482-2242	Kindergarten,SchoolAge	84
CentralMontessoriSchoolsofThornhill	72 Steeles Ave. 905-889-0012	Toddler, Preschool	135
Funtime	300 Atkinson Ave. 416-783-5751	Kindergarten,SchoolAge	110
The Rose Schwartz Nursery School	8001 Bathurst St. 905-763-4040	Toddler, Preschool	96
Yip's Music and Montessori	8100 Yonge St. 905-881-9333	Toddler,Preschool,School Age	66
Oxford Learning Centre – Thornhill	110-7700 Bathurst St. 905-707-1417	Preschool	30

Advanced Learning Day Care (S)	8403 Yonge Street Markham, ON (905)889-8898	Infant,Toddler,Pre-School, School age	150
Baythorn Childcare Centre (S)	Baythorn PS 201 Baythorn Ave. (905)889-7436	School age	30
Le Club Child Care (S)	Woodland PS 150 Henderson Ave. (905)881-8585	School age	55

(S) = subsidized spaces available

2.4 Recreation and Community Facilities

There are eight parks located in the study area and the area surrounding it, along with the nearest District Park located at Dufferin Street, north of Steeles Avenue. The York Hill District Park includes basketball courts, tennis, and an outdoor skating rink along with the Garnet A. Williams community centre. In addition, the Thornhill outdoor swimming pool is located on Center Street, in the Thornhill Park.

The Uplands Golf and Ski Centre is located in the northern segment of the study area and is a nine-hole golf course and ski hill. The Thornhill Golf and Country Club is also located in this area and is a private membership golf course. Moreover, public parks in the Town Markham include a range of park options including Woodland Park, Grandview Park, Don Valley Park and Pomona Mills Park.

¹ As reported in the Town of Markham *Yonge + Steeles Corridor Study*, 2008.

Table 11. Parks

Name	Location/Address	Ha/Classification	Amenities/Facilities
Riverside Park	2 Riverside Blvd.	0.85 Neighbourhood	Senior Playground
Thornhill Park/Percy Bone Parkette	26 Old Yonge St.	0.27 Neighbourhood	Bocce, Tennis Court, Outdoor Skating Rink, 2 outdoor pools
Oakbank Pond Park	250 Centre St.	3.75 Neighbourhood	Pond, Observation Deck
Gallanough Park	21 Springfield Way	2.17 Neighbourhood	Mini Soccer, Mini-mini Soccer, Senior Playground and Softball
Winding Lane Park	580 York Hill Blvd.	4.18 Neighbourhood	Basketball Court, Senior Playground
Vaughn Crest Park	300 Pinewood Dr.	Neighbourhood	Bocce, Tennis Court, Outdoor Skating Rink, Seniors Centre
York Hill District Park	330 York Hill Blvd.	District park	Basketball Court, Tennis Court, Outdoor Skating Rink
Yonge Mill Parkette	Old Yonge St. and Mill St.	0.49 Neighbourhood	No amenities
Bathurst Estates Park	99 Campbell Ave.	Neighbourhood	Tennis
Thornhill Outdoor Swimming Pool	26 Center St		Outdoor pool
Pomona Mills Park (Markham)	North side of John St, East and West of Henderson Ave	4.7 Neighbourhood	Soccer pitch, playground, pathways, tennis club
Don Valley Park (Markham)	South of John Street, west of Bayview	4.7 Neighbourhood	Natural areas
Woodland Park (Markham)	West of Henderson, north of Clark, adjacent Woodland PS	1.8 District	Ball diamond, pathways, natural areas
Grandview Park (Markham)	South of Doncaster Ave., west of Henderson, adjacent Henderson PS	3.2 District	Ball diamond, soccer, tennis, pathways, natural areas
Garnet Williams Community Centre	501 Clark Ave. West	905-832-8552	Programs ranging from art, dance, and sports; pool, fitness centre, indoor & outdoor skating rink, arena, seniors room.

2.5 Emergency Services

The Study Area is served by the York Region Police 2nd District Headquarters, located on Major Mackenzie Drive in the Town of Richmond Hill. A police community resource centre is also located in Hillcrest mall, also within Richmond Hill. Two fire stations serve the area - #7-1 and #7-8 and the closest hospital to the area is the York Central hospital, located in Richmond Hill.

Table 9. Emergency Services

Institution	Address	Phone Number	Notes
York Region Police 2 nd District Headquarters	171 Major Mackenzie Dr. West, Richmond Hill	905-881-1221 (For police services in Thornhill, Richmond Hill & Oak Ridges)	- York Region Police Officers & Emergency Medical Services - Community Room for public use (905-764-1300 ext. 7200) - Service area bounded by Steeles on the South, Bathurst on the West, Bloomington Road on the North and Highway 404 on the East
York Region Police Community Resource Centre	9350 Yonge St., Richmond Hill (inside Hillcrest Mall)	1-886-876-5423 ext. 7700	- For reporting minor offences and minor motor vehicle collisions - Advice given on policing-related matters
Fire Station #7-1	835 Clark Ave., Thornhill		Engine 711 – 4 Firefighters Aerial 716 – 4 Firefighters
Fire Station #7-8	111 Racco Parkway, Concord		Aerial 786 – 4 Firefighters - This is a joint emergency response station for Vaughan Fire & Rescue Service and York Region EMS
York Central Hospital	10 Trench Street, Richmond Hill	905-883-1212	- Ambulatory Care Services, Continuing Care, Diagnostic Imaging, Emergency Medicine & Medicine Program, Laboratory Medicine, Long Term Care, Mental Health Program, Rehabilitation Services, Surgery Program, Woman and Child Program & York Region Chronic Kidney Disease Program

