



GOLDBERG GROUP LAND USE PLANNING AND DEVELOPMENT
2098 AVENUE ROAD, TORONTO, ONTARIO M5M 4A8

COMMUNITY SERVICES AND FACILITIES STUDY

**PROPOSED ZONING BY-LAW AMENDMENT AND SITE
PLAN CONTROL APPLICATION FOR
41 AND 43 STOREY TOWERS AND 6 STOREY PODIUM**

48 Grenoble Drive

CITY OF TORONTO

PREPARED FOR: **Tenblock**

March 2022

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1.0 Introduction

Goldberg Group has been retained by Tenblock to prepare a study of the services and facilities that are currently available within the surrounding area of the property municipally known as 48 Grenoble Drive (the “subject site”), in the City of Toronto. This study provides an inventory and analysis of the range of facilities and services that are available or planned for existing and future residents within the area surrounding the subject site.

The proposed redevelopment seeks amendment to the Zoning By-laws (ZBA) to permit the construction of two residential towers of 41 and 43 storeys in height connected by a shared 6-storey podium. The development will contain a total of 993 dwelling units, including 109 rental replacement units and 884 new dwelling units. The proposed building has a total gross floor area (GFA) of 67,941 square metres, resulting in a Floor Space Index (FSI) of 10.1, calculated in accordance with the GFA calculation of 569-2013.

1.1 Purpose

The purpose of this study is to provide the City with the range and accessibility of existing community services, resources and facilities that are currently available to existing and future residents for this site and the surrounding area.

1.2 Methodology

The methodology for this study involved several steps including:

- Study area delineation
- Data collection: inventory of community services and facilities; and
- Data analysis of socioeconomic profiles, servicing utilization and capacity.

1.3 Study area Delineation

Site and area investigations were conducted to establish the catchment area for data collection and analysis purposes. The study area boundaries for this Community Services and Facilities Study (CSFS) includes the lands bounded by Don River West Branch to the west, Don River East Branch to the east, CNR tracks to the south, and Eglinton Avenue East to the north. The study area boundaries and location of community services and facilities are illustrated and identified in **Appendix A**.

1.4 Data Collection

The demographic section of this CSFS is based on Census Canada data drawn from the Statistics Canada Census - Flemingdon Park Neighbourhood profile.

The Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB) were contacted to obtain data relating to:

- Enrollment;

- Utilization;
- Capacity;
- Projected student yields; and
- Potential expansion/closure plans for all stages of schooling (primary/middle/secondary schools) that may be influenced by the proposed development.

Childcare facilities were also contacted to determine capacity, utilization, waitlist and subsidy availability and future expansions.

Due to the current COVID-19 Pandemic, utilization data gathered represent a pre-COVID-19 total.

1.5 Analysis

The demographic and social profile information for the study area and the City include:

- Population by Age Group (2006 to 2016)
- Family Composition including:
 - Family type
 - Household by type
 - Dwellings by type
 - Construction period; and
 - Tenure
- Language, ethnicity, and immigration characteristics
- Income, education, and labour force characteristics.

The CSFS includes an inventory and analysis of the following facilities and services within the study area and in certain cases within a broader service area:

- Elementary and Secondary schools
- Parks
- Community Centres and Public Recreational Facilities
- Public Libraries
- Licensed Child Care Centres/Facilities
- Places of Worship
- Health Care and Emergency Services
- Other social services

2.0 Social Demographic Profile

The following demographic profile is based on the Statistics Canada Census - Flemington Park Neighbourhood profile. The Neighbourhood profile data from the has been distilled into tables in the sections that follow. The Flemington Park Neighbourhood profile data referenced in this section is found in **Appendix B**

2.1 Population Profile

From 2011 to 2016 the study area saw an overall population decrease of 1.1% (-235 people). The “Working Age” cohort, those 25-64 years of age, makes up the majority of the study area’s population in 2016, with 53% (11,540 persons). The study area has a higher proportion of Children (age 0-14) and Youth (age 15-24) than the City of Toronto average, and a lower proportion of Working (age 25-64) and Seniors (age 65+), as detailed in Table 2.1A.

Table 2.1A – Population Profile and City Comparison (2016)

Population Breakdown	Study area		City of Toronto	
Age Cohort	#	%	#	%
Children (age 0-14)	4,375	20	398,135	15
Youth (age 15-24)	3,015	14	340,275	12
Working (age 25-64)	11,540	53	1,566,225	57
Seniors (age 65+)	2,970	13	426,945	16
Total	21,900	100	2,731,580	100

2.2 Family Composition

Table 2.2A indicates that the majority of families within the study area are comprised of couples with children (52%), which is a higher proportion than that of the City of Toronto (44%). Couples without children represent 24% of families within the study area, versus 35% for the City of Toronto as a whole. The Lone Parent cohort also represents 24% of families within the study area, slightly higher than the City of Toronto average (21%).

The largest proportion of family size found in the study area is the 2 person families, representing 38% of all families. Larger Families with 5 or more people represent 16% of the total families included in the study area, as compared to the City of Toronto at 8%.

Table 2.2A - Families by Type and Size (2016 Census)

	Study area		City of Toronto	
	No.	%	No.	%
All Families				
Couples with Children	2,955	52	316,070	44
Couples without Children	1,395	24	250,085	35
Lone-Parent	1,370	24	152,600	21
TOTAL	5,720	100	718,755	100
Size of Family				
2 People	2,190	38	344,110	48
3 People	1,405	25	174,600	24
4 People	1,215	21	143,250	20
5 or more People	915	16	56,795	8
TOTAL	5,725	100	718,755	100

2.3 Households and Dwellings

As shown in Table 2.3A, 1- and 2-person households represent just over half of households in the study area (51%), as compared to 62% for the City of Toronto. There are a total of 21,933 persons living in 7,835 private households in the study area, resulting in an average number of 2.8 persons per household, greater than the City of Toronto average of 2.5.

Table 2.3A – Household Size (2016 Census)

Household Size	Study area		City of Toronto	
	No.	%	No.	%
1 person	1,970	25	359,955	32
2 persons	2,055	26	333,425	30
3 persons	1,350	17	175,720	16
4 persons	1,255	16	146,580	13
5 or more persons	1,205	16	97,245	9
Total:	7,835	100	1,112,925	100

As indicated in Table 2.3B, 82% of private dwellings in the study area are within apartment buildings with 5 or more storeys, significantly greater than the proportion for the City of Toronto at 44%. There are no single detached homes or detached duplexes in the study area, while 24% of the housing stock in the City is comprised of single detached homes.

These private dwelling characteristics indicate that the Flemingdon Park Neighbourhood is significantly more urbanized than the City of Toronto overall, and is predominantly an area of high-density apartment buildings.

Table 2.3B – Percentage of Occupied Private Dwellings by Structural Type (2016 Census)

	Study area	City of Toronto
Total Number of Private Dwellings	7,964	1,179,057
Housing Type	%	%
Single Detached House	0	24
Semi-Detached House	2	6
Row House	8	6
Apartment, Detached Duplex	0	4
Apartment, less than 5 Storeys	8	15
Apartment, 5+ Storeys	82	44
	100	100

Table 2.3C indicates that over half of households in the study area reside in dwellings that are rented (55%). This represents a larger proportion of households occupying rented dwellings as compared to the City, where only 47% of households reside in rental tenure housing. The number

of owned dwellings within the study area is lower than the City of Toronto at 45%, compared to the City at 53%.

Table 2.3C – Households by Tenure (2016 Census)

	Study area		City of Toronto	
Tenure	No.	%	No.	%
Owned	3,500	45	587,095	53
Rented	4,330	55	525,835	47
Total Households	7,830	100	1,112,930	100

Data of dwellings by period of construction, as shown in **Table 2.3D**, indicates that 62% of all dwelling units within the study area were constructed during a concentrated “building boom” period between 1961 and 1980. Within the last 15 years (2001 - 2016), construction of residential dwellings has been very slow in the area, representing only 5% of the total private dwellings in the study area. This minimal recent construction significantly lags the City of Toronto overall, where 18% of current dwellings were constructed during the same 15 year period (2001-2016). More recent development applications that have been proposed, approved and/or under construction, as detailed in later sections of this report, identify that construction trends may be changing in Flemington Park. This may be in response to recent public transit investments, market conditions, and the housing supply shortage.

Table 2.3D - Private Dwellings by Period of Construction (2016 Census)

	Study Area	City of Toronto
Period of Construction	%	%
1960 or Before	13	33
1961 – 1980	62	31
1981 – 1990	13	10
1991 – 2000	9	8
2001 – 2005	3	5
2006 – 2010	1	6
2011 – 2016	1	7

2.4 Ethnicity and Immigration

Within the study area, 79% of the population has visible minority status, greater than the City’s average of 51%. **Table 2.4A** details the Top Ten Ethnic Origin Groups within the study area as detailed in the 2016 Census. The City of Toronto comparison has not been included given that ethnic origin groups differ in the City as a whole. As the data indicate, the largest single ethnic origin in the area is residents of East Indian origin (29%). This is followed by Filipino (15%), Afghan (12%), Pakistani (9%), and Chinese (8%). It should be noted that the percentage is of the top ten ethnicities and does not differentiate between multiple ethnicity responses by an individual. For example, a respondent can identify with more than one ethnicity.

Table 2.4A – Top Ten Ethnic Origin Groups (2016 Census)

Ethnic Background	Study Area	
	# of Persons	%
East India	4,420	29
Filipino	2,375	15
Afghan	1,850	12
Pakistani	1,375	9
Chinese	1,285	8
Canadian	1,255	8
Greek	825	5
English	790	5
Sri Lankan	620	4
Slovak	555	4
Total of Top 10	15,350	100

The following **Table 2.4B** provides population data by period of immigration. Compared to the City of Toronto, the study area has a higher overall proportion of immigrants (68% vs. 51%). Among the immigrant population, in the study area a majority of immigrants arrived within the last 15 years (2001 - 2016), whereas in the City overall the majority of immigrants arrived before year 2000.

Table 2.4B – Population by Period of Immigration (2016 Census)

	Study Area		City of Toronto	
	No.	%	No.	%
Non-Immigrants	6,995	32	1,332,090	49
Immigrants	14,925	68	1,359,585	51
Before 1981	2,000	13	294,065	22
1981 – 2000	4,590	31	453,435	33
2001 – 2005	2,040	14	162,775	12
2006 – 2010	2,605	17	167,780	12
2011 – 2016	2,790	19	187,950	14
Non permanent residents	900	6	93,580	7
TOTAL	21,920	100	2,691,675	100

The following **Table 2.4C – Top Ten Mother Tongue Languages** represents the distribution of the ten most spoken languages in the study area. The City of Toronto comparison has not been included as the City's Top Ten Mother Tongue Languages differ from the study area. Within the study area approximately 30% of its population identify that English is their primary language. 68% of the population speak other languages and are distributed as follows: Urdu (12%), Persian (10%), Gujarati and Tagalog (9% each), Tamil (6%), Greek, Bengali and Slovak (5% each), and Arabic and Mandarin (4% each).

Table 2.4C – Top Ten Mother Tongue Languages (2016 Census)

Study area		
Language	No.	%
Urdu	1,535	12
Persian (Farsi)	1,375	10
Gujarati	1,235	9
Tagalog	1,215	9
Tamil	735	6
Greek	625	5
Bengali	615	5
Slovak	595	5
Arabic	510	4
Mandarin	465	4
Total of Top 10	8,905	69
English (Official Language)		30
French (Official Language)		1

2.5 Income, Education and Labour Force

The following **Tables 2.5A – 2.5C** provide data comparisons for both the study area and the City of Toronto as it relates to Income, Education and Labour Force.

In 2016, the average household income for the Study area (\$59,208) was significantly lower than the City's average household income (\$102,721), as shown in **Table 2.5A**. The median household income for the study area was also significantly less at \$48,917, compared to the median income for the City at \$65,829. The 2016 profile data details Shelter Costs and Low-Income Households. The proportion of households spending more than 30% of household income on shelter is higher in the study area for renters and owners (45%), as compared to the proportion of the City's renters and owners (37%).

Table 2.5A – Household income (2016)

	Study Area	City of Toronto
Total households	7,830	1,112,930
	%	%
Under \$10,000	4	5
\$10,000 to \$19,999	10	8
\$20,000 to \$49,999	36	25
\$50,000 to \$79,999	24	21
\$80,000 to \$124,999	18	19
\$125,000 and over	6	22
TOTAL	100	100
Average Household Income	\$59,208	\$102,721
Median Household Income	\$48,917	\$65,829
1-Person Households		
Average Household Income	\$39,428	\$55,409
Median Household Income	\$29,281	\$38,018

As **Table 2.5B** indicates, the study area is identified as having a smaller proportion of educational attainment when compared with the City as a whole. 61% of the population has obtained a postsecondary certificate/diploma/degree compared to 69% of the City's population. The number of residents that have not received either a certificate/ diploma/degree is moderately higher in the study area (15%) versus the City, at 10%. The data identifies that the number of people within the study area that have attained a level of education that is at or higher level than a bachelor's degree is 35% versus the City of Toronto at 44%.

Table 2.5B – Education: Educational Attainment (2016 Census)

	Study Area	City of Toronto
	%	%
No Certificate/Diploma/Degree	15	10
Certificate/Diploma/Degree	85	90
High School Diploma or Equivalent	24	20
Postsecondary Certificate, diploma, or degree	61	69
Apprenticeship or trades certificate or Diploma	4	4
College, CEGEP or other Non-University Certificate or Diploma	18	18
University Certificate or Diploma below Bachelor level	4	3
University Certificate, Diploma, or degree at Bachelor Level or Above	35	44
Bachelor's Degree	23	28
University Certificate, Diploma or Degree above Bachelor Level	12	16
Total Population 15+	100.0	100.0

Labour force status is outlined in **Table 2.5C**. The labour force participation rate in the study area is 57%, below the City of Toronto's rate of 65%. The unemployment rate is higher in the study area than the City, at 11% and 8%, respectively. Approximately 6% of those in the labour force are unemployed, which is marginally higher by 1% than the City of Toronto's average.

Table 2.5C – Labour Force Status (2016 Census)

	Study Area	City of Toronto
	%	%
In the Labour Force	57	64
Employed	51	59
Unemployed	6	5
Not in the Labour Force	44	35
Employment Rate	51	60
Unemployment Rate	11	8
Participation Rate	57	65

2.6 Summary

The following conclusions summarize the findings of demographic analysis of the 2016 Census information for the study area:

- Between 2011 and 2016 the population decreased by 1.1% or 235 persons;
- The study area has a significantly higher proportion of Children and Youth (age 0 - 24) at 34%, compared to the City of Toronto at 27%. The largest age cohort is Working (age 25 - 64) at 53%.
- The study area is generally characterized by private households consisting of 1 person and 2 persons, representing 51% of all households combined, with an overall average of 2.8 persons per household, as compared with the City's proportion of 62% and 2.5 persons per household respectively;
- Approximately 82% of dwelling units within the study area are within apartment buildings with 5 or more storeys, significantly higher than 44% in the City overall;
- As of 2016, 45% of residents within study area lived in residential dwellings that were owned, compared to 53% of the City's population who lived in owner-occupied dwellings;
- Within the last 15 years (2001 - 2016), only 5% of dwelling units in the study area were constructed, well below 18% in the City overall during the same time period. Within the study area, 62% of dwellings were constructed during a "building boom" between 1961 - 1980, compared to 31% in the City during the same period;
- 79% of the study area population is considered a visible minority, greater than the City average of 51%. The largest three ethnic origin groups are East Indian, Filipino and Afghan;
- The study area has a higher proportion of immigrants (68%) than the City (51%), characterized by a majority of immigrants arriving in the past 15 years, whereas in the City a majority arrived before year 2000;
- English represents the largest proportion of mother tongue languages within the study area (30%), with Urdu and Persian following at 12% and 10% respectively.
- The median household income in 2016 was significantly less at \$48,917, compared to the City's median income at \$65,829;
- The average household income was also significantly smaller in 2016 at \$59,208 compared to the City's average of \$102,721;
- The area can generally be characterized with a high level of educational attainment, with 61% of the population over the age of 15 years having received a post-secondary certificate/diploma/degree as compared with the City average of 69%;

3.0 Community Facilities and Services

The following sections detail the various facilities, services and resources that are located within and serve the study area.

3.1 Schools

The following sections provide utilization data on the local area schools. It includes school locations that are within the study area; also, it identifies the school sites whose attendance boundaries include the subject site. Utilization data has been obtained from the Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB). The pupil yields expressed in the tables below are representative of the net increase of 884 new dwelling units that are constructed in the subject application.

3.1.1 Toronto District School Board (TDSB)

The TDSB has advised that the following pupil yields are expected to be generated by the subject proposal:

Table 3.1.1A – Projected Student Yields (TDSB)

TDSB Pupil Yield	No. of Units	TDSB Pupil Elementary Students	TDSB Pupil Secondary Students	Estimated Number of Students Generated by Development
	884	117	50	167

As detailed above, a total of one hundred sixty seven (167) additional students are expected to be generated by the subject proposal, which comprises one hundred seventeen (117) elementary school aged students and fifty (50) secondary school students.

The following **Table 3.1.1B** identifies the schools that are located within or in close proximity to the subject site. The TDSB has advised that the subject site is located within the regular attendance boundary of the school sites identified by an (*), also referred to as 'Local Catchment Area School'. The overall utilization of these school sites are further detailed in Table **3.1.1C**.

Table 3.1.1B – TDSB Schools Within and Proximal to Study area (As of February 2022)

SCHOOL	LOCATION	AGE RANGE	DISTANCE FROM SUBJECT SITE
Elementary			
Don Mills Middle School (*)	17 The Donway East	Grade 6 – Grade 8	3.1 km
Gateway Public School	55 Gateway Boulevard	Junior Kindergarten – Grade 6	800 m
Grenoble Public School (*)	9 Grenoble Drive	Junior Kindergarten – Grade 6	160 m
Valley Park Middle School (*)	130 Overlea Boulevard	Grade 6 – Grade 8	1.1 km
Secondary			
Don Mills Collegiate Institute (*)	15 The Donway East	Grade 9 – Grade 12	3.1 km
Marc Garneau Collegiate Institute (*)	130 Overlea Boulevard	Grade 9 – Grade 12	1.1 km

*Local Catchment Area School**

Table 3.1.1C – TDSB School Utilization (As of October 31, 2021)

School:	Capacity	Enrollment	Utilization Rates (%)
Elementary Schools			
Don Mills Middle School	441	365	83%
Grenoble Public School	706	835	118%
Valley Park Middle School	1,056	964	91%
TOTAL:	2,203	2,164	98%
Secondary Schools			
Don Mills Collegiate Institute	825	910	110%
Marc Garneau Collegiate Institute	1,341	1,809	135%
TOTAL:	2,166	2,719	126%

Table 3.1.1C illustrates that two of the three public elementary schools are operating below capacity levels, and that overall enrolment is below capacity across the three schools studied. In response to recent development and population increases in the surrounding area, the TDSB has identified a Boundary Change Study for the years 2023-2024. This study will take into consideration existing and proposed residential development within the attendance boundary of Grenoble Public School. It will also take into consideration the planned new elementary school at the corner of Don Mills Road and Eglinton Avenue East, which is part of the Housing Now redevelopment of 770 and 805 Don Mills Road, by CreateTO on behalf of the City of Toronto.

Additional Boundary Change studies have been identified by the TDSB to address population growth in the study area. A Boundary Change Study for the years 2025-2026, has been identified to review the shared attendance area currently directed to either Don Mills Middle School or Valley Park Middle School to establish a single local area school. An additional Boundary Change Study has been identified by the TDSB for years 2026-2027 to review the shared attendance currently

directed to either Don Mills Collegiate Institute or Marc Garneau Collegiate Institute to establish a single local area school.

It is important to note that should capacity not be available in the locally assigned schools at the time of occupancy, the TDSB will assist in determining where to redistribute additional students in the event of over capacity. Depending on school utilization, capital improvements, planned program moves/expansions, and a range of other factors that may exist at that time, students may be directed outside of the attendance boundary. Gateway Public School listed in **Table 3.1.1B** is not identified as Local Catchment Area School; however, it is included based on its location in close proximity to the subject site.

3.1.2 Toronto Catholic District School Board (TCDSB)

The TCDSB has advised that the following pupil yields are expected to be generated by the subject proposal:

Table 3.1.2A – Projected Student Yields (TCDSB)

TCDSB Pupil Yield	No. of Units	TCDSB Pupil Elementary Students	TCDSB Pupil Secondary Students	Estimated Number of Students Generated by Development
	884	21	6	27

As **Table 3.1.2C** details, the TCDSB forecasts that the proposed development will yield approximately twenty-one (21) elementary students and six (6) secondary students.

The following **Table 3.1.2B** identifies the school sites where the subject site falls within the regular attendance boundary. The overall utilization of these school sites is further detailed in **Table 3.1.2C**.

Table 3.1.2B – TCDSB Schools within the Attendance Boundary of the Subject Site (As of February 2022)

SCHOOL	LOCATION	AGE RANGE	DISTANCE FROM SUBJECT SITE
Elementary			
St John XXIII Catholic School	175 Grenoble Drive	Junior Kindergarten – Grade 8	850 m
Secondary			
Neil McNeil High School (Male Gender)	127 Victoria Park Avenue	Grade 9 – Grade 12	8.4 km
Notre Dame High School (Female Gender)	12 Malvern Avenue	Grade 9 – Grade 12	8.9 km
Senator O'Connor College School	60 Rowena Drive	Grade 9 – Grade 12	5.9 km
St. Patrick Catholic Secondary School	49 Felstead Avenue	Grade 9 – Grade 12	5.2 km

Table 3.1.2C – TCDSB Schools within the Attendance Boundary of the Subject Site (Current as of February 2022)

School:	Portables	Capacity	Enrolment	Utilization Rates (%)
Elementary Schools				
St. John XXIII Catholic School	0	538	437	81.2
TOTAL:	0	538	437	81.2
Secondary Schools				
Neil McNeil High School	6	648	855	131.9
Notre Dame High School	0	441	688	156.0
Senator O'Connor College School	12	1,062	1,255	118.2
St. Patrick Catholic Secondary School	0	1,152	858	74.5
TOTAL:	18	3,303	3,565	107.9

*Catchment Area School**

Table 3.1.2B indicates that there is only one Catholic elementary school at this time serving the subject site and is currently undersubscribed by 101 students with a utilization rate of 81.2%. Currently, the anticipated twenty one (21) elementary students that would be generated by this proposed development can be accommodated at their local catchment area school.

There are at this time four (4) Catholic secondary schools servicing the study area, of which St. Patrick Catholic School is operating below capacity and will have the ability to accommodate the additional students expected from this development. It is located approximately 5.2 km from the subject site. Notre Dame High School is an all-female gender school with the highest utilization rate (156%). Also, Neil McNeil High School, an all-boys secondary school, is oversubscribed with a utilization rate of 131.9%. Similarly, Senator O'Connor College School, is a mixed gender school with a utilization rate of 118.2%.

3.2 Parks and Recreation Facilities

The subject site and surrounding area are well serviced by park space. The following **Table 3.2A**, summarizes the park and amenities/facilities, its location, and area (m²).

Table 3.2A - Parks and Recreation Facilities

	Park Name	Location	Area (m ²)	Class	Amenities
1	E.T. Seton Park	73 Thorncliffe Park Drive	400,000 ⁽¹⁾	D**	Archery Range (1), Bike Trail (35), Disc Golf Course (1), Drinking Fountain (1), Parking Lot (6), Picnic Shelter (1), Picnic Site (4), Pond (6), Washroom Facility (1)
2	Ferrand Drive Park	251 Ferrand Drive	8,700	N	Playground (1)
3	Flemingdon Park	150 Grenoble Drive	133,000	D	Ball Diamond (2), Ball Hockey Pad (1), Cricket Pitch Field (1), Drinking Fountain (1), Multipurpose Field (1), Outdoor Basketball Court (4), Outdoor Track (2), Parking Lot (3), Playground (4), Splash Pad (1), Sport Field (8), Sportspad Area (1)
4	Gateway Greenbelt	20 Gateway Boulevard	8,000	N	
5	Linkwood Lane Park	10 Linkwood Lane	20,000	N	Ball Diamond (1), Bottle Filling Station (1), Dogs Off-Leash Area (1), Multipurpose Field (1), Playground (1)
6	Linkwood Lane Parkette	400 Linkwood Lane	3,700	P	Drinking Fountain (1)
			Total Park Area = 573,400 m²		

Class of Parks: P = Parkette, N = Neighbourhood, D = District, D** Destination.

(1) Approximate measurement taken east of the Don River West Branch from Eglinton Avenue East to the north until the CNR tracks to the south

The study area is well serviced by neighbourhood, district park and destination park that provide a network of programmed and passive open space easily accessible by walking, cycling or transit. There are a total of six (6) parks surrounding the subject site with a combined area of approximately 57.3 hectares. It's important to note that the area is bordered by two branches of the Don River which increases accessibility to additional nature trails and areas within the Don River network.

Services and programming delivery for parks and recreation over the upcoming years will be addressing key challenges noted in the City of Toronto Parks and Recreation Facilities Mater Plan (2019-2038):

- Responding to a changing city – Toronto is rapidly growing and changing in terms of composition and diversity, including a growing number of older adults, people with disabilities and newcomers with different cultural backgrounds. Parks and recreational facilities must attend to the new needs of the City's changing population.
- Reshaping facilities to fit evolving needs – Facility design and operation must evolve according to social and economic trends; user expectations and new facility demands.
- Providing quality facilities – Facilities should meet performance goals in terms of climate change, environment sustainability, energy conservation and accessibility.
- Working with others to meet needs – The City should consider, and in some cases partner with, other providers to duplicate efforts and improve funding, development, and operation facilities.

- Improving accessibility for everyone – Facilities must attend to the needs of diverse communities; people of all ages and abilities helping the development of stronger communities and healthier individuals.
- Resolving the funding challenge – Upgrade or construction of local parks and recreational facilities can be funded from developments in the area, which would help to meet the demand created by the new development; however, funding for repair and maintenance of existing facilities is an issue that must be resolved by the City.

3.3 Community and Recreation Centres

The current Parks and Recreation Facilities Master Plan (“FMP”) was developed by Parks, Forestry and Recreation and approved by City Council on November 9, 2017. The FMP covers new recreation sector priorities for the City from 2019 – 2038. The implementation strategy for the FMP was adopted by City Council on October 29th, 2019. The purpose of the Implementation Strategy is to identify the key considerations, tools, and priorities that will put the approved FMP into action, and to establish the timelines needed for various facility projects across the City. Provisions for the City’s community recreation centres, program spaces, gymnasiums, as well as indoor pools are also included in the FMP.

There are three community and recreation centres located within the study area: Dennis R. Timbrell Resource and Community Centre, Flemington Community Centre and Angela James Arena. There is also one planned community centre, the Don Mills Community Centre.

Dennis R. Timbrell Resource and Community Centre

Dennis R. Timbrell Resource and Community Centre is located at 29 St Dennis Drive, just north of the subject site. A public library and a child care centre are part of the same complex. It offers programs for all ages from small children to seniors. Among its facilities the Centre comprises a computer and training room, 2 fitness/weight rooms, 1 gymnasium, 1 indoor 25-yard pool, lounge room with capacity for 50 people and 4 multipurpose rooms for 50 people each. Its drop-in programs include dance, tai chi, computer lab, youth council, basketball, badminton, tennis and swimming. Many registered programs are offered at the Centre, including arts and crafts for early years, dance, visual arts, fitness classes, computers, basketball, soccer, volleyball and swimming.

The Parks and Recreation Facilities Master Plan recommends the revitalization or replacement of this Centre and it suggests that the replacement facility must be the same size of the existing one.

Flemington Community Centre

Flemington Community Centre is located at 150 Grenoble Drive, approximately 550 m from the subject site. It offers activities and programs to different age groups; moreover, its Playground Paradise features up-to-date play areas, a toddler zone and a vertical play maze. The facility provides a kitchen, five multipurpose rooms with a capacity of up to 50 people and a playroom.

Hours of operation are Monday to Wednesday from 9:00am to 6:00pm, Thursday and Friday from 9:00am to 8:30pm, and Saturday and Sunday from 9:00am to 5pm.

Angela James Arena

Located at 165 Grenoble Drive (750m from the Subject Site), Angela James Arena and Tennis Court Area offers hockey skills and power skate for children, leisure skate for all ages and 4 outdoor tennis courts. Hours of operation are only on Thursday from 9:30am to 3:00pm.

Don Mills Community Centre

This new Community Centre is proposed by the City of Toronto at the former Celestica Lands, as part of the Wynford Green / Crosstown development, which has received planning approval and is currently under construction. It will be located at 844 Don Mills Road, 2.6 km from the subject site. The Centre will be located adjacent to a new large park and within walking distance from Eglinton Crosstown Light Rail Transit (LRT). It will include an indoor twin ice pad arena and multi-use indoor sports field, a pool, a double gymnasium and multi-use activity spaces. Construction is expected to be complete by Spring 2026.

Summary of Community and Recreation Centres

The three existing and one planned community and recreation centres within the study area will offer a wide range of programming to meet the diverse needs of those within the immediate and broader surrounding community. Due to the Pandemic, all recreational facilities and community centres within the study area are currently operating below capacity in response to public health measures, but are expected to respond accordingly as health restrictions change. Notwithstanding, capital improvements to both indoor and outdoor facilities are reviewed annually by the City and are prioritized accordingly. Programming needs will be reassessed and evaluated regularly by the City in response to the population increases and changing demographic characteristics of the surrounding community.

3.4 Toronto Public Libraries

To meet the changing needs of library facilities in the City, the Toronto Public Library System is developing a new city-wide Facilities Master Plan ("FMP") which was approved by the Toronto Public Library Board on January 21, 2019. The new FMP will extend to 2037 and will assess not only the current infrastructure but will be looking to identify any gaps in service to the public. A long-term capital plan will be established to address rapid growth and will attempt to prioritize expansion and possible relocation plans, as well as maintenance and repair of existing facilities. Using the current Toronto Public Library's Service Delivery Model, the new Master Plan will ensure the continued practice of equitable access to library services at all 100 branches, which was first amended in 2017 to accommodate growth in the Downtown area.

For the period 2019 – 2028, the Facilities Master Plan will focus on prioritizing investment in several areas including short- and medium-term priorities for capital investment, investment in the

development of new facilities, as well as any maintenance and repair projects required to fill in any gaps. Long-term investment aligned with the FMP will also be considered up to 2037.

There is one (1) public library located within the study area: Flemingdon Park Public Library. There is another additional library, located outside but not far from the study area boundary: Thorncliffe Public Library.

Flemingdon Park Public Library

Flemingdon Park Public Library is located at 29 St Dennis Drive, just north of the subject site. This neighbourhood Library seats 58 people, offering equipment for persons with disabilities, a youth hub and 15 Microsoft office workstations. This branch includes one 127 sq. m. meeting room, with a capacity of 172 people and kitchen facilities.

The Facilities Master Plan recommends this branch should be considered for investment and future inclusion in the organization's capital plan.

Thorncliffe Public Library

Thorncliffe Public Library is located at 48 Thorncliffe Park Drive, 2.4 km from the study area. It offers equipment for persons with disabilities, 19 internet workstations, print/copy service, kids early literacy centre and seating capacity for 84 people.

3.5 Childcare Services

Within the study area there are nine (9) licensed childcare facilities that are identified by the Toronto Children's Services Division. As of February 2022, the service providers within the study area are listed in **Table 3.5A**.

The total capacity for the childcare facilities within the study area is 648 spaces (**Table 3.5A**). Within the study area, there are no vacant spaces for infants, 9% vacancy for toddlers, 13% vacancy for preschool students, 32% vacancy for kindergarten students and 46% vacancy for school age children.

The majority of the licensed childcare centres within the study area were contacted to determine current capacities and vacancies at each facility. Of the total capacity of 648 spaces, 163 spaces were available as of February 2022, representing an overall vacancy rate of 25%. Currently, there is capacity in childcare facilities to accommodate additional children/students. It is important to note that, childcare facilities have indicated that the current provincial pandemic guidelines limiting childcare facilities from operating at full capacity in conjunction with reduced utilization may contribute to the increase in childcare vacancies. As such, it can be expected that as provincial health care guidelines are modified and/or lifted as the pandemic situation evolves, childcare facility utilization is anticipated to increase.

Table 3.5A - Child Care Facilities within the Study area (As of February 23, 2022)

	Facility Name	Address	Subsidy		Infant	Toddler	Preschool	Kinder-garten	School Age
1	Champion's Children Centre	9 Grenoble Drive	Yes	Capacity	-	-	16	39	60
				Vacancy	-	-	0	0	0
2	Flemingdon Early Learning & Child Care Centre	29 St Dennis Drive	Yes	Capacity	10	10	32	-	-
				Vacancy	0			-	-
3	Flemingdon Park Schoolage & Family Centre	150 Grenoble Drive	Yes	Capacity	-	-	-	-	46
				Vacancy	-	-	-	-	33
4	Gateway Day Care Centre	100 Leeward Glenway	Yes	Capacity	10	12	24	-	12
				Vacancy	0	0	0	-	0
5	Graydon Hall Child Care Services in Don Valley Business Park	150 Ferrand Drive, Suite 102	No	Capacity	10	30	40	-	-
				Vacancy				-	-
6	Kid's Ville Nursery School	31 St Dennis Drive, Suite 122	No	Capacity	10	15	16	16	-
				Vacancy	10	14	13	16	-
7	Pride in Heritage Children's Centre	55 Gateway Boulevard	Yes	Capacity	-	10	24	52	75
				Vacancy	-	0	8	22	25
8	Red Apple Day Care (Overlea)	135 Overlea Boulevard	Yes	Capacity	10	10	16	-	-
				Vacancy	0	0	0	-	-
9	Red Apple Day Care - St John XXIII	175 Grenoble Drive	Yes	Capacity	-	15	24	52	72
				Vacancy	-	0	0	15	17
			TOTAL/SUBTOTAL	Capacity	50	100	192	159	147
			TOTAL/SUBTOTAL	Vacancy	0	14	21	53	75

3.6 Places of Worship

Table 3.6A indicate that there are five (5) places of worship within the study area and illustrate a range of denominations within the surrounding area context. These places of worship are also noted to provide space and facilities for services/programming, additional community space, and alternative recreational facilities outside of the primary function of religious gathering. Some include before/after school programs, youth groups, social groups, adult education, and rehabilitation programs.

Table 3.6A - Places of Worship within the study area

	Place of Worship	Location
1	Darul Kahir Islamic Centre	35 St Dennis Drive
2	Flemingdon Musalla – Masjid Mosque	747 Don Mills Road
3	Flemingdon Park Pentecostal Church	5 Grenoble Drive
4	St John XXIII Parish, Don Mills	150 Gateway Boulevard
5	The Church of Jesus Christ of the Latter-day Saints	24 Ferrand Drive

4.0 Social Services

4.1 Emergency, Health and Other Social Services

4.1.1 Emergency Services

There are no emergency responder stations within the study area. The ones in close proximity to the subject site are outlined below:

Toronto Fire Services

Toronto Fire Station 125 (1109 Leslie Street), located 3.6 km from the subject site and Station 235 (200 Bermondsey Road), located 2.5 km from the site.

Toronto Emergency Medical Services

EMS Station #21 (887 Pharmacy Avenue), and Station #41 (1300 Pape Avenue) located 4.1 km and 3.8 km respectively from the subject site.

Toronto Police Services

41 Division (2222 Eglinton Avenue East) and 54 Division (41 Cranfield Road) are located 5.8 km and 3.9 km from the subject site.

4.1.2 Hospitals

The study area is served by two hospitals, Sunnybrook Hospital and Michael Garron Hospital (Toronto East General), both of which are located outside the study area.

Sunnybrook Health Science Centre and Hospital

Sunnybrook Health Sciences Centre and Hospital is located at 2075 Bayview Avenue (8.7 km from the subject site). It provides the community and broader area with a wide range of health care services comprising emergency care and rehabilitation, including 1,325 beds. Sunnybrook Health Science Centre is a teaching hospital and is considered Canada's largest trauma centre and veteran's facility. It focuses on five major areas: cancer, heart and vascular, high risk maternal and newborn, image guided and brain therapies and trauma.

Michael Garron Hospital

Michael Garron Hospital (formerly Toronto East General) is a community teaching hospital located at 825 Coxwell Avenue, 4.7 km from the subject site. It provides ambulatory, inpatient and community-based programs and services and is affiliated with the University of Toronto Faculty of Medicine and the University of Toronto Bloomberg Faculty of Nursing. The hospital includes 515 bed capacity.

4.1.3 Health Services

Health Services include facilities that cover additional health or well-being needs. These services can include Family Medicine, Physiotherapy, Pharmacy, Weight Loss, Chiropractic and Foot Orthotics, Medical Clinics, or walk in clinics, just to name a few. Listed below are some health services that are offered within the Study area.

Ariana Walk-In Clinic and Family Care

Located at 751 Don Mills Road, Ariana Walk-In Clinic and Family Care is an adult outpatient clinic and pharmacy.

Don Mills Medical Clinic and Family Care Centre

Don Mills Medical Clinic and Family Care Centre is located at 825 Don Mills Road, just north of our study area, north of Eglinton Avenue East. It provides a number of services such as primary care, pregnancy care, nutrition counselling, mental health counselling and after hours and urgent care.

Flemingdon Health Centre

Flemingdon Health Centre is located at 10 Gateway Boulevard. It is a community-based, non-profit organization that provides free health care services and community programs to residents living in its catchment area. Its services are available without a health card or medical referral. Flemingdon Health Centre provides a wide range of services, including nursing and physician care, counselling, chiropody, nutrition counselling, cancer resource centre, community programs and diabetes prevention and management programs.

4.1.4 Other Social Services

Some social and human service agencies that provide a wide range of support for both individuals and families within the broader community exist within and immediately outside of the study area boundaries. These services relate primarily to employment, mental health, language training, hunger and poverty interventions, settlement services, and satellite healthcare. These agencies and cultural groups are integral in identifying needs and aiding at-risk communities. These groups are also responsible for proper information sharing amongst other social service providers and government agencies to help provide the best possible outcomes to those in the community who need assistance.

Flemingdon Park Ministry

Located at 10 Gateway Boulevard, Flemingdon Park Ministry is an Anglican based organization that attends women suffering violence and abuse, fights drug dealing in the community, advocates for housing, tries to secure access to healthy food for all members of the community, stands against racism and advocates for new Canadians and refugees. It offers diverse programs and

activities such as daily meal, library and clothing bank, volunteer engagement, women's groups, hair cut and aesthetics services, senior's recreation, workshops on general health, nutrition and cooking, English and Spanish classes, prayer and worship bible study and Quran classes.

TNO-The Neighbourhood Organization

TNO-The Neighbourhood Organization is also located at 10 Gateway Boulevard. It offers assistance to the Flemington Park community through programs such as housing, settlement, women's support, Youth Outreach Program for the Roma Community, Drop-in Centre, summer camps, after school homework help for children ages 6-12 years, women's social group and basic computer classes.

5.0 Area Development

Table 5.0A lists development applications within the study area, description of the proposal, application status, units proposed, estimated population generated from the development, and outlines the general details associated with Section 37 contributions for applications that require them.

Table 5.0A – Area Development Applications and Section 37 Contributions

770 and 805 Don Mills Road				
1	<u>Development Description</u> <u>805 Don Mills Road</u> Proposal for two mixed use buildings: 26-storeys and 48-storeys. It includes a new public park, child care facility, and a public road. Approximately 417 underground parking spaces are included.	<u>Total Units</u> 805 units	<u>Estimated Population</u> 2,254 people	<u>Application Status</u> Approved as part of City's Housing Now Initiative.
	<u>770 Don Mills Road (Resubmission)</u> Proposal for three mixed use buildings: 37-storeys (120 m), 48-storeys (153.7 m) and 39-storeys (130 m). Residential GFA is 120,739 m ² , a portion of which will be affordable housing. It includes 3,678 m ² of public park space, 997 m ² of childcare space, 5,880 m ² of TDSB space (new elementary school), 750 m ² of retail space and 387 underground parking spaces.	1,254 units	3,511 people	2021 ZBA application resubmission for 770 Don Mills Road. Under review.
	<u>Section 37 Contributions</u> Not yet established			
1185 Eglinton Avenue East				
2	<u>Development Description</u> Proposal for a residential development including a 28-storey (94m) residential building and a of a 30-storey (100m) residential building connected by a three storey podium and two 4-storey townhouse blocks. It includes 550	<u>Total Units</u> 638 units	<u>Estimated Population</u> 1,786 people	<u>Application Status</u> ZBA application approved by OMB. Existing.

	parking spaces. The maximum permitted gross floor area is 48,500 m ² .			
	<u>Section 37 Contributions</u> Cash contribution allocated towards: Development of any of the following: community service space, childcare facilities, upgrades to the Flemington Park Neighbourhood Library and expansion of existing City recreational facilities or new recreational facilities.			
7-11 Rochefort Drive				
3	<u>Development Description</u> Proposal for a mixed-use development including three towers having heights of 30 (104.6 m), 41 (138.2 m) and 46 (153.1m) storeys. The proposed residential gross floor area is 97,286 m ² . It includes 802 underground parking spaces.	<u>Total Units</u> 1,322 units	<u>Estimated Population</u> 3,702 people	<u>Application Status</u> ZBA application under review.
	<u>Section 37 Contributions</u> Cash contribution allocated towards: Development of any of the following: community service space, childcare facilities, upgrades to the Flemington Park Neighbourhood Library and expansion of existing City recreational facilities or new recreational facilities.			
25 St Dennis Drive				
4	<u>Development Description</u> Proposal to retain the existing 17-storey rental residential building and include a 37-storeys (108.5 m) residential tower to the south, a 12-storey (36.5 m) residential building to the north, 14 freehold townhouses, and a stacked 18 unit townhouse building. Total GFA is 74,295 m ² . It includes 408 parking spaces, and a minimum 1,115.52 m ² of public park.	<u>Total Units</u> 298 existing units 552 new units 850 total units	<u>Estimated Population</u> 834 existing people 1,546 new people 2,380 total people	<u>Application Status</u> ZBA application approved by LPAT. Site Plan Control and Plan of Subdivision applications under review.
	<u>Section 37 Contributions</u> Not yet established			
TOTAL		4,571 new units	12,799 additional people	

As per **Table 5.0A**, there have been Section 37 contributions proposed or agreed in the form of monetary contributions to support, expand, and/or improve local parks, privately owned and publicly accessible open spaces, childcare centres, community centre, public library, recreational facilities and provisions to secure affordable rental replacement units for those displaced by the new development.

In terms of population projections, based on average household size for the study area (2.8 persons) and the number of new proposed/approved new units (4,571 units), the estimated population resulting from these developments is approximately 12,799 persons. In our opinion, we believe that this estimation is a conservatively high estimate considering that the dwelling unit mix and tenure varies across the above-mentioned applications.

Although 1-person and 2-person households account for over half of all households in the study area (51%), the dwelling unit mix and tenure varies across the above-mentioned applications and allows for some flexibility to the projected population of these combined developments.

Considering the City generally seeks to achieve a minimum of 10% of all dwelling units in new high-density residential developments to have 3-bedrooms, there exists an opportunity for more families to live in the area.

Similarly, based on the average household size of 2.8 for the study area and the proposed net increase of 884 residential dwelling units, it is estimated that the development of the subject site will result in a population increase of approximately 2,475 persons.

6.0 Overall Conclusions

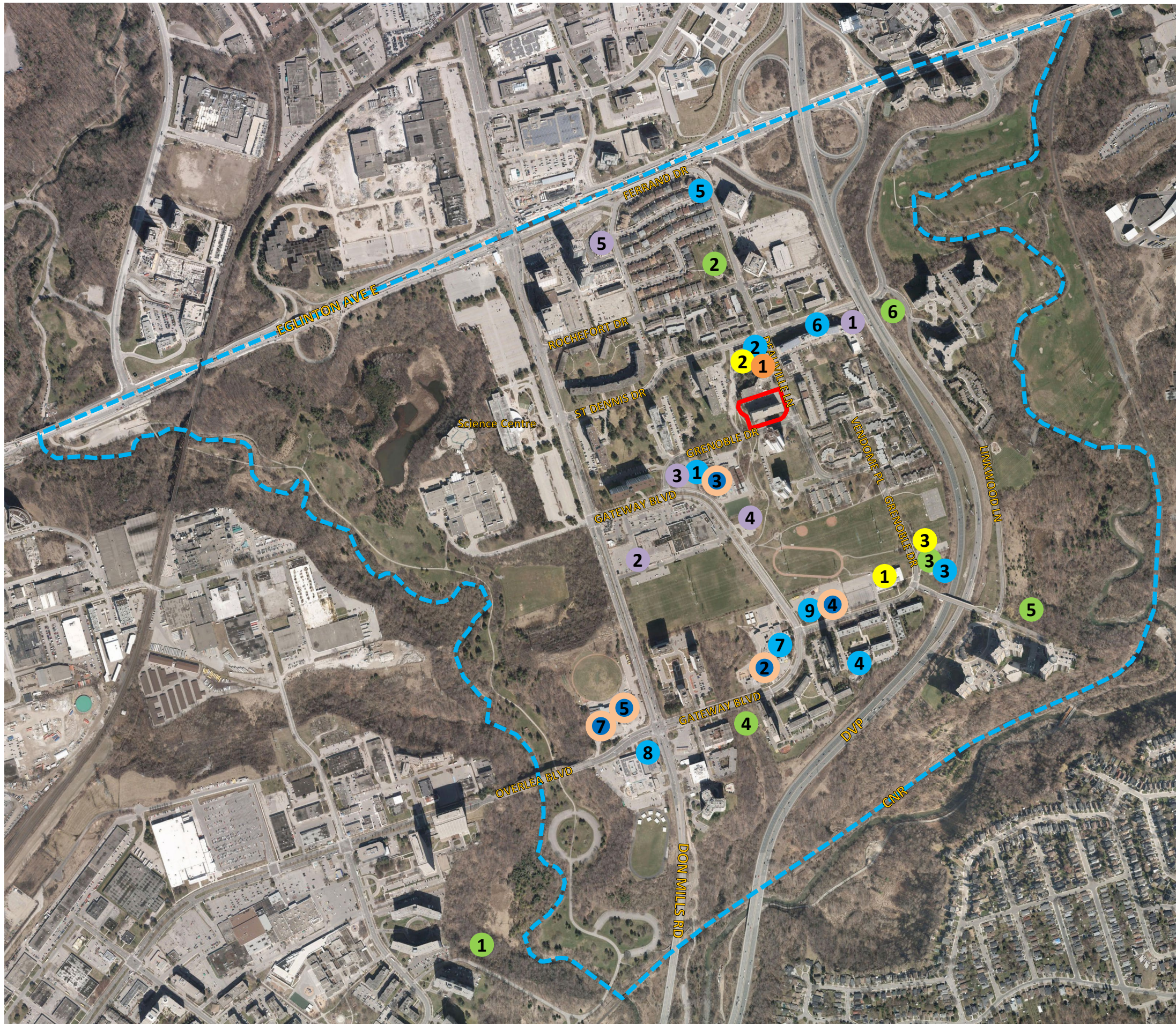
The proposal seeks approval for the redevelopment of a site in a community that experienced a building boom in the 1960s and 1970s but has experienced relatively little recent growth despite close proximity to planned and existing transit. However there are multiple new residential and mixed-use buildings either recently approved, under construction, or currently in the planning stages. The proposal is within close proximity to schools, libraries, community and recreation centres, parks, emergency services, places of worship, health services, and social services. The subject site is located in close proximity to the future Science Centre and the Aga Khan Park and Museum ECLRT stations as well as to the approved Science Centre and Flemington Park Ontario Line stations. The site is also strategically located to actively engage in alternative modes of transportation such as walking and cycling. The proposal will include indoor and outdoor amenity space for use by residents, in accordance with City standards.

Based on our assessment of the nine (9) childcare facilities accommodating infants, toddlers, preschool students, kindergarten students and school age children in the study area, there is a total vacancy rate of 25%, which indicates that there is currently capacity.

Furthermore, based on the utilization data provided by the TDSB and TCDSB, there is currently limited capacity within the local catchment area schools to accommodate additional students. Both the TDSB and TCDSB are studying attendance boundaries and other capital improvements/projects in response to proposed new developments and anticipated population growth in the area surrounding the subject site. Should capacity not be available in the locally assigned schools at the time of occupancy, both school boards will assist in determining where to accommodate additional students.

It is our opinion, that the foregoing indicates that the surrounding area is sufficiently serviced and the proposal will not give rise to significant adverse impacts or cause any undue burden on surrounding community services and facilities.

APPENDIX A
COMMUNITY SERVICES AND FACILITIES
LOCATION MAP & LISTINGS



SCHOOLS

1. Don Mills Middle School (outside study area)
2. Gateway Public School
3. Grenoble Public School
4. St John XXIII Catholic School
5. Valley Park Middle School
6. Don Mills Collegiate Institute (outside study area)
7. Marc Garneau Collegiate Institute
8. Neil McNeil High School (outside study area)
9. Notre Dame High School (outside study area)
10. Senator O'Connor College School (outside study area)
11. St Patrick Catholic Secondary School (outside study area)



CHILD CARE FACILITIES

1. Champion's Children Centre
2. Flemington Early Learning & Child Care Centre
3. Flemington Park Schoolage & Family Centre
4. Gateway Day Care Centre
5. Graydon Hall Child Care Services in Don Valley Business Park
6. Kid's Ville Nursery School
7. Pride in Heritage Children's Centre
8. Red Apple Day Care (Overlea)
9. Red Apple Day Care – St John XXIII



EMERGENCY SERVICES

1. Toronto Fire Station 125 (outside study area)
2. Toronto Fire Station 235 (outside study area)
3. EMS Station #21 (outside study area)
4. EMS Station #41 (outside study area)
5. Toronto Police 41 Division (outside study area)
6. Toronto Police 54 Division (outside study area)



PARKS AND OPEN SPACE

1. E.T. Seton Park
2. Ferrand Drive Park
3. Flemington Park
4. Gateway Greenbelt
5. Linkwood Lane Park
6. Linkwood Lane Parkette



COMMUNITY CENTRE

1. Angela James Arena
2. Dennis R. Timbrell Resources and Community Centre
3. Flemington Community Centre



LIBRARIES

1. Flemington Park Public Library
2. Thorncliffe Park Public Library (outside study area)



PLACES OF WORSHIP

1. Darul Kahir Islamic Centre
2. Flemington Musalla – Masjid Mosque
3. Flemington Park Pentecostal Church
4. St John XXIII Parish
5. The Church of Jesus Christ of the Latter-day Saints



HOSPITALS

1. Michael Garron Hospital (outside study area)
2. Sunnybrook Health Science Centre and Hospital (outside study area)



SUBJECT SITE



STUDY AREA

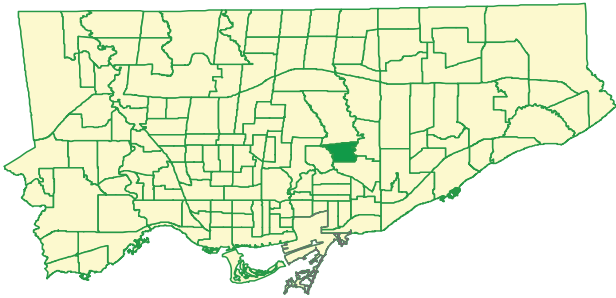
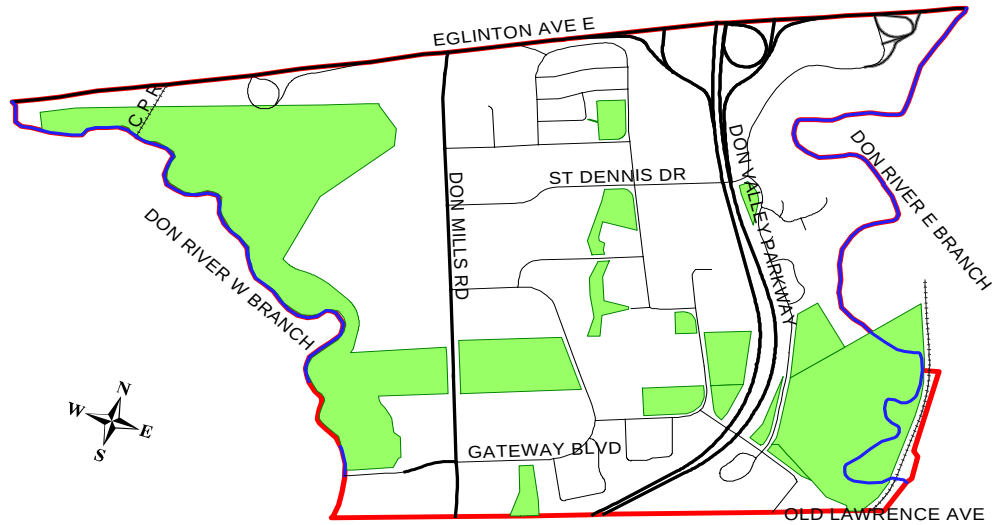
COMMUNITY SERVICES AND FACILITIES



GOLDBERG
GROUP

APPENDIX B
FLEMINGDON PARK NEIGHBOURHOOD PROFILE
STATISTICS CANADA CENSUS
2016 CENSUS DATA

Flemingdon Park



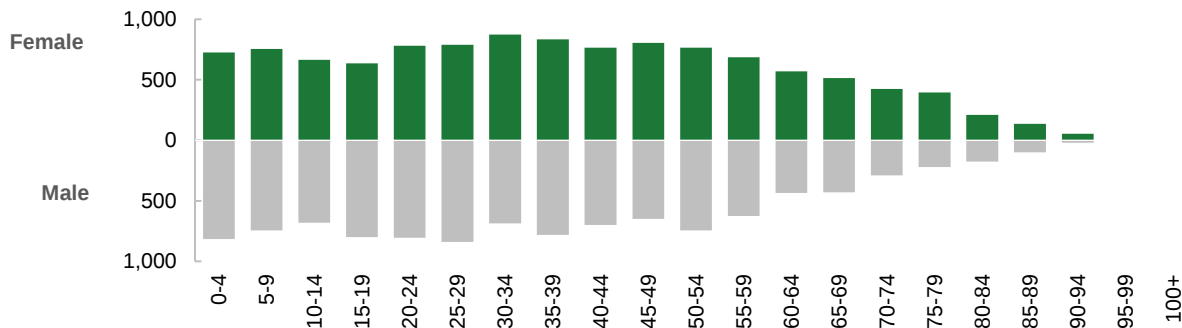
Neighbourhood Snapshot

Population **21,933**

Population Change
2011-2016 **-1.1%**

Population Density **9,026**
people per square km

Population



Female
51.9%

Male
48.1%

Children
0-14 years

4,375 (20%)

City Rate: 15%

Youth
15-24 years

3,015 (14%)

City Rate: 12%

Working Age
25-54 years

9,230 (42%)

City Rate: 45%

Pre-Retirement
55-64 years

2,310 (11%)

City Rate: 12%

Seniors
65+ years

2,970 (14%)

City Rate: 16%

Notes

This profile has been automatically generated from the Social Data Warehouse maintained by the Social Policy, Analysis and Research (SPAR) Unit of the Social Development, Finance & Administration Division.

Data reported at the custom geography of the City of Toronto's Social Planning Neighbourhoods, and for the Market Basket Measure population were sourced from tables available to the City of Toronto through its participation in the Community Data Program. Data sources are documented for all data points in the accompanying open data file for these tables, available for download from the City of Toronto Open Data catalogue. Link below.

Other data in this profile have been compiled to the neighbourhood geography based on Census Tract geographies as defined for Statistics Canada's 2016 Census of Population. Users should note that estimating larger area values using smaller geographies does carry the risk of errors in the totals. Statistics Canada's safeguards for Canadians' privacy involves practices such as random rounding, which can introduce significant variability into the data, especially when the values being rounded are small and at smaller geographies like Census Tracts.

Compiling data from smaller geographies can potentially compound variation due to random rounding. Also, the smaller the geographic area or population group, the greater the risk of non-response and non-comparable data. The risk of non-comparable data for population groups grows when two variables are cross-tabulated or tabulated for small geographic areas.

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The colour palette for this profile was selected to be colour-blind safe, print friendly, and where possible black and white photocopy safe using colours from www.colorbrewer2.org by Cynthia A. Brewer, Geography, Pennsylvania State University.

Source

Data presented in this profile are adapted from data provided by Statistics Canada. Definitions provided in this profile are also reproduced and/or adapted from text in Statistics Canada Census reference documents under the Statistics Canada Open License Agreement.

Adapted from Statistics Canada, Census of Population, 2016. This does not constitute an endorsement by Statistics Canada of this product.

A full neighbourhood data set for the 2016 Census is available for download from the City of Toronto from its Open Data website. Search the catalogue for "neighbourhood profile" at: <https://www.toronto.ca/open>

For information about the terms and concepts highlighted in this profile, visit the Census reference materials page of Statistics Canada's website: <http://www12.statcan.gc.ca/census-recensement/2016/ref/index-eng.cfm>

For more information about this profile, contact the Manager, Social Research & Information Management, SPAR, at 416-392-8660 or email spar@toronto.ca

Neighbourhood at-a-glance

Population			Language		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Population	21,933	2,731,571	Mother tongue not English	69.5%	47.0%
Population change	-1.1%	+4.5%	Home language not English	51.1%	29.2%
Male	48.1%	48.1%	>1 language spoken at home	33.9%	23.9%
Female	51.9%	51.9%	No knowledge of English	7.6%	5.0%
Male/female ratio	92.6	92.6			
Children Age 0-14	20.0%	14.6%	Immigration & identity		
Youth Age 15-24	13.8%	12.5%		Neighbourhood	Toronto
Working Age 25-64	52.7%	57.3%	Immigrants	64.0%	51.2%
Seniors Age 65+	13.6%	15.6%	Recent immigrants	12.7%	7.0%
Dependency ratio	67.0	55.1	Non-permanent residents	4.1%	3.5%
			Second generation	26.1%	27.5%
			Visible minority population	78.6%	51.5%
			Aboriginal identity	0.4%	0.9%
			Canadian citizens	78.4%	85.3%
Households			Income		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Private households	7,830	1,112,930	Median household income	\$48,917	\$65,829
Household size	2.80	2.42	Median family income	\$55,382	\$82,859
Married (age 15+)	47.5%	43.3%	Median FY/FT work income	\$41,543	\$55,246
1 person households	25.2%	32.3%	Without income	7.8%	4.7%
Seniors living alone	28.5%	26.7%	Income from gov't transfers	21.5%	9.3%
Housing			Poverty (MBM)	34.6%	21.9%
	Neighbourhood	Toronto	Low income (LIM-AT)	34.7%	20.2%
Renter households	55.3%	47.2%	Low income (LICO-AT)	26.9%	17.4%
Ground-related housing	18.3%	55.7%			
5+ storey apartments	81.9%	44.3%	Education & Labour		
Unsuitable housing	28.4%	12.1%		Neighbourhood	Toronto
Unaffordable housing	44.8%	36.6%	Bachelor's degree or higher	34.9%	44.1%
Inadequate housing	10.7%	7.1%	Unemployment rate	10.6%	8.2%
Commuting			Participation rate	56.5%	64.7%
	Neighbourhood	Toronto	Full-time/full-year workers	42.3%	49.9%
Public transit to work	46.1%	37.0%			
> 1 hour commutes	21.8%	16.2%			

Definitions: Neighbourhood at-a-glance

Population is the sum of the population residing in the area defined in this profile at the time of the 2016 Census. Populations counted in the Census included Canadian citizens and landed immigrants with a usual place of residence in Canada, and non-permanent residents living in Canada.

Population change reflects the per cent change in the population since the last Census in 2011.

Male is the percentage of the population who identified as male. **Female** is the percentage of the population who identified as female. No other options were provided in the 2016 Census questionnaire. **Male/female ratio** is the number of males per 100 females.

Children, Youth, Working Age and Seniors reflects the percentage of the population which falls into each of Statistics Canada's major age groupings.

Dependency ratio is the ratio of the population age 0 to 19 years and 65 or older as compared to the population age 20 to 64 years. It is meant to reflect the ratio of working age to non-working age people in a community.

Private household is a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. Private dwellings are all households which are not collective in nature.

Household size is the average (mean) number of persons in private households in the area.

Married (age 15+) is the proportion of the population age 15 and older who are married.

1 person households is the percentage of private households containing one person.

Seniors living alone is the percentage of persons aged 65 and over in private households who live in a 1 person household.

Renter households is the percentage of households where no member of the household owns their dwelling.

Ground-related housing is the percentage of private dwellings that are not in high-rise apartment buildings. Dwelling types included in this grouping are: single and semi-detached houses, row/townhouses; apartment units in buildings with less than 5 storeys and apartments or flats in duplexes and other dwellings such as mobile homes.

5+ storey apartments is the percentage of private dwellings that are in a high-rise apartment building which has five or more storeys

Unsuitable housing is the percentage of private households in dwellings with insufficient bedrooms according to their size and composition. Suitability is defined by the National Occupancy Standard and is one component of Canada Mortgage and Housing Corporation's (CMHC) Core Housing Need indicator.

Unaffordable housing is the percentage of private households spending more than 30 per cent of their total household income on shelter costs. This is another of component CMHC's Core Housing Need.

Inadequate housing is the percentage of private households in dwelling that are in need of major repairs. This is another of component CMHC's Core Housing Need.

Public transit to work is the percentage of commuters who report using public transit as their main mode of travel to work.

>1 hour commutes is the percentage of commuters whose usual travel time between home and work is 60 minutes or greater.

Mother tongue not English is the percentage of persons whose mother tongue is a language other than English.

Home language not English is the percentage of persons whose primary language spoken at home is a language other than English.

>1 language spoken at home is the percentage of persons who regularly speak more than one language at home.

No knowledge of English is the percentage of persons who are not able to conduct a simple conversation in English.

Immigrants is the percentage of people who are, or who have ever been, a landed immigrant or permanent resident.

Recent immigrants is the percentage of people who are immigrants who first obtained their landed immigrant or permanent resident status between January 1, 2011 and May 10, 2016.

Non-permanent residents is the percentage of the population who are from another country who have a work or study permit or who are refugee claimants, and their family members sharing the same permit and living in Canada with them.

Second generation is the percentage of people who were born in Canada and had at least one parent born outside Canada.

Visible minority population is the percentage of people in private households who belong to a visible minority group, i.e. persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour.

Aboriginal identity is the percentage of people in private households who identified with the Aboriginal peoples of Canada.

Canadian citizens is the percentage of people in private households who are Canadian citizens.

Median household income is the median total income for private households in 2015.

Median family income is the median total income for economic families in 2015.

Median FY/FT work income is the median employment income in 2015 for full-year full-time workers aged 15 and over in private households.

Without income is the percentage of persons age 15 and over in private households who were without total income in 2015.

Income from gov't transfers is the percentage of population age 15 and older in private households with income from government sources in 2015.

Poverty (MBM) is the percentage of people in private households in low income status according to the Market Basket Measure. Canada's Poverty Reduction Strategy designated the Market Basket Measure as Canada's official poverty line in September, 2018. These figures are estimates based on earlier definitions of the Market Basket Measure and may not correspond directly to official poverty rate figures.

Low income (LIM-AT) is the percentage of people in private households in low income status according to the Low Income Measure, After-Tax.

Low income (LICO-AT) is the percentage of people in private households in low income status according to the Low Income Cut-Off, After-Tax.

Bachelor's degree or higher is the percentage of the population age 25 to 64 in private households with a highest level of education of university certificate, diploma or degree at bachelor level or above.

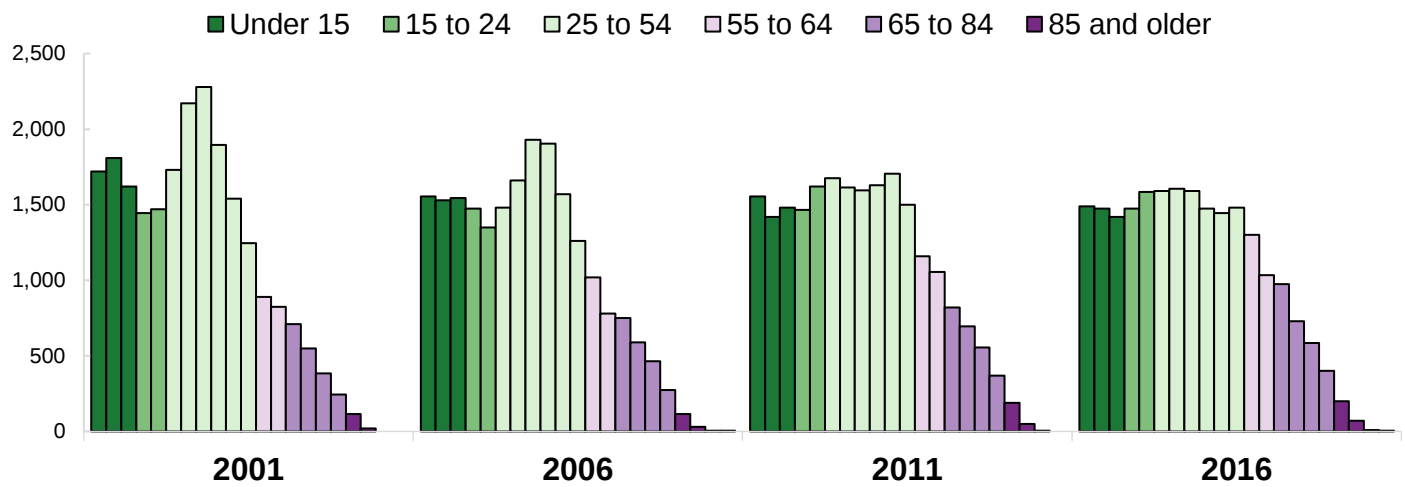
Unemployment rate is the percentage of the labour force age 15 and older who were unemployed during the week of Sunday May 1 to Saturday May 7, 2016.

Participation Rate is the percentage of the population age 15 and older who were in the labour force during the week of Sunday May 1 to Saturday May 7, 2016.

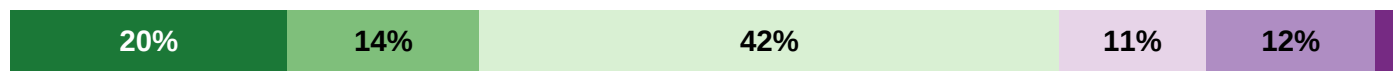
Full-time/full-year workers is the percentage of workers aged 15 years and over who worked full year (49 weeks and over) and mostly full time (30 hours or more per week) in 2015.

Population by age groups

Population by 5-year age groups, 2001-2016



Relative size of age cohorts, 2016



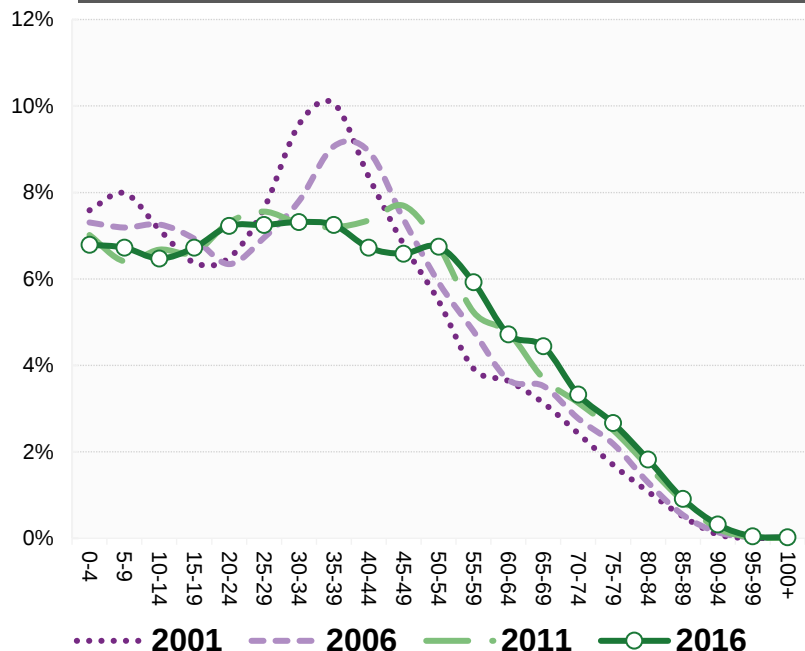
Under 15 15 to 24 25 to 54 55 to 64 65 to 84 85 and older

Age	2001	2006	2011	2016	Trend
0-4	1,720	1,555	1,555	1,490	
5-9	1,810	1,530	1,420	1,475	
10-14	1,620	1,545	1,480	1,420	
15-19	1,445	1,475	1,465	1,475	
20-24	1,470	1,350	1,620	1,585	
25-29	1,730	1,480	1,675	1,590	
30-34	2,170	1,660	1,615	1,605	
35-39	2,280	1,930	1,595	1,590	
40-44	1,895	1,905	1,630	1,475	
45-49	1,540	1,570	1,705	1,445	
50-54	1,245	1,260	1,500	1,480	
55-59	890	1,020	1,160	1,300	
60-64	825	780	1,055	1,035	
65-69	710	750	820	975	
70-74	550	590	695	730	
75-79	385	465	555	585	
80-84	245	275	370	400	
85-89	115	115	190	200	
90-94	20	30	50	70	
95-99	0	5	5	10	
100+	0	5	0	5	

Average age in 2016

		City
Median age	36.1	34.2 Male 38.1 Female 39.3
Mean age	37.4	35.8 Male 38.9 Female 40.6

Relative size of 5-year age groups, 2001-2016



Definitions: Population by age groups

This section provides information about the total and relative size of the neighbourhood's population by age over the last 4 Censuses covering the last 15 years.

Population by 5-year age groups, 2001-2016 presents four charts showing the distribution of population by age in the neighbourhood for the last 4 Census periods. These charts help to show whether the neighbourhood has remained demographically stable over the last 15 years, or whether it has experienced a significant shift. To help show age ranges, the columns are colour-coded to broader age ranges.

The data is also presented in a table on the lower left of the page, with trend lines showing the overall trend in each 5-year age group. The highest population for that age group is marked with a dot on each trend line.

Relative size of age cohorts, 2016 presents a stacked bar chart showing the relative size of each of the six age categories shown in the chart above. On this chart, any small values of less than 3% are not labelled.

Average age in 2016 shows the mean and median ages for the neighbourhood in 2016, as well as by sex for males and females. It also shows the overall averages for the City of Toronto as a whole.

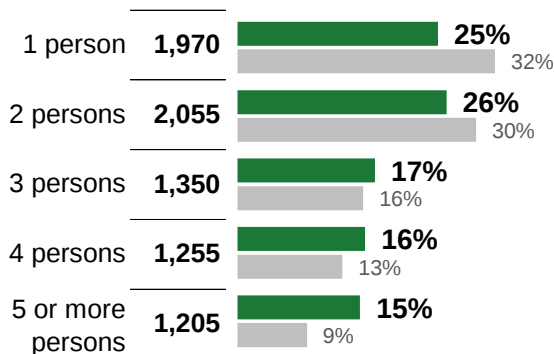
Relative size of 5-year age groups, 2001-2016 presents the 5-year age group population as a percentage of the total population. This chart provides another perspective on the demography of the neighbourhood by showing how the relative size of different age groups has changed (or remained stable, or aged in place) over the past 15 years. Each Census year is represented by a separate line, to show the change over time in the relative size of each age group.

More information can be found in Statistics Canada's 2016 Census reference materials

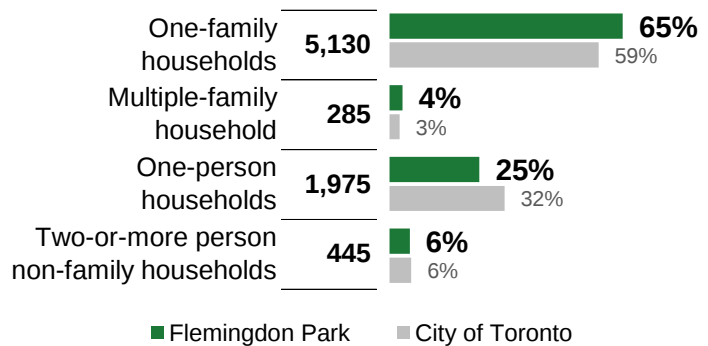
[2016 Census topic: Age and sex](#)

Families, households & marital status

Number of households by size



Number of households by type

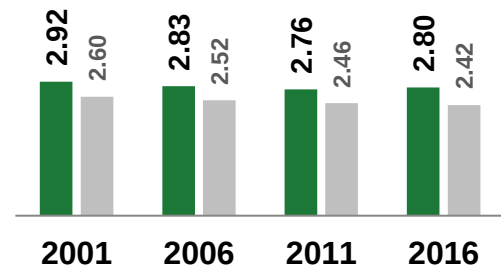


Living arrangements

City avg.

2,080 or 44%	of single adults (age 20-34) live with their parents	34%
1,125 or 8%	of adults (age 15-64) live alone	13%
720 or 27%	of seniors (age 65-84) live alone	25%
130 or 46%	of seniors (age 85+) live alone	39%

Average household size



Marital status

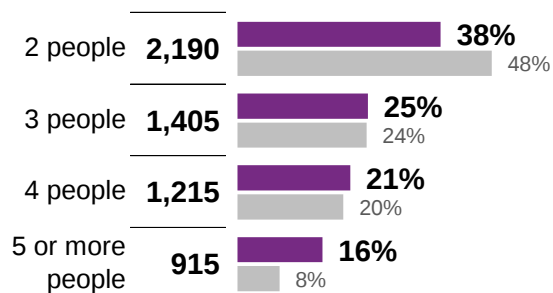
Married or living common law

Married	Common Law
8,325 people	765 people
(47%)	(4%)
City: 43%	City: 7%

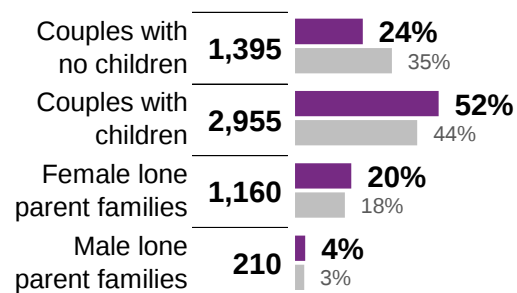
Not married and not living common law

Never Married	Separated	Divorced	Widowed
5,830 people	595 people	1,020 people	1,005 people
(33%)	(3%)	(6%)	(6%)
City: 35%	City: 3%	City: 7%	City: 5%

Number of census families by size of family



Number of census families by family type



■ Flemington Park ■ City of Toronto

■ Flemington Park ■ City of Toronto

Definitions: Families, households & marital status

This section provides area information on the marital status of all people over age 15, and the size and type of Census families in the neighbourhood. City of Toronto comparisons reflect the relative proportions of each of the categories as compared to the area. This section also provides counts of several specific living arrangements: single, young adults living with their parents, and people who live alone.

Household refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. All households included on this page are private households. People living in collective dwellings are not included in this data, except for the marital status data.

Economic family is a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. A couple may be of opposite or same sex. By definition, all persons who are members of a census family are also members of an economic family. Examples of the broader concept of economic family include the following: two co-resident census families who are related to one another are considered one economic family; co-resident siblings who are not members of a census family are considered as one economic family; and, nieces or nephews living with aunts or uncles are considered one economic family.

Census family is a family defined by couple relationships (married or common-law), parent to child relationships, or both. All members of a particular census family live in the same dwelling. A couple may be of opposite or same sex. Children may be children by birth, marriage, common-law union or adoption regardless of their age or marital status as long as they live in the dwelling and do not have their own married spouse, common-law partner or child living in the dwelling. Grandchildren living with their grandparent(s) but with no parents present also constitute a census family.

Non-census-family household is either one person living alone or a group of two or more persons who live together but do not constitute a census family. Census family households may be differentiated based on the presence of additional persons (that is, persons not in a census family).

Average household size is the mean number of individuals living in private households. This chart compares the average household size for the neighbourhood and the City of Toronto over the last your Census years.

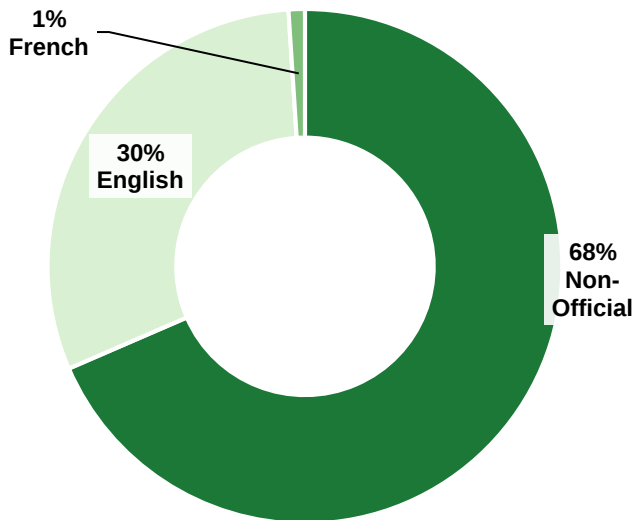
Living arrangements provides information about some select family characteristics of adults in the area. **Single adults (age 20-34) living with their parents** refers to people age 20 to 34 who are children in a census family (as in sons, daughters, or grandchildren). This category does not include adult children who live with a married spouse (or common-law partner) in a household that also includes one of the partners' parents. The remaining three categories report on **people living alone** (i.e. in one-person households) by various age groups.

Marital status is reported for the total population age 15 and over and refers to whether or not a person is living in a common-law union or is legally married as well as the legal marital status of those who are not married or living in a common-law union.

More information can be found in Statistics Canada's 2016 Census reference materials
[2016 Census topic: Families, households and marital status](#)

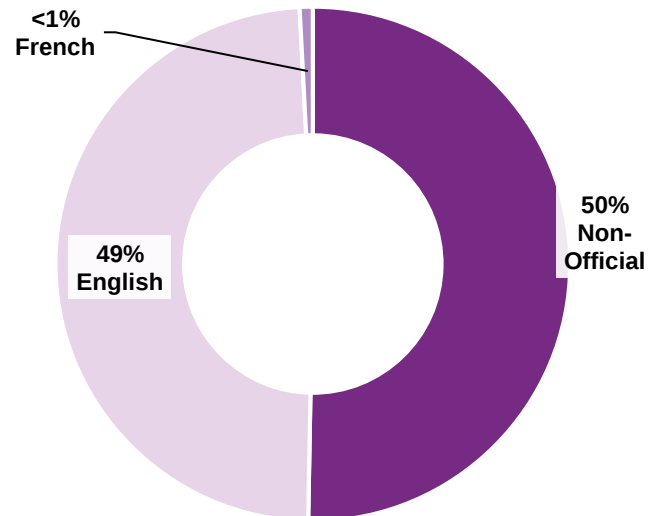
Language

Mother tongue (single-response)



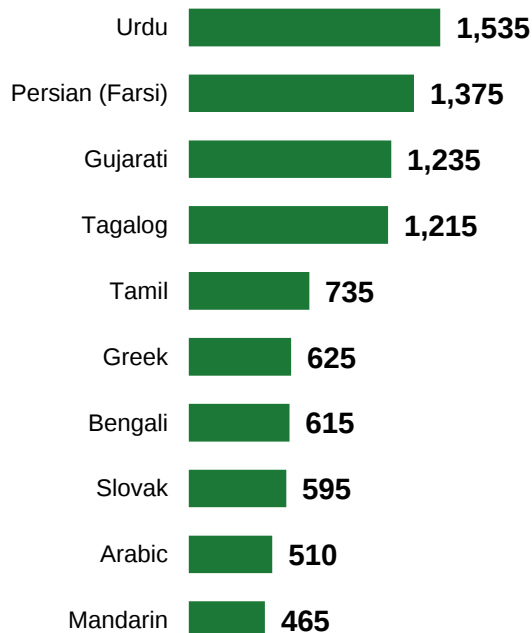
City rate for non-official mother tongue: **46%**

Home language (single-response)

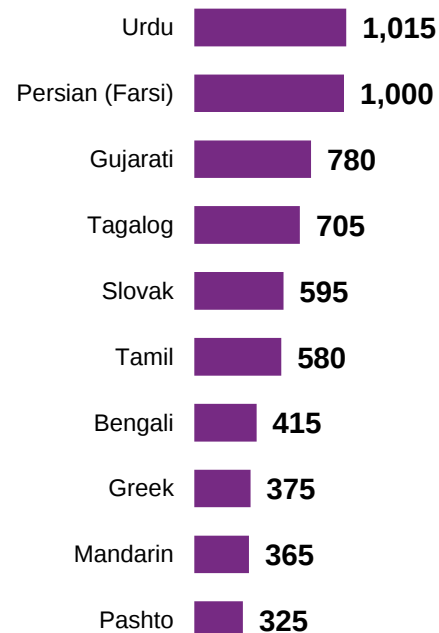


City rate for non-official home language: **29%**

Top-10 non-English mother tongue languages



Top-10 non-English home languages



Note: "n.i.e." = not included elsewhere; "n.o.s." = not otherwise specified

Knowledge of official languages

English only **86.1%**

City rate: 85.9%

French only **0.2%**

City rate: 0.1%

English and French **6.3%**

City rate: 9.1%

Neither official language **7.4%**

City rate: 4.9%

Definitions: Language

The two sets of charts in this section represent two different language concepts. This language data is reported for the total population, living in both private and collective dwellings.

Mother Tongue refers to the first language learned at home in childhood and still understood by the individual at the time of the Census.

Home Language refers to the language spoken most often or on a regular basis at home by the individual at the time of the Census.

The donut charts display the relative proportion of English, French, and Non-Official language speakers in the area, for those who provided single responses for these categories in the Census.

Many Torontonians also identify as having more than one mother tongue and primary home language. For mother tongue, 106,190 or 3.9% of Torontonians identified more than one mother tongue, almost all of which was the combination of English and another language. For home language, 245,950 or 9.1% of Torontonians identified as having more than primary home language. Again, almost all of these responses included English in combination with another language.

Below the donut charts are bar charts showing the number of speakers of the top ten non-English languages spoken in the area, both for mother tongue and primary home language.

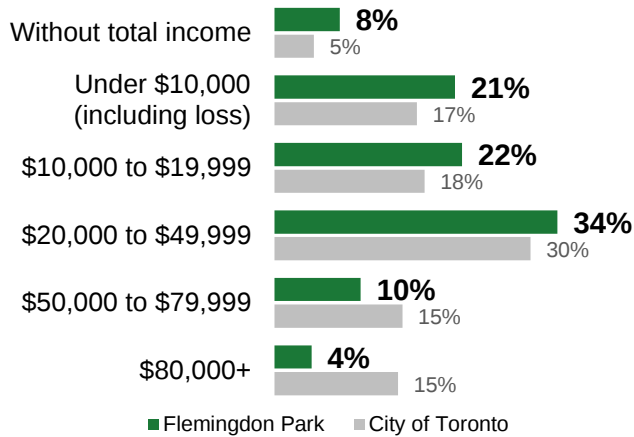
Knowledge of official languages refers to whether the person can conduct a conversation in English, French, in both languages or in neither language. For a child who has not yet learned to speak, this includes languages that the child is learning to speak at home.

More information can be found in Statistics Canada's 2016 Census reference materials

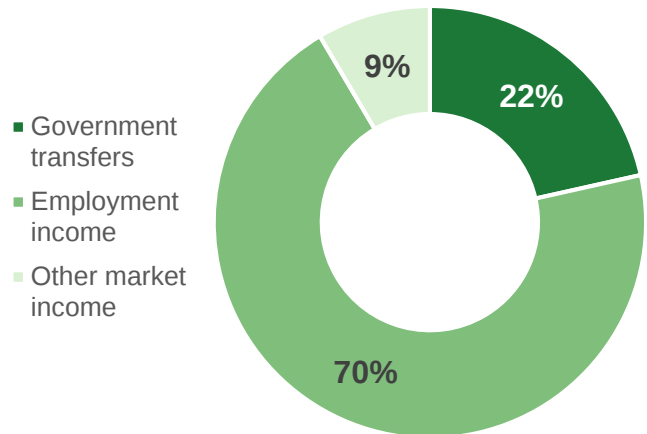
[2016 Census topic: Language](#)

Individual income & low income

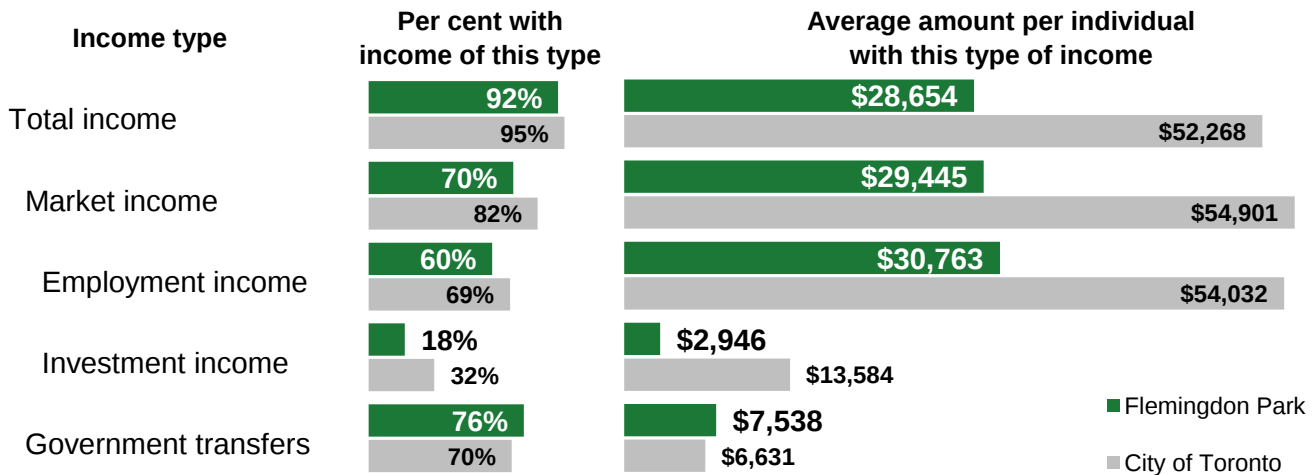
Total individual income (% by groups)



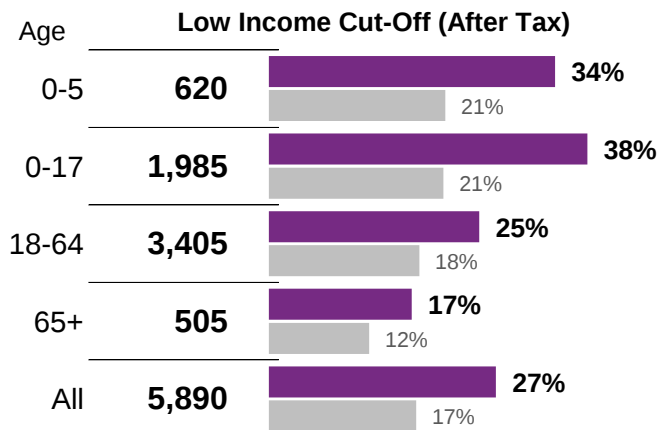
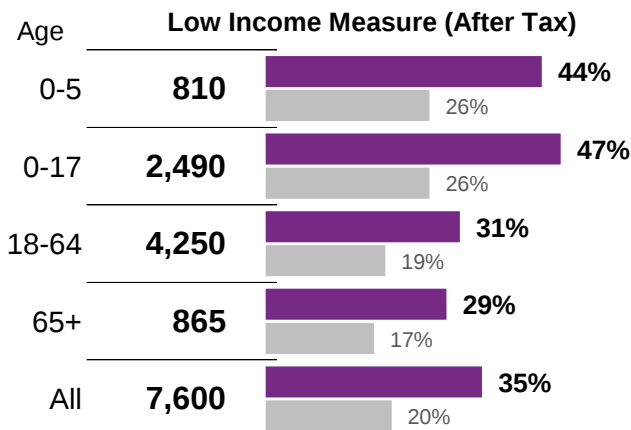
Composition of income



Income sources, individuals age 15+



Low income, population and rates (by age groups)



Annual after-tax income thresholds for LIM-AT
1 person: **\$22,133** 4 persons: **\$44,266**

Annual after-tax income thresholds for LICO-AT
1 person: **\$20,386** 4 persons: **\$38,544**

Definitions: Individual income & low income

This section provides information about individual income levels and sources, as well as low income.

Total income refers to the total amount of income for a household in 2015 that is of a regular and recurring nature, such as investment and pension income, employment income, and income from government sources.

Total individual income is the total amount of income in 2015, for individuals age 15 and over in private households. The chart displays the proportion of individuals falling within each income group.

Composition of income is the proportion of total income in the neighbourhood which comes from a particular source. For example, 74,4% of total income in Toronto came from employment. Here, the income is classified as coming from either government transfers, employment income, or other market income, meaning market income other than from employment.

The **Income sources, individuals aged 15+** chart also presents data for various types of income, reported for individuals. The chart shows both the percentage of people with income of this type, and the average (mean) amount of income for people who had income of this type.

Market income is the sum of employment, investment, private retirement and other money income from market sources in 2015. It is equivalent to total income minus government transfers.

Employment income is all income received as wages, salaries and commissions from paid employment and net self-employment income from farm or non-farm unincorporated business and/or professional practice in 2015.

Investment income is income received in 2015 in the form of interest from deposits in banks, trust companies, co-operatives, credit unions and caisses populaires, interest on savings certificates, bonds and debentures, dividends from both Canadian and foreign stocks, net rental income from real estate, mortgage and loan interest received, regular income from an estate or trust fund, interest from insurance policies and net partnership income for a limited or non-active partner. It does not include net capital gains or losses as they are not part of the standard income definition.

Government transfers is all cash benefits received from federal, provincial, territorial or municipal governments in 2015. It includes:

- Old Age Security pension, Guaranteed Income Supplement, Allowance or Allowance for the Survivor;
- retirement, disability and survivor benefits from Canada Pension Plan & Québec Pension Plan;
- benefits from Employment Insurance and Québec parental insurance plan;
- child benefits from federal and provincial programs;
- social assistance benefits;
- workers' compensation benefits;
- Working income tax benefit;
- Goods and services tax credit and harmonized sales tax credit;
- other income from government sources.

This page also provides information about two measures of low income. The data is reported for the total population in private households and for specific age groups within that population.

The **Low Income Measure (After Tax)** is a measure that reflects households living with income below half of the Canadian after tax household income median. The LIM threshold varies with the size of the household.

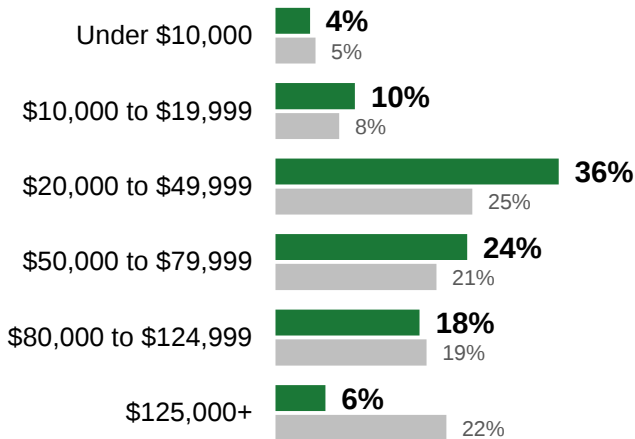
The **Low Income Cut Off (After Tax)** is a different measure that reflects the ability of economic families (or persons not in economic families) to afford necessities of food, shelter and clothing. The LICO threshold varies with the size of the economic family unit, but also with the size of the population centre where the family resides. The same threshold applies to all families within the City of Toronto.

More information can be found in Statistics Canada's 2016 Census reference materials

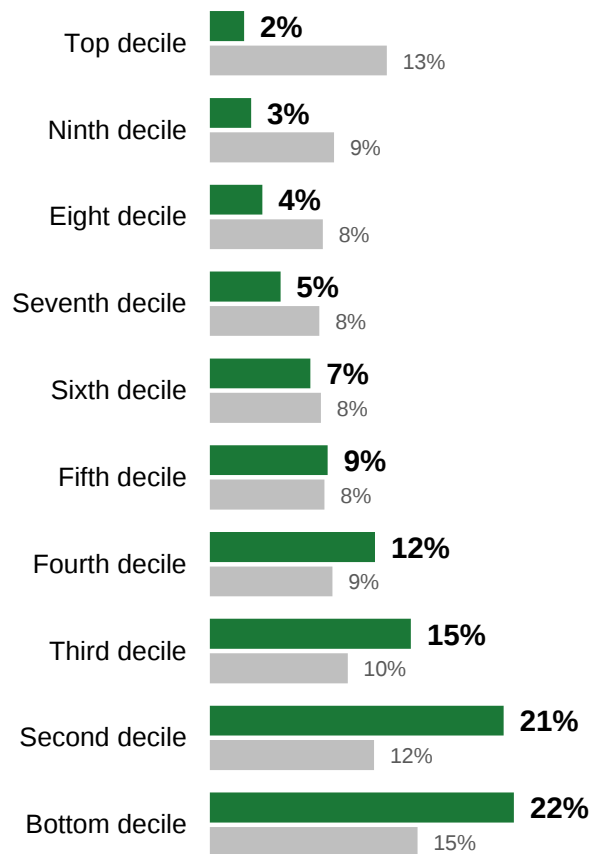
[2016 Census topic: Income](#)

Household & family income, poverty

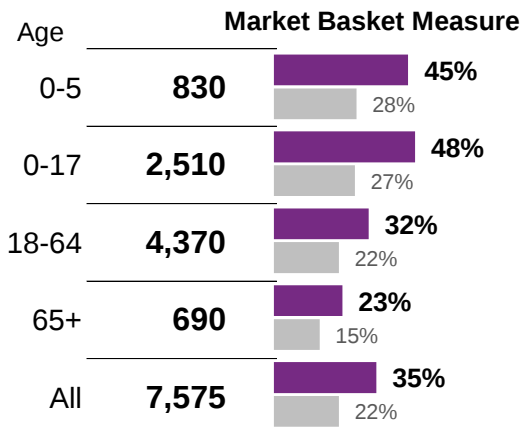
Total household income (% by groups)



Economic family income by decile group



Poverty, population and rates (by age groups)



■ Flemington Park ■ City of Toronto

Total income for households and economic families by type

	Count	Avg. Size	Mean Income	Median Total Income	
Households	7,830		\$59,208	\$48,917	
One-person households	1,970		\$39,428	\$29,281	
Two-or-more person households	5,860		\$65,866	\$55,873	
Economic families	5,615	3.4	\$65,577	\$55,382	
Couple families without kids or other relatives	1,125	2.0	\$62,034	\$50,658	
Couple families with kids or other relatives	2,935	4.3	\$70,745	\$61,271	
Lone parent families	1,265	2.8	\$54,064	\$44,956	
Persons not in economic families	2,750		\$35,900	\$26,654	

Definitions: Household & family income, poverty

This section provides information about individual income levels and sources, as well as low income.

Total household income is the total amount of income in 2015 for private households. The chart displays the proportion of households falling within each income group.

Economic family income by decile group provides a ranking of the economic situation of a person based on his or her relative position in the Canadian distribution of the adjusted after-tax income of economic families for all persons in private households. The population in all Canadian private households is sorted according to its adjusted after-tax family income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of adjusted after-tax family income that define the 10 groups.

Poverty, population and rates (by age groups) provides data on a third measure of low income, the Market Basket Measure. Canada's Poverty Reduction Strategy designated the MBM as Canada's official poverty line in September, 2018. These figures are estimates based on earlier definitions of the Market Basket Measure and may not correspond directly to official poverty rate figures.

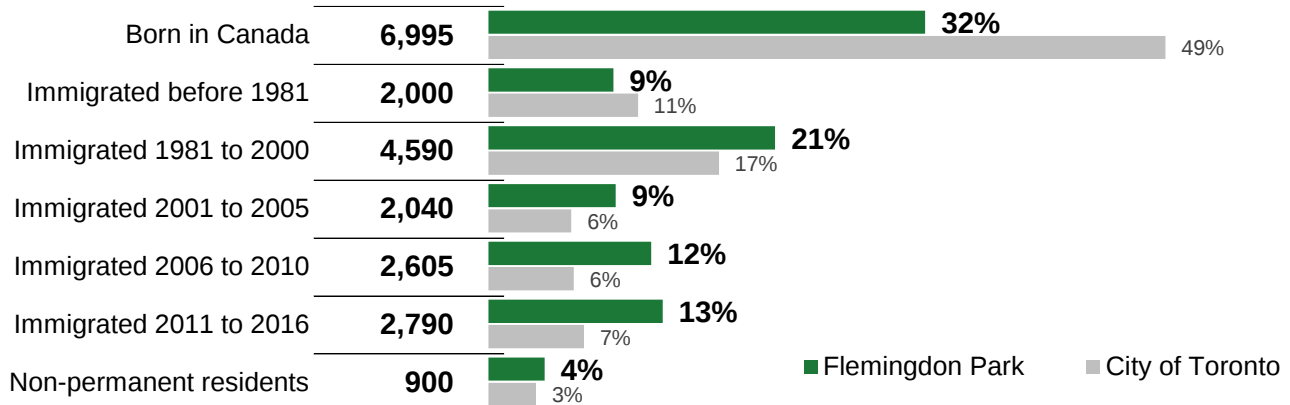
Total income for households and economic families by type provides information about total income for various household and economic family types. For each household and family type, the total count is presented, and for economic families the mean size of families in that neighbourhood is also presented. The table also includes the mean and median total income for each type of household and family. Finally, the median total income is presented in a bar graph comparing the median for that neighbourhood as compared to the median for the entire city of Toronto.

More information can be found in Statistics Canada's 2016 Census reference materials

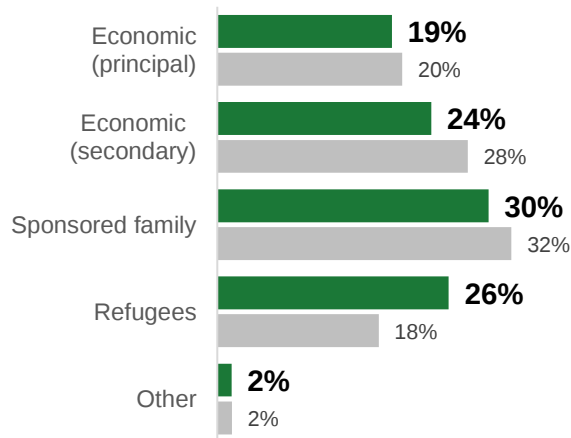
[2016 Census topic: Income](#)

Immigration

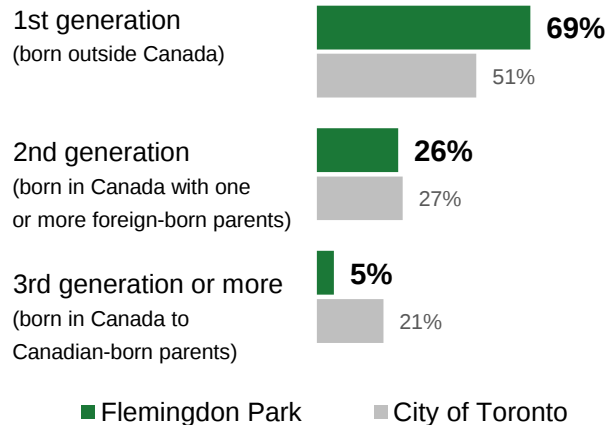
Immigrant status and period of immigration



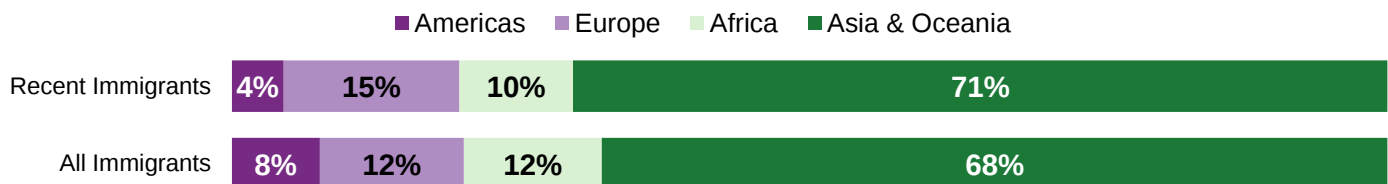
Admission category (landed after 1980 only)



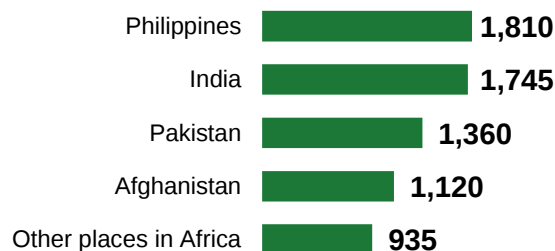
Generation status



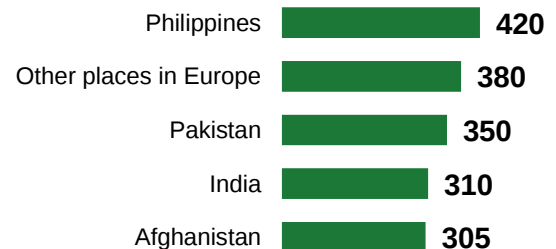
Place of birth of immigrants by world region



Top selected places of birth, all immigrants



Top selected places of birth, recent immigrants



Definitions: Immigration

This section provides information about immigrants to Canada in this community.

Immigrant status refers to whether the respondent is a non-immigrant, an immigrant or a non-permanent resident.

Immigrants refers to people who are, or who have ever been, landed immigrants or permanent residents. Such persons have been granted the right to live in Canada permanently by immigration authorities. Immigrants who have obtained Canadian citizenship by naturalization are included in this category. In the 2016 Census, this includes immigrants who landed in Canada on or prior to May 10, 2016.

Non-immigrants are Canadian citizens by birth.

Non-permanent resident refers to people from another country who have a work or study permit or who are refugee claimants, and their family members sharing the same permit and living in Canada with them.

Period of immigration refers to the period in which an immigrant first obtained his or her landed immigrant/permanent resident status. Some immigrants have resided in Canada for a number of years, while others have arrived recently. Some immigrants are Canadian citizens, while others are not. Most immigrants are born outside Canada, but a small number are born in Canada.

Recent immigrant refers to an immigrant who first obtained his or her landed immigrant or permanent resident status between January 1, 2011 and May 10, 2016.

Admission category refers to the name of the immigration program or group of programs under which an immigrant has been granted for the first time the right to live in Canada permanently by immigration authorities. Data on admission category are available for immigrants who landed in Canada between January 1, 1980 and May 10, 2016.

Economic immigrants includes immigrants who have been selected for their ability to contribute to Canada's economy through their ability to meet labour market needs, to own and manage or to build a business, to make a substantial investment, to create their own employment or to meet specific provincial or territorial labour market needs.

The 2016 Census also grouped economic migrants by applicant type as either those who were identified as the **principal applicant** on the application for permanent residence, or **secondary applicants** such as spouse, partners or dependants of the principal applicant.

Immigrants sponsored by family includes immigrants who were sponsored by a Canadian citizen or permanent resident and were granted permanent resident status on the basis of their relationship to this sponsor.

Refugees includes immigrants who were granted permanent resident status on the basis of a well-founded fear of returning to their home country. Some refugees were in Canada when they applied for refugee protection for themselves and their family members. Others were abroad and were referred for resettlement to Canada.

Other immigrants includes immigrants who were granted permanent resident status under a program that does not fall under the economic immigrants, the immigrants sponsored by family or the refugee categories.

Generation status refers to whether or not a person or the person's parents were born in Canada. Generation status is derived from responses to questions concerning the person's place of birth and the place of birth of his or her parents. Within the generation status variable, the three main categories are defined as follows:

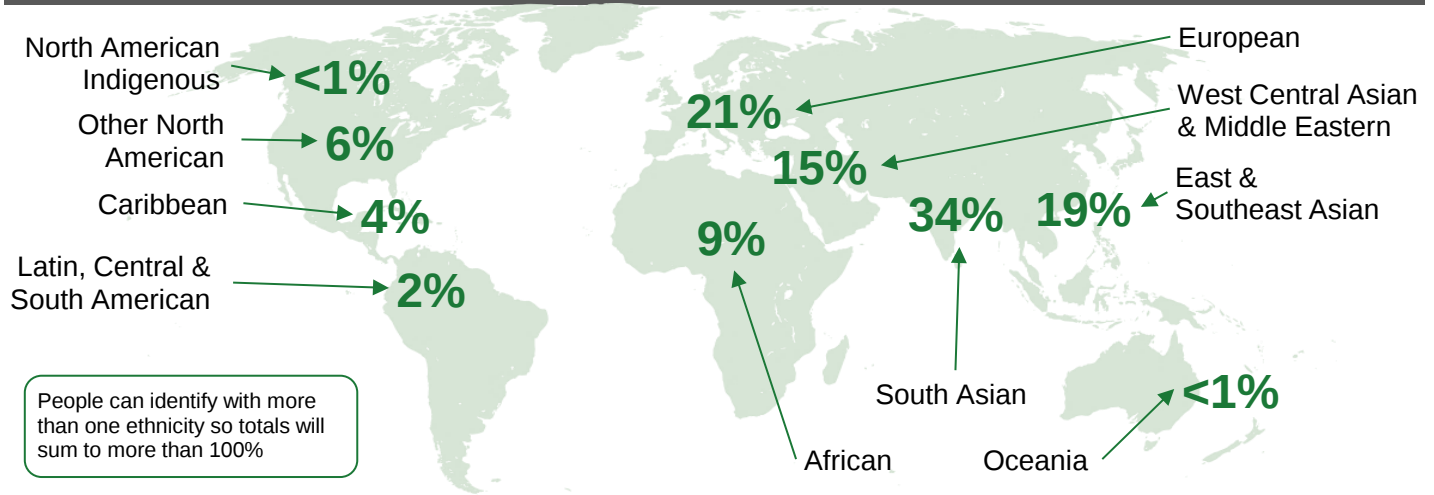
First generation includes persons who were born outside Canada. For the most part, these are people who are now, or once were, immigrants to Canada; **Second generation** includes persons who were born in

More information can be found in Statistics Canada's 2016 Census reference materials

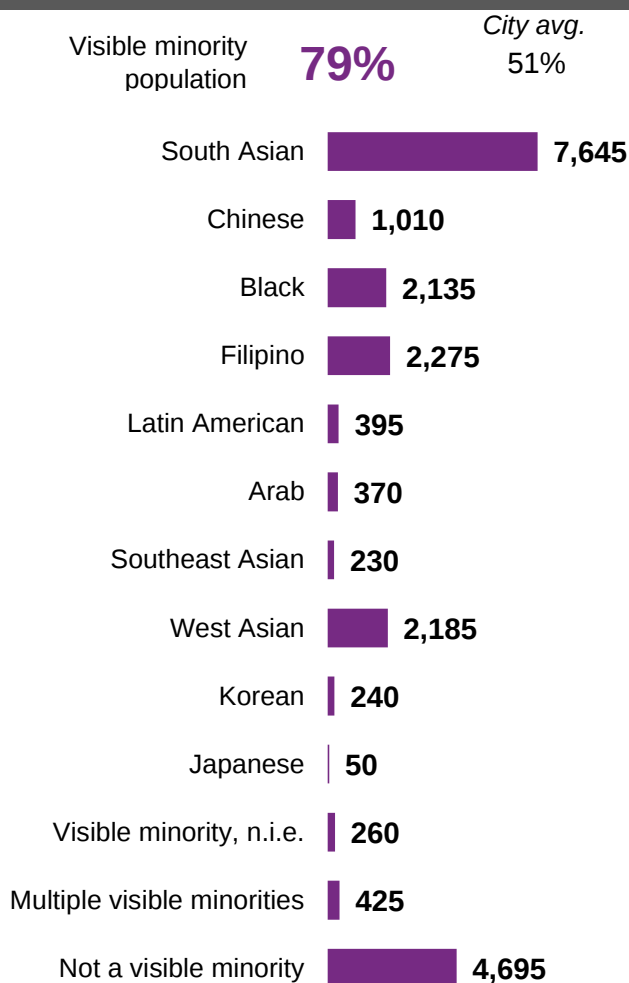
[2016 Census topic: Immigration and ethnocultural diversity](#)

Ethnocultural diversity

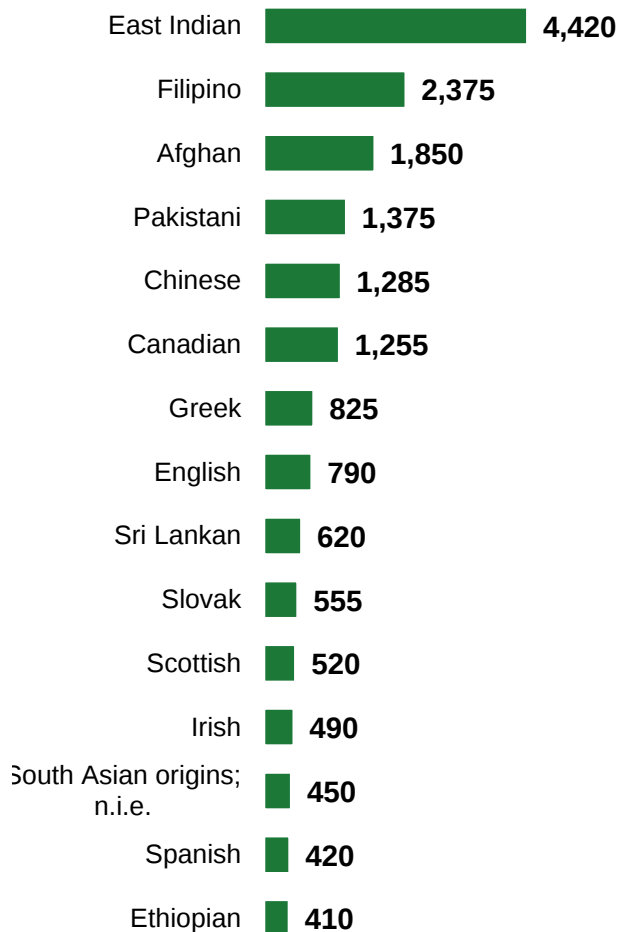
Ethnic origins by world region, 2016



Visible minority populations, 2016



Top 15 ethnic origins, 2016



Note: "n.i.e." = not included elsewhere; "n.o.s." = not otherwise specified

Definitions: Ethnocultural diversity

This section provides information about ethnic origins and visible minority populations.

Ethnic origin refers to the ethnic or cultural origins of the person's ancestors. An ancestor is usually more distant than a grandparent. Ethnic origin refers to a person's "roots" and should not be confused with citizenship, nationality, language or place of birth. For example, a person who has Canadian citizenship, speaks Punjabi (Panjabi) and was born in the United States may report Guyanese ethnic origin.

A person may have only a single ethnic origin, or may have multiple ethnicities. As a result, the sum of the ethnic groups in this table is greater than the total population estimate because a person may report more than one ethnic origin in the Census.

Ethnic origin responses are a reflection of each respondent's perception of their ethnic ancestry. This means that two respondents with the same ethnic ancestry could have different response patterns and thus could be counted as having different ethnic origins. For example, a respondent could report 'East Indian' as an ethnic origin while another respondent, with a similar ancestral background, could report 'Punjabi' or 'South Asian' instead. Nevertheless, ethnic origin data in the Census of Population are a reflection of the respondent's perception of his or her ethnic ancestry at the time of the Census.

The charts here present ethnic origins in two ways. The first presents the percentage of the population in private households identifying with broad groupings of ancestry, displaying the values over a world map. For each major grouping, the percentage value can be read as the proportion of the population who identify as having an ethnic origin that falls within that grouping. As people can identify with more than one ethnicity, the totals will sum to more than 100%.

Secondly, the top 15 responses for single ethnic origins among the population in private households are listed in descending order.

Visible minority refers to whether a person belongs to a visible minority group as defined by the *Employment Equity Act* and, if so, the visible minority group to which the person belongs. The *Employment Equity Act* defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour." The visible minority population consists mainly of the following groups: South Asian, Chinese, Black, Filipino, Latin American, Arab, Southeast Asian, West Asian, Korean and Japanese.

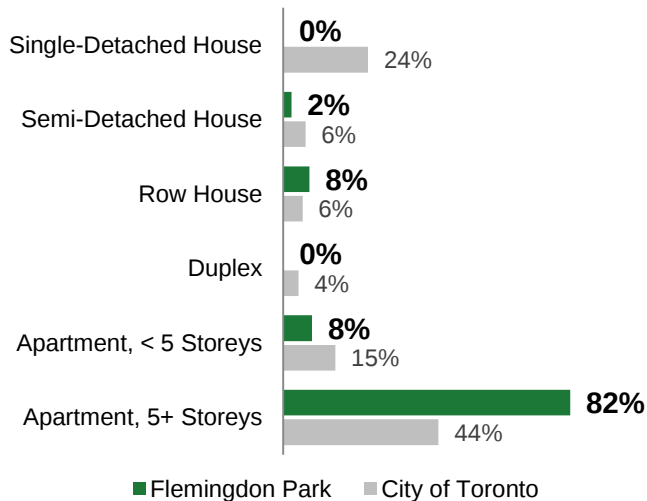
More information can be found in Statistics Canada's 2016 Census reference materials

[2016 Census topic: Immigration and ethnocultural diversity](#)

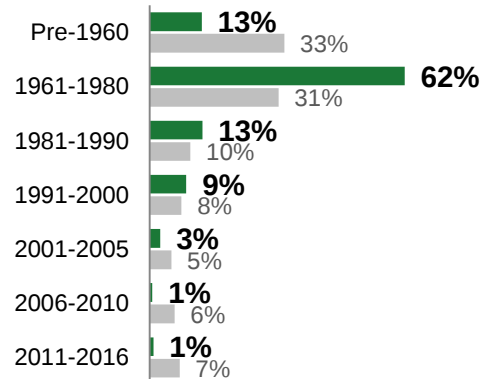
Housing & mobility

Private dwellings by structure type

Total Private Dwellings **7,964**

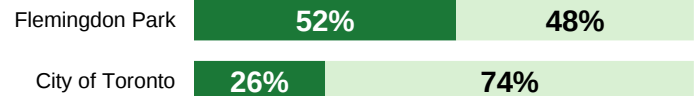


Period of construction



Occupied dwellings by condominium status

Condos: 4,105 **Not condos: 3,720**



Households by tenure

Renter households: 4,330

Owner households: 3,500



Shelter costs

Renter Households			Owner Households		
		City Avg.			City Avg.
Median Shelter Cost	\$1,086	\$1,201	Median Shelter Cost	\$1,327	\$1,496
Mean Shelter Cost	\$1,057	\$1,242	Mean Shelter Cost	\$1,391	\$1,682
Unaffordable Housing	49.2%	46.8%	Unaffordable Housing	39.4%	27.4%
Subsidized Housing	22.7%	15.1%	With a mortgage	63.4%	57.5%

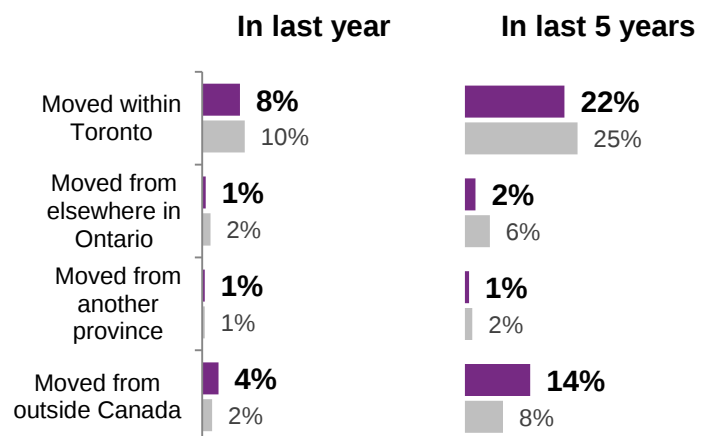
Core Housing Need

Total Occupied Private Dwellings **7,820**

Total hhlds in Core Housing Need **3,085**

			City rate
Households spending 30% or more of total household income on shelter costs	3,510	45%	37%
Occupied dwellings with inadequate housing (in need of major repairs)	835	11%	7%
Households with unsuitable housing (below National Occupancy Standard)	2,225	28%	12%

Mobility



Definitions: Housing & mobility

This section provides information about the housing of residents, as well as information about the mobility of residents in the neighbourhood.

Private dwellings are a separate set of living quarters with a private entrance. Private dwellings are considered occupied by usual residents if a group of persons is permanently residing there or if the usual residents are temporarily absent on May 10, 2016.

Structure type refers to the structural characteristics and/or configuration of the dwelling. The chart includes dwelling types ranging from apartments in buildings of 5 storeys or greater, to single-detached houses. Two categories in the Census, mobile dwellings and "other" single-attached house, make up a very small proportion of Toronto's occupied dwellings and so are not reported in the chart. They are, however, included in the "ground-related housing" category reported on the at-a-glance page.

Period of construction refers to the period in time during which the building or dwelling was originally constructed. This refers to the period in which the building was completed, not the time of any later remodelling, additions or conversions.

Occupied dwellings by condominium status reports on the number and proportion of occupied private dwellings that are part of a condominium development. A condominium is a residential complex in which dwellings are owned individually while land and common elements are held in joint ownership with others.

Households by tenure provides data on the number and proportion of private households that own or rent their dwelling. A third tenure type, which is not present in the City of Toronto, is whether the dwelling is band housing (on an Indian reserve or settlement).

Shelter cost refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling. Both mean and median values are reported. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services. The reference period for shelter cost data is 2016, while household total income is reported for the year 2015.

Unaffordable housing refers to the proportion of households spending more than 30% of their total income on shelter costs.

With a mortgage refers to the percentage of owner households that make regular mortgage or loan payments for their dwelling.

Subsidized housing refers to the percentage of renter households whose dwelling is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

Core Housing Need is an indicator produced by Statistics Canada in collaboration with the Canada Mortgage and Housing Corporation (CMHC). The indicator is based on three standards: affordability, adequacy, and suitability. A household is defined to be in core housing need if their housing does not meet any of the three standards and the household's income is insufficient to be able to afford alternative housing in their community that does meet these standards.

Additionally, only households with incomes above zero and with shelter costs less than 100% of total income are assessed for Core Housing Need. Non-family households with at least one maintainer aged 15 to 29 attending school are considered not to be in Core Housing Need regardless of their housing circumstances. Attending school is considered a transitional phase, and low incomes earned by student households are viewed as being a temporary condition.

Affordability is defined as the household having a shelter-cost-to-income ratio of less than 30%. This means that the household's shelter costs are less than 30% of the household's total income (i.e. before taxes).

Adequacy refers to the condition of the dwelling. Households living in dwellings requiring major repairs are considered to be in inadequate housing.

Suitability refers to whether the dwelling has enough bedrooms for the size and composition of the household. Suitability is defined by the National Occupancy Standard, which was developed by the CMHC.

Mobility status refers to whether people are living at the same place of residence as they were one year and five years prior to the Census on May 10, 2016. If people moved within those time frames, they are also classified based on their place of residence one and five years earlier.

The Mobility Status charts in this section show the proportion of movers by type. People who moved within the same city (i.e. the City of Toronto) are also referred to as non-migrants. People who moved from elsewhere in the province (i.e. Ontario) are also called intraprovincial migrants, and people who moved from another province in Canada are also called interprovincial migrants. Finally, people who moved from a residence outside Canada are referred to as external migrants.

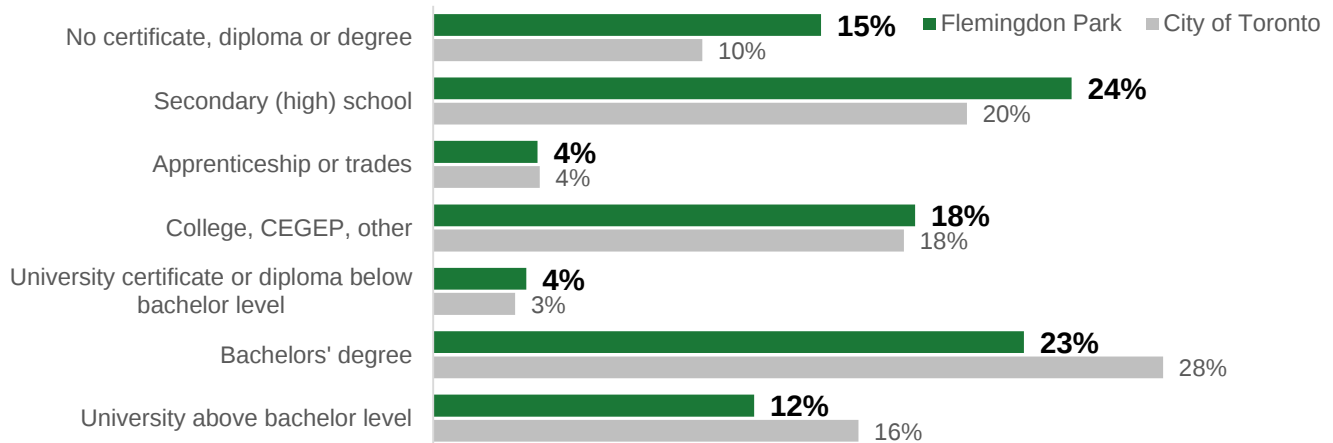
More information can be found in Statistics Canada's 2016 Census reference materials

[2016 Census topic: Housing](#)

[2016 Census topic: Mobility and migration](#)

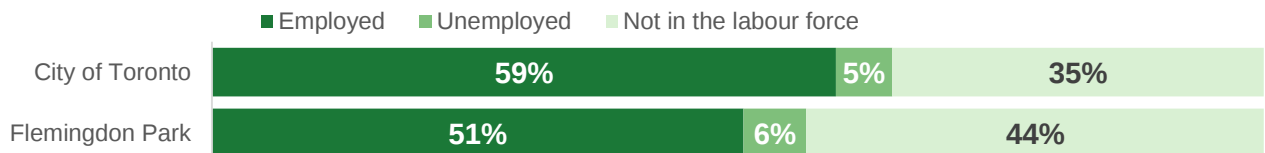
Education & labour

Educational attainment

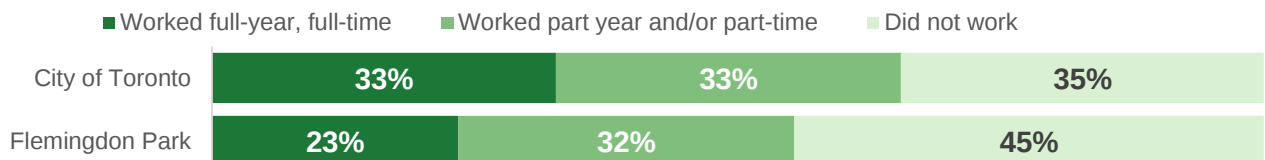


Labour force status

Unemployment Rate	10.6%	City 8.2%	Participation Rate	56.5%	City 64.7%	Employment Rate	50.5%	City 59.3%
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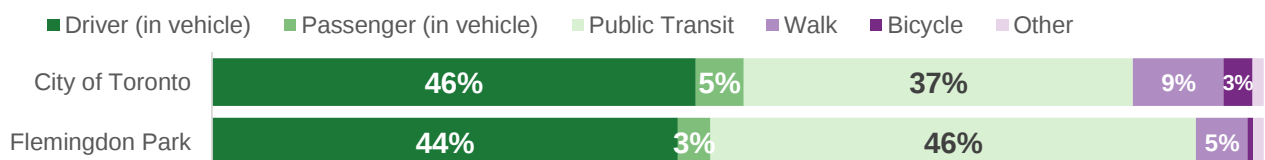


Work activity in 2015

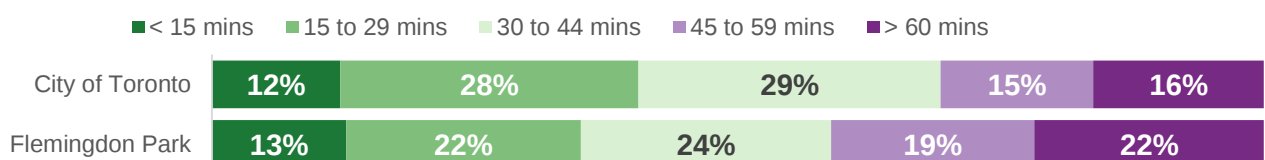


Average weeks worked in 2005	41	City 42.3	Median income FY/FT workers	\$41,543	City \$55,246	Median income all workers	\$23,614	City \$33,602
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Main mode of commuting to work



Commute time



Definitions: Education & labour

This section provides information about the education and labour of residents in this community.

Educational attainment information is provided for the population age 25 to 64 living in private households. The chart presents data on this population by indicating people's most advanced certificate, diploma or degree. The general hierarchy used in deriving this variable (high school graduation, trades, college, university) is loosely tied to the 'in-class' duration of the various types of education. Although the hierarchy may not fit all programs perfectly, it gives a general measure of educational attainment.

In this chart, the categories correspond to the Census profile categories of educational attainment, but University certificate, diploma, or degree at bachelor level or above has been broken out to separately report the population with Bachelor's degrees and the population in any of the four categories of University above bachelor level (University certificate or diploma above bachelor level; Degree in medicine, dentistry, veterinary medicine or optometry; Master's degree; Earned doctorate).

Labour force status provides information about the population age 15+ in private households. The data refer to people's status for the week of Sunday, May 1 to Saturday, May 7, 2016. The population are classified as one of employed, unemployed, or not in the labour force.

Unemployed refers to people who were without paid work or self-employment and were available for work and had either: actively looked for work in the last four weeks; were on temporary lay-off and expected to return to their job; or had definite arrangements to start a new job in the next four weeks.

Employed refers to people who: did paid work in an employee-employer relationship or self-employment, or did unpaid work in the operation of a business owned by a family member of the same household, or had a job but were not at work due to illness or disability, personal or family responsibilities, vacation or labour dispute.

Together, employed and unemployed persons comprise the labour force. **Not in the labour force** refers to all people aged 15+ in private households who are neither employed nor unemployed.

Unemployment rate is all unemployed persons expressed as a percentage of the labour force.

Participation rate is all persons in the labour force as a percentage of the total population.

Employment rate is all employed persons as a percentage of the total population.

Work activity in 2015 provides information about the population age 15 years and over in private households based on whether they worked in 2015.

Worked full-year, full-time indicates the proportion of the population who worked for the full year (49 weeks or more) and mostly full time (30 hours or more per week) in 2015. **Worked part-year and/or part-time** indicates the proportion of the population who worked either less than 49 weeks and/or mostly less than 30 hours per week in 2015. **Did not work** refers to the population aged 15+ who did not work in 2015.

Average weeks worked in 2015 is the mean number of weeks worked by those who worked in 2015.

Median income FY/FT workers is the median employment income in 2015 of all workers who worked full-time and full-year.

Median income all workers is the median employment income of all workers with employment income in 2015, regardless of their work activity in 2015.

Main mode of commuting provides data about people in the employed labour force aged 15 years and over in private households who had either a usual place of work or no fixed workplace address. The chart displays proportions of the main mode of travel used by this population to get to work.

Commute duration provides data about people in the employed labour force aged 15 years and over in private households who had either a usual place of work or no fixed workplace address. This chart displays the

More information can be found in Statistics Canada's 2016 Census reference materials

[2016 Census topic: Education](#)

[2016 Census topic: Labour](#)

[2016 Census topic: Journey to work](#)

APPENDIX C

SOURCES

Contacts	
Toronto District School Board (TDSB)	Paul Nichols Intermediate Planner, Land Use Planning 289-659-6602 pnichols.tlc@tdsb.on.ca
Toronto Catholic District School Board (TCDSB)	Tomasz Oltarzewski Supervisor of Planning (Municipal Planning) TCDSB Planning Services 416-222-8282 Ext. 2278 tomasz.oltarzewski@tcdsb.org
Child Care Facilities	
Champions Children's Centre	Yota Mingo Adams 416-467.5983
Flemingdon Early Learning & Child Care Centre	Ann Atkinson 416-392.3170
Flemingdon Park Schoolage & Family Centre	Mary Gatti 416-429.6194
Gateway Day Care Centre	Pricella Rasanayagam 416-424.2419
Graydon Hall Child Care Services in Don Valley Business Park	Charlene Maikantis 416-429.5444
Kid's Ville Nursery School	Sayeme Begum 416-421.1993
Pride in Heritage Children's Centre	Rosemarie Ritchie 416-467.5981
Red Apple Day Care (Overlea)	Donna Robinson 416-429.5437
Red Apple Day Care - St John XXIII	Neena Locke 416-429.6662

Sources:

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 - a. Children's Services
 - b. Parks, Forestry and Recreation
 - c. Staff Reports and by-laws for development applications
3. **City of Toronto**, Parks Plan Overview, Parks, Forestry and Recreation Division, June 2011
4. **City of Toronto**, Parks Plan 2013-2017, Parks, Forestry and Recreation Division
5. **City of Toronto**, 2015-2019 Toronto Child Service Plan
6. **Parkland Acquisition: Strategic Directions Report**, City of Toronto, Economic Development Culture and Tourism, September 2002
7. The Fun Guide, Toronto Parks, Forestry and Recreation, Toronto & East York District

8. Toronto District School Board Website: www.tdsb.on.ca
9. Toronto Catholic District School Board Website: www.tcdsb.org