

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

COMMUNITY SERVICES AND FACILITIES STUDY

PROPOSED ZONING BY-LAW AMENDMENT APPLICATION

**40 – 44 Broadway Avenue
City of Toronto**

PREPARED FOR: COLLECDEV INC.

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1.0 Introduction

Goldberg Group has been retained by Collecdev Inc. (the “Applicant”) to conduct a Community Services and Facilities Study. This study provides an inventory and analysis of the range of facilities and services that are currently available to the residents of the proposed development located at 40-44 Broadway Avenue (the “subject site”) and the surrounding area. The proposal is for a Zoning By-law Amendment (ZBA) on the subject site seeking permission to construct a new place of worship and a 44-storey residential tower. The subject site contains an existing church that will be demolished. The new residential building proposed for the site contains 398 dwelling units and a total gross floor area (GFA) of 32,106 square metres.

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.

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 analyses of socioeconomic profiles, servicing utilization and capacity

1.3 Study Area Delineation

The subject site is located in Neighbourhood 104 – Mount Pleasant West. Site and area investigations were conducted to confirm the catchment area for data collection and analysis purposes. The Study Area is bounded by: Glencairn Avenue/Blythwood Road to the north, Bayview Avenue to the east, Merton Street/Kay Gardner Beltline Trail to the south, and Avenue Road to the West. The Study Area boundaries and community services and facilities are illustrated and identified in **Appendix A**.

1.4 Data Collection

The demographic section of this Community Services and Facilities Study is based on the City of Toronto’s 2016 Census data for Neighbourhood 104 – Mount Pleasant West. The data utilized in the demographic profile is based on a slightly smaller area than the Study Area, which is delineated by Keewatin Avenue to the north, Mount Pleasant Road to the east, Merton Street to the south, and Yonge Street to the west.

Parks and Recreation Services Staff were contacted to provide information pertaining to parks and recreation facilities, services and programming, and specific trends and needs in the Study Area. Through the review of staff reports for development approvals in the surrounding area, this report includes a range of community benefits and contributions provided as part of those development approvals.

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,
- Potential expansion/closure plans for all stages of schooling (primary/middle/secondary schools) that may be influenced by the subject development

Child care facilities were also contacted directly to examine capacity, utilization, wait list and subsidy availability and future expansions. Library utilization information and facility detail was obtained from City library staff and management.

1.5 Analysis

The demographic and social profile information for the Study Area and the City include:

- Population by Age Group (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 Community services and Facilities assessment 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 City of Toronto's 2016 Mount Pleasant West Neighbourhood Profile Census data. Neighbourhood profile data referenced in this section is found in **Appendix B**.

2.1 Population Profile

The neighbourhood has experienced a significant increase in population between 2006 and 2016. Between the years of 2006 and 2011, the neighbourhood experienced a sharp increase in population of 20.47% (4,870 persons). Between the years of 2011 and 2016 the area saw a more modest increase in population of 3.7% (1,065 persons). (For the same period, the City of Toronto experienced a slightly lower increase in population growth of just 9.12% (228,301 persons)).

The "Working Age" cohort (ages 25-54) makes up the majority of the Study Area's population with 59% (17,498 persons) in 2016. The age distribution between the neighbourhood and the City of Toronto is generally comparable for the Seniors Age cohorts (65+ years); however, the neighbourhood can be seen to have a larger proportion of younger working aged population (ages 25-44). The proportion of children, aged 0-14, is slightly greater for the City of Toronto at 14.6% (398,135 persons) as compared to the neighbourhood with 8.2% (2,432 persons). It is notable that between 2011 and 2016 there was a dramatic increase in the neighbourhood population of infants less than 5 years of age, with an increase of 25.15% (215 persons). In the City of Toronto, this cohort declined by 3.32% (-4,510 persons).

2.2 Family Composition

Family composition data is detailed in **Appendix B – Families & Dwellings (2016)**. Table 2.2A indicates that the majority of families within the neighbourhood are comprised of couples without children (55.0%) which is much higher when compared to that of the City of Toronto (35.0%). Couples with children represent 29.0% of the neighbourhood versus 44.0% in the City of Toronto.

A greater proportion of those aged 15 years and older who have never been married can also be found in the neighbourhood at 40.5%, whereas in the City of Toronto, 34.6% of those aged 15 years and older have never been married. Those in Common Law relationships also represented a much higher percentage of the population within the neighbourhood at 13%, compared to 7% in the City of Toronto.

The percentage of those aged 15 years and older who live alone is also much higher in the neighbourhood, comprising 33% of the entire population (7,520 persons). The City of Toronto's proportion of those aged 15 years and older who live alone is only 13% (359,955 persons).

Table 2.2A – Families by Type and Marital Status (2016 Census)

	Mount Pleasant West (104)		City of Toronto	
	No.	% (of total pop)	No.	%
All Families				
Couples with Children	1,925	29.0	316,070	44.0
Couple without Children	3,700	54.0	250,085	35.0
Lone-Parent	1,100	17.0	152,600	21.0
TOTAL	6,730	100.0	718,755	100.0
Living Arrangements for Single Adults				
Adults (age 15-64) living alone	7,520	78.0	252,740	70.2
Seniors (age 65-84) living alone	1,850	19.0	87,110	24.2
Seniors (age 85 +) living alone	305	3.0	20,105	5.6
TOTAL	9,675	100.0	359,955	100.0
Marital Status (Age 15 +)				
Married	8,230	31.0	1,011,185	43.0
Common Law	3,350	13.0	170,175	7.0
Never Married	10,965	41.0	806,270	35.0
Separated	815	3.0	68,715	3.0
Divorced	2,265	9.0	152,000	7.0
Widowed	915	3.0	125,100	5.0
TOTAL	27,280	100.0	2,333,445	100.0

Table 2.2B – Number of Census Families by Size of Family (2016 Census)

	Mount Pleasant West (104)		City of Toronto	
	No.	%	No.	%
2 People	4,505	67.0	344,110	48.0
3 People	1,420	21.0	174,600	24.0
4 People	670	10.0	143,250	20.0
5 or more People	135	2.0	56,795	8.0
TOTAL	6,730	100	718,755	100

As **Table 2.2B** indicates, the majority of families in the Mount Pleasant West neighbourhood are comprised of 2 persons (67.0%). The City of Toronto has a much higher percentage of families with 3 or more persons compared to the Mount Pleasant West Neighbourhood. 52.0% of all families in the City are comprised of 3 or more people, compared to the neighbourhood, where only 33.0% of all families are composed of 3 or more people. The smaller family size within the neighbourhood is indicative of the higher percentage of couples who do not have children.

2.3 Households and Dwellings

Within the neighbourhood, the predominant housing type is Apartment buildings with 5 or more storeys representing 85% of the total housing stock. This is almost double the proportion found for the entire City of Toronto at 44%, as seen in Table 2.3A. The higher proportion of high-density development including apartments of 5 storeys or more is particularly illustrative given

that the neighbourhood includes the Yonge-Eglinton Centre, an area in which there are numerous examples of this housing type.

Table 2.3A – Occupied Private Dwellings by Structural Type (2016 Census)

	Mount Pleasant West (104)	City of Toronto (2016)
Housing Type	%	%
Single Detached House	3.0	24
Semi-Detached House	1.0	6
Row House	1.0	6
Duplex	1.0	4
Apartment, less than 5 Storeys	10.0	15
Apartment, 5+ Storeys	85.0	44
Total percentage of dwellings	100	100

Single-detached dwellings represent 3% of the neighbourhood’s dwelling types, which is much lower when compared to the City’s percentage of 24%. Household and Dwelling data is detailed in **Appendix B – Families & Dwellings (2016)**.

2.4 Ethnicity and Immigration

Table 2.4A details the Top Five Ethnic Origin Groups within the neighbourhood, as detailed in the 2016 Census. As the data indicates, the most popular ethnic origin in the neighbourhood is English. This ethnic group is followed by Scottish, Canadian, Irish, and German.

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

Ethnic Background	Mount Pleasant West (104) No.
English	5,430
Scottish	4,355
Canadian	4,340
Irish	4,320
German	2,100
TOTAL	22,625

The following **Table 2.4B** provides the percentage data of when immigrants within the Mount Pleasant West neighbourhood arrived in Canada. The majority of immigrants within the neighbourhood arrived in Canada prior to 2001. **Table 2.4C** identifies the mother tongue languages within the neighbourhood and **Table 2.4D** identifies the top ten non-official mother tongue languages. The mother tongue language with the largest number of speakers within the neighbourhood is English, at 60%. A non-official language is spoken by 37% of the residents within the neighbourhood with the top language being Persian (Farsi). This non-official mother tongue language is followed by Spanish, Russian, French, Mandarin, Korean, Tagalog, Serbian, Portuguese, and Cantonese.

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

	Mount Pleasant West (104) (%)
Before 2001	20.0
2001-2005	5.0
2006-2010	5.0
2011-2016	9.0
Born in Canada	55.0
Non-Permanent Residents	6.0
TOTAL	100%

Table 2.4C – Mother Tongue Languages (2016 Census)

	Mount Pleasant West (104)
	%
English	81
French	1
Non-official	18

Table 2.4D – Top Ten Non-Official Mother Tongue Languages (2016 Census)

	Mount Pleasant West (104)
	No.
Persian (Farsi)	1,080
Spanish	1,050
Russian	795
French	700
Mandarin	640
Korean	595
Tagalog	530
Serbian	470
Portuguese	430
Cantonese	400
TOTAL	6,690

2.5 Income, Education and Labour Force

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

The 2016 Census provides a breakdown of total household income in the neighbourhood. The Census outlines the percentage of households in each of the six income groups (as illustrated in **table 2.5A**). The total household income distribution for the Mount Pleasant West neighbourhood is very similar to the City of Toronto. The largest cohort of household income for the Mount Pleasant West neighbourhood falls within the \$20,000 - \$49,999 at 24%. Furthermore, this cohort follows the same trend as the City of Toronto being only one percentile lower. The smallest cohort for the Mount Pleasant West neighbourhood consists of those with a

household income of under \$10,000 at 7%. Once again this follows the same trend as the City of Toronto with 5% of total households making under \$10,000.

Table 2.5A – Total Household Income (2016 Census)

	Mount Pleasant West (104)	City of Toronto (2016)
	%	%
Under \$10,000	7.0	5.0
\$10,000 to \$19,999	9.0	8.0
\$20,000 to \$49,999	5.6	25.0
\$50,000 to \$79,999	22.0	21.0
\$80,000 to \$124,999	20.0	19.0
\$125,000+	18.0	22.0
TOTAL	100.0	100.0

Table 2.5B – Educational Attainment for Population 25-64 Years (2016 Census)

	Mount Pleasant West (104)	City of Toronto (2016)
	%	%
No Certificate	3	11
High School Diploma or Equivalent	12	20
Postsecondary Certificate, diploma or degree	85	69
Total	100.0	100.0

As **Table 2.5B** indicates, the neighbourhood population possesses a higher level of educational attainment than the City as a whole. 85% of the population between the ages of 25-64 have obtained a postsecondary certificate/diploma/degree compared to 69% of the City's population of the same age. The number of residents having received no certificate or diploma is also lower in the neighbourhood (3%) versus the City at 11%.

Table 2.5C – Labour Force (2016 Census)

	Mount Pleasant West (104)		City of Toronto (2016)	
	No.	%	No.	%
Population 15+ Years of Age	26,555	100.0	2,333,440	100.0
In the Labour Force	19,916	75	1,516,736	65
Employed	18,323	69	1,376,730	59
Unemployed	1,593	6	140,006	6
Not in the Labour Force	6,639	25	816,704	35

The labour force participation rate in the neighbourhood is also much higher at 75%, compared to the City of Toronto's rate at 65%. The unemployment rates between the neighbourhood and the City are the same at 6% respectively.

2.6 Summary

The following conclusions summarize the findings of the analysis of the socioeconomic profile information for the Mount Pleasant West neighbourhood:

- Between 2006 and 2016 the neighbourhood population sharply increased by 22% or 5,355 persons
- A large proportion of the neighbourhood population is comprised of the “Working Age” group, ages 25-54;
- The neighbourhood is generally characterized by couples without children (55%), considerably less than the City’s proportion of 35%;
- 67% of all census families in the neighbourhood are comprised of 2 people, compared to the City, where only 48% of all census families are 2 persons in size;
- People who identify as English, Scottish, and Canadian represent the top three Ethnic Origin groups in Mount Pleasant West
- English is the Mother Tongue language of approximately 60% of the neighbourhood’s population compared to 53% for the City as a whole;
- Persian (Farsi) and Spanish are the two most widely spoken, Non-Official Mother Tongue languages
- Apartment buildings with 5 or more storeys form the majority of the existing housing stock in the neighbourhood. Approximately 85% of dwelling units are within apartment buildings with 5 or more storeys;
- The neighbourhood can generally be characterized as educated, with 85% of the population between the ages of 25-64 years having received a postsecondary certificate/diploma/degree as compared with the City’s rate of 69%;
- More than half of the residents within the neighbourhood were born in Canada (55%), whereas in the City of Toronto, less than half (46%) of all residents were born in Canada;
- 33% of all households within the neighbourhood earn less than \$30,000 per year, a higher number of households when compared to the City’s rate of 37%;
- There is also a much higher labour force participation rate in the neighbourhood compared to the City of Toronto. 74% of the entire neighbourhood population over the age of 15 years is in the labour market, compared to the City’s participation rate of 64%.

The Study Area can be seen as primarily young, educated and middle class. There are a higher number of young and single working aged adults in the Mount Pleasant West neighbourhood when compared to the City as a whole. In the Mount Pleasant West neighbourhood 33% of the population over the age of 15 years lives alone, compared to 13% for the City. The area is also undergoing a significant amount of change, with numerous residential and mixed-use projects currently under construction or recently approved, that will bring in new dwelling units to the neighbourhood. The neighbourhood has a very high post-secondary educational attainment rate with approximately 85% of those aged 25-64 years holding a certificate, degree or diploma. However, the area also has a lower average household income compared to the City. Many in the area are young professionals who are just beginning their careers and are not yet earning

substantially higher annual salaries. The area can also be seen as quite diverse with only 55% of the neighbourhood's residents born in Canada, and 60% who speak English as their Mother Tongue Language.

3.0 Community Facilities and Services

The following sections detail the various facilities, services and resources that serve the Study Area.

3.1 Schools

3.1.1 Toronto District School Board (TDSB)

The Toronto District School Board (TDSB) advises that the subject site is within the regular attendance boundary of the following Public Schools:

Table 3.1.1A - TDSB Schools within the Attendance Boundary of the Subject Site (As of July 9, 2019)

SCHOOL:	LOCATION:	AGE RANGE:
Elementary		
Allenby Junior Public School	391 St Clements Ave	Junior Kindergarten – Grade 6
Bessborough Drive Elementary and Middle School	211 Bessborough Dr	Junior Kindergarten – Grade 8
Blythwood Junior Public School	2 Strathgowan Cres	Junior Kindergarten – Grade 6
Davisville Junior Public School	529 Vaughan Road	Junior Kindergarten – Grade 6
Eglinton Junior Public School	223 Eglinton Ave E	Junior Kindergarten – Grade 6
Hodgson Middle School	282 Davisville Ave	Grades 6 – 8
John Fisher Junior Public School	40 Erskine Ave	Junior Kindergarten – Grade 6
John Ross Robertson Junior Public School	130 Glengrove Ave W	Junior Kindergarten – Grade 6
Maurice Cody Junior Public School	364 Belsize Dr	Junior Kindergarten – Grade 6
Oriole Park Junior Public School	80 Braemar Ave	Junior Kindergarten – Grade 6
Spectrum Alternative School	43 Millwood Rd	Grades 7 – 8
Sunny View Junior and Senior Public School	450 Blythwood Rd	Junior Kindergarten – Grade 8
Secondary		
Forest Hill Collegiate Institute	730 Eglinton Ave West	Grade 9 – Grade 12
Leaside High School	200 Hanna Rd	Grade 9 – Grade 12
North Toronto Collegiate Institute	17 Broadway Ave	Grade 9 – Grade 12
Northern Secondary School	851 Mount Pleasant Rd	Grade 9 – Grade 12

Table 3.1.1B – TDSB Schools within the Attendance Boundary Utilization (As of July 9, 2019)

School:	Capacity	Enrolment	Utilization Rates (%)
Elementary Schools			
Allenby Junior Public School	799	798	99.87
Bessborough Drive Elementary and Middle School	436	538	123.39
Blythwood Junior Public School	369	416	112.74
Davisville Junior Public School	469	530	113.01
Eglinton Junior Public School	548	604	110.22
Hodgson Middle School	390	534	136.92
John Fisher Junior Public School	524	414	79.01
John Ross Robertson Junior Public School	578	554	96.18
Maurice Cody Junior Public School	709	666	93.94
Oriole Park Junior Public School	242	274	113.22
Spectrum Alternative School	69	60	86.96
Sunny View Junior and Senior Public School	221	85	38.46
Secondary Schools			
Forest Hill Collegiate Institute	801	944	117.85
Leaside High School	915	972	106.23
North Toronto Collegiate Institute	1233	1313	106.49
Northern Secondary School	1794	1706	95.09

Table 3.1.1B illustrates that six (6) public elementary schools and one (1) public secondary school within the attendance boundary, are currently operating under capacity and are able to accommodate additional students. The TDSB has indicated that elementary students generated from this proposed development will be in the catchment area for Eglinton Junior Public School, located 500 m away from the Subject Site. Eglinton Junior Public School is currently operating over capacity with a utilization rate of 110.22%, and is unable to accommodate anymore students. The Subject Site is also within the catchment area for Hodgson Middle School. The middle school is currently operating over capacity, with a utilization rate of 136.92%. The school has a maximum capacity of 390 students but a current enrollment of 534. The school is overenrolled by 144 pupils and will not be able to accommodate any additional students. The sixteen (16) projected elementary students generated by this proposed development may not be able to be accommodated in their local catchment area school.

The eight (8) anticipated secondary school students that would be generated from this proposed development would attend North Toronto Collegiate Institute as it is the local catchment area secondary school. Northern Toronto Collegiate Institute is located approximately 100 m away from the subject site and is operating with a utilization rate of 106.49%. The school is currently over capacity by 80 students. Students generated from the Subject Site will also have the option of attending Northern Secondary School by taking specific Technology and Commerce oriented courses. The current utilization rate of the school is 95.09%. There is room within the school to accommodate an additional 88 students before the facility reaches its maximum capacity.

Sunny View Public School and John Fisher Public School are two elementary schools that provide students with a more specialized curriculum related to specific needs. Sunny View Public School is a special education setting for students with high physical and health needs. Sunny View is operating with the capacity of 221 and the current enrollment of 85 students. This means there are 136 vacancies with a utilization rate of 38.46%. The second specialized elementary school is John Fisher Junior Public School which has a French Immersion Centre. The current capacity of John Fisher is 524 with a current enrollment of 414 students. The specialized school has room for 110 students and has a utilization rate of 79.01%.

John Ross and Maurice Cody, although not the local catchment area schools, are currently the only two elementary schools within the Study Area that are underutilized. All senior public elementary schools are operating above capacity, meaning any public students grade 7-8 generated from this proposed development may have to attend a school outside of the Study Area boundary. John Ross Robertson Junior Public School has a current capacity of 578 students, with 554 students currently attending the school. The junior public school has a utilization rate of 96.18%. The current capacity of Maurice Cody Junior School is 709 students, with 666 students currently enrolled. The utilization rate of Maurice Codey Junior School is therefore 93.94%.

Then other two Secondary Schools within the Study Area are also operating above capacity. Forest Hill Collegiate institute has the highest utilization rate at 117.85%. The school has a maximum capacity of 801 but a current enrollment of 944 students. The facility is oversubscribed by 143 students and would not be able to accommodate any additional students generated from this proposed development. Leaside High School currently has a utilization rate of 106.23% and is operating with an additional 57 students above capacity. This location would also be unable to accommodate any additional students.

Table 3.1.1C – Projected Student Yields (TDSB)

Unit Type	No. of New Units	TDSB Pupil Elementary Students	TDSB Pupil Secondary Students	Estimated Number of Students Generated by Development
Condominium Units	398	16	8	24

As **Table 3.1.1C** details, the TDSB forecasts that the proposed development will yield approximately 16 elementary students and 8 secondary students for a total of 24 students.

3.1.2 Toronto Catholic District School Board (TCDSB)

The Toronto Catholic District School Board (TCDSB) advises that the Subject Site is within the regular attendance boundary of the following Catholic Schools:

Table 3.1.2A - TCDSB Schools within the Attendance Boundary of the Subject Site (As of July 9, 2019)

SCHOOL:	LOCATION:	AGE RANGE:
Elementary		
Blessed Sacrament Catholic School	24 Bedford Park	Junior Kindergarten – Grade 8
St Anselm Catholic School	182 Bessborough Dr	Junior Kindergarten – Grade 8
St. Monica Catholic School	14 Broadway Ave	Junior Kindergarten – Grade 8
Secondary		
Dante Alighieri Academy (Outside Study Area)	60 Playfair Ave	Grade 9 – Grade 12
Marshall McLuhan Catholic Secondary School	1107 Avenue Rd	Grade 9 – Grade 12

Table 3.1.2B – TCDSB Schools within the Attendance Boundary Utilization (As of July 9, 2019)

School:	Capacity	Enrollment	Utilization Rates (%)
Elementary Schools			
Blessed Sacrament Catholic School	510	555	108.8
St Anselm Catholic School	360	369	102.5
St. Monica Catholic School	288	317	110.1
Secondary Schools			
Dante Alighieri Academy (Outside Study Area)	651	858	131.8
Marshall McLuhan Catholic Secondary School	969	1,099	113.4

Table 3.1.2B indicates that all Catholic elementary schools that are within the attendance boundary are currently operating over capacity. The TCDSB has indicated that elementary students generated from this proposed development will be in the catchment area for St. Monica Catholic School which is approximately 100 m away from the subject site. The school is operating above capacity with 317 students currently enrolled and a utilization rate of 110.1%. There may not be enough room within the facility to accommodate additional students. The anticipated eleven (11) elementary students that would be generated from this proposed development may be unable to be accommodated at any of the local Catholic elementary schools. The elementary students generated from this proposed development might need to travel outside of the Study Area/ Catchment Area to attend school.

The two (2) Catholic Secondary Schools servicing the Study Area are also currently operating above capacity. Dante Alighieri Academy is a co-ed school located approximately 4.9 km away from the Subject Site. The school has a current enrollment of 651 students with a utilization rate of 131.8 %. The school is operating with 207 students above their maximum capacity and might not be able to accommodate any potential Catholic secondary school students generated from this proposed development. The same is true for Marshall McLuhan Catholic Secondary School, which is located 1.1 km from the Subject Site. The school has a current enrollment of 1,099 with a utilization rate of 113.40%. The school is operating with 130 students over their maximum

capacity, and like Dante Alighieri Academy, may be unable to accommodate any additional students. The projected three (3) catholic secondary students generated from this proposed development might need to attend a school located outside of the Study Area.

Table 3.1.2C – Projected Student Yields (TCDSB)

Unit Type	No. of New Units	TCDSB Pupil Elementary Students	TCDSB Pupil Secondary Students	Estimated Number of Students Generated by Development
Condominium Units	398	8	3	11

As **Table 3.1.2C** details, the TCDSB forecasts that the proposed development will yield approximately 8 elementary students and 3 secondary students for a total of 11 students.

3.1.3 Other

Within the Study Area and just outside there are a range of private schools, alternative schools, adult learning centres and French language schools. These are not shown in **Appendix A** but have been listed below in **Table 3.1.3A –Private Schools, Alternative Schools and Adult Learning Centres within the Study Area.**

Table 3.1.3A – Private Schools, Alternative Schools and Adult Learning Centres within the Study Area

School	Location
Birmingham International Collegiate of Canada	90 Eglinton Ave E
Blyth Academy School – Lawrence Park	2660 Yonge St
Eglinton LINC and ESL Centre	90 Eglinton Ave E
Hansa Language – Eglinton Campus	51 Eglinton Ave E
Hansa Language - Yonge	2160 Yonge St
Havergal College	1451 Avenue Rd
Greenwood College School	443 Mt Pleasant Rd
Independent Learning Centre	2180 Yonge St
Kohai Educational Centre	2010 Yonge St
Manor Montessori School – De Savery	14 De Savery Crescent
Ontario Academy of Technology	55 Eglinton Ave E
Oxford Learning Centre	1820 Bayview Ave
St Clement’s Early Learning School	70 St Clements Ave
St Clement’s School	21 St Clement’s Ave
Sunnybrook School	469 Merton St
The Study Academy Lower School	20 Glebe Rd E
The Study Academy Upper School	2040 Yonge St
Toronto Prep School	250 Davisville Ave

3.1.4 Summary

There are a number of schools and schooling alternatives available within the Study Area. However, it is important to note that it has not been determined at this point whether the projected students generated by this development will be attending the schools listed in Tables

3.1.1A and 3.1.2A. This level of detail will be determined in the further processing of this application at such time when the TDSB and TCDSB will determine where the prospective students will attend school. As a result, the two school boards make every effort to accommodate within the attendance boundaries. The school boards may have to accommodate students outside of the attendance boundaries until adequate funding becomes available.

3.2 Parks and Recreation Facilities

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

Table 3.2A - Parks and Recreation Facilities

#	Park Name	Location	Area (m ²)	Class	Amenities
1	Blythdale Greenbelt	5 Blyth Dale Rd	2,588.7	N	
2	Blythwood Ravine Park	1200 Mt Pleasant Rd	N/A	D	Wading Pool (1), Playground (1), Baseball Diamond (1)
3	Charlotte Maher Parkette	505 Roehampton Ave	6,097.1	N	Playground (1), Drinking Fountain (1), Pathway
4	Dunfield Park	35 Dunfield Ave	993.2	N	Playground (1)
5	Eglinton Park	200 Eglinton Ave W	90,940.0	D	Ball Diamonds (2), Bike Trail, Drinking Fountains (2), Multipurpose Fields (5), Outdoor Tennis Courts (2), Picnic Site, Playground, Wading Pool
6	Fiona Nelson Parkette	45 Imperial St	889.3	P	
7	Glebe Manor Square	51 Hardwood Rd	8,688.2	P	
8	Hillsdale Avenue Parkette	32 Hillsdale Ave E	743.0	P	Pathway
9	Howard Talbot Park	635 Eglinton Ave E	49,000.0	N	Ball Diamond (2), Bowling Ring (2), Outdoor Tennis Court (1), Playground (1), Splash Pad (1), Sport Field (1)
10	Hodgson Public School	276 Davisville Ave		N	Outdoor Rink (2), Washroom Facilities (1)
11	June Rowlands Park	220 Davisville Ave	26,496.9	D	Ball Diamond, Drinking Fountains (2), Outdoor Tennis Courts (6), Picnic Site, Playground, Splash Pad, Washroom Facility, Outdoor Table Tennis
12	Kay Gardner Beltline Trail	378 Mt Pleasant Rd	12,809.4	D	Trail, Drinking Fountain (1)
13	Lytton Park	200 Lytton Blvd	17,012.7	N	Bowling Green (2), Croquet Field (2), Outdoor Tennis Court

					(3), Playground (1), Washroom Facility (1)
14	Manor Community Green	190 Manor Road East	1,120.8	P	Outdoor Bocce Court (1), Outdoor Chess Table (2)
15	Mount Pleasant Parkette	441 Mt Pleasant Rd	1,624.5	P	
16	Oriole Park	201 Oriole Parkway	29,118.7	D	Ball Diamond, Bike Trails (2), Drinking Fountains (2), Outdoor Tennis Courts (2), Picnic Site, Playground, Splash Pad, Wading Pool, Washroom Facility
17	Pottery Playground	601 Merton St	1,115.9	P	Drinking Fountain (1), Playground (1), Splash Pad (1)
18	Redpath Avenue Parkette	130 Erskine Ave	2,762.3	P	Drinking Fountain (1), Pathway, Playground (1)
19	St Clements – Yonge Parkette	14 St Clements Ave	1,458.2	P	Drinking Fountain (1), Pathway
20	Sherwood Park	190 Sherwood Ave	161,175.8	C	Ball Diamond (1), Dogs Off-Leash Area (1), Parking Lot (1), Picnic Shelter (1), Picnic Site (2), Playground (1), Wading Pool (1)
21	Snider Parkette	2 Lytton Blvd	1,773.2	P	Outdoor Fitness Equipment (5), Outdoor Table Tennis (1), Playground (1)
22	Sunnydene Park	1958 Bayview Ave	22,965.0	N	
23	The Mission Ground Parkette	399 Merton Ave	784.3	P	
Total Parkland:			440,157.20		

Class of Parks: P = Parkette, N =Neighbourhood, D = District, D** Destination, C = City Wide

The Study Area is well serviced by neighbourhood and district parks and various recreational facilities which are easily accessible by walking, cycling or transit. There are a total of twenty-three (23) parks servicing the subject site with a combined area of 440,157.20 m² of parkland area. The parks that are in closest proximity to the development are: Redpath Avenue Parkette, St. Clements-Yonge Parkette, Dunfield Park, Snider Parkette, and Eglinton Park.

The subject site is also identified as being within a Parkland Acquisition Priority Area. Developments located in the Parkland Acquisition Priority Area are subject to land dedications or cash-in-lieu payments based on the Alternative Parkland Dedication Rate.

The City's current alternative rate is based on a Parkland dedication of 0.4 hectares per 300 units. The City can require developments pay cash-in-lieu (CIL) of parkland dedication if the site is not suitable for on-site parkland. The amount of cash-in-lieu is determined based on overall

development site value, and capped. The City will identify any parkland provision requirements through the processing of this application.

Services and programming delivery for parks over the next 5 years will continue to be guided by the following City trends noted in the City's Parks Plan (2013 – 2017):

- A growing population that is becoming increasingly inactive
- A growing and increasingly diversifying population with an increased number of users and competitions for use of limited park space
- An aging population
- Increased demand for amenities like horticulture, community shade, gardens, drinking fountains and washrooms
- Higher demand for programming and servicing
- Facilities and equipment in need of repair and/or replacement
- High demand for community involvement in park programming, design and decision-making
- Continued focus on children, youth and seniors populations

3.3 Community and Recreation Centres

There are three (3) facilities within the Study Area including: North Toronto Memorial Community Centre, Central Eglinton Community Centre and Maurice Cody Community Centre. There is also one (1) approved Community Centre planned for the Study Area known as Davisville Aquatic and Community Recreation Centre that is scheduled to be fully completed by 2023.

North Toronto Memorial Community Centre

The North Toronto Memorial Community Centre is City of Toronto operated and located at 200 Eglinton Avenue West. It is located a short walk from the Eglinton Subway Station and directly next to Eglinton Park, with a variety of paths that lead to the centre for walkers and cyclists. It is categorized as a “multi-use complex” with a mandate to provide a variety of programming for children, youth, adults and seniors. There are programs available via pre-registration and also drop-in. Programming includes: arts, camps, fitness and wellness, general interest, skating, sports and swimming. The Centre also provides Fitness Centre Membership classes for a variety of activities that include body sculpting, stepping, and cardio classes. Facilities in the community centre include: a craft room, dance studio, 5 dressing rooms, a gymnasium, fitness/weight room, fitness centre, indoor and outdoor pools, kitchen, lounge, 2 multipurpose rooms, a meeting space, and an outdoor rink.

In addition, the Centre just had its grand reopening. The renovated portions of the Community Centre were opened to the public on June 9, 2019. The renovations included:

- A new roof and skylight
- New floor finishes

- Repair to outdoor trellis and exposed wood structure
- New plumbing fixtures throughout
- Pool upgrades
- Mechanical upgrades
- New Building Automation System
- Window glazing repair and replacement
- Light fixture retrofit
- Change room renovations
- Accessibility improvements

Central Eglinton Community Centre

The Central Eglinton Community Centre is located at 130 Eglinton Avenue East. It is a non-profit organization, whose core administration budget is provided by the City of Toronto, and support for programs and services offered comes from Centre membership fees, program fees, donations, fundraising events and relevant government grants.

Originally known as The Third Floor, the Central Eglinton Community Centre (CECC) was developed in 1976 by a group of citizens and community groups concerned about the conservation, protection and improvement of their community. The Centre was first established on the third floor of the old Eglinton Public School and was designated by the Neighbourhoods Committee as the community centre to provide services to this local community. Initially, the Centre focused on parent/child activities. Over the years, and in response to a variety of needs expressed by the community, the Centre's objectives expanded to provide a variety of programs and services for people of all ages including a range of social, recreational, and leisure programs for older adult/seniors.

In December 1992, the Centre relocated to its permanent location at 160 Eglinton Avenue East where all programs and services could operate in one central location. In 2006, the City of Toronto, after a governance review and the passing of the new City of Toronto Act, developed a written relationship framework that clarifies the roles and describes the relationship between the City and the Centre.

Programs are offered for:

- Families and caregivers with babies and young children
- Older adults (50+ years)
- Lunch-time, evening and Saturday programs for adults (18+)
- After school programs
- March Break Camp and Summer Day Camp for school-aged children

Services provided include:

- Income Tax Clinic (March & April)

- Employment & Training Information/Opportunities
- Childcare Registry
- Children's Clothing Closet
- Financial Planning Clinic
- Food Bank Box
- Computer Lab Drop-in

CECC also holds a variety of events throughout the year, including an annual auction, spring and fall craft markets, and holiday parties.

Maurice Cody Community Centre

Maurice Cody Community Centre is City of Toronto operated and is located at 181 Cleveland Street, attached to Maurice Cody Public School. It is a fully accessible multipurpose facility offering a variety of programming for a wide range of age groups within special interest areas including: arts, camps, fitness, general interest and a variety of sports. There are programs available via pre-registration and also drop-in. Facilities include a gymnasium and kitchen.

A majority of the programming at Maurice Cody Community Centre is catered towards children aged 4-12 years old. Some of the programming offered for children includes crafts, dance, hip hop, performing arts, visual arts, day camps, cooking, supervised play, ball/floor hockey, basketball, gymnastics, racquet sports, and soccer. The programming offered to adults includes guitar and Zumba. The only drop-in programming currently available at the Centre includes basketball (13-18 years of age) and open gym for families (Children 1-12 years of age).

The vast majority of registered programming is full with a few spots currently open in some of the sporting activities.

Davisville Aquatic and Community Recreation Centre (Midtown Community Hub)

The Davisville Aquatic and Community Recreation Centre (Midtown Community Hub) was approved by Toronto City Council on July 12, 2016. It will be delivered in two phases and will be included as part of the 2017 – 2026 Parks, Forestry and Recreation Capital Budget Submission.

Phase 1 will include a commitment to the TDSB towards the development and design of the new Davisville Junior Public School, which is currently under construction. This will facilitate the community hub components which include an expanded gymnasium and underground parking garage in the TDSB portion of the new school. Because of these renovations the school has been temporarily relocated to 529 Vaughan Road (formally Vaughan Road Academy) for the interim of the construction period (2 years). The new 3-storey school design will result in a much smaller footprint and will allow for room on the school's site for the City to construct a Phase 2 city-owned and operated community recreation Centre approximately 30,000 square feet in size. The Centre will include aquatic facilities, community spaces and a roof top garden.

Phase 2 construction is scheduled to begin late 2020/early 2021 once the new school is completed which is anticipated prior to the start of the new school year in 2020. The anticipated completion date of the project is scheduled for 2023.

Summary

The area is well serviced by recreational facilities and community centres. There are however some programs that have been identified as running at capacity. The majority of registered programs are full, but there is availability for some of the drop-in programming at these facilities. Capital improvements to both indoor and outdoor facilities are reviewed annually by the City and are prioritized accordingly. Programming needs will need to be reassessed and evaluated more regularly by the City in response to the changing demographic characteristics of the surrounding community.

3.4 Toronto Public Libraries

There are two (2) public libraries, located within the Study Area, which are operated by the Toronto Public Library system, Northern District Library and Mount Pleasant Library.

Northern District Library

Northern District Library is located at 40 Orchard View Boulevard and one block away from the Eglinton Subway Station. The Northern District Library has operating hours throughout the week, with limited hours on Sunday.

The library offers areas for specific uses and an art exhibit space. It offers a variety of programs for adults, teenagers, and school-age and pre-school children in the fields of: culture, arts and entertainment, computer and library training, art exhibits, reading programs and storytimes, hobbies, crafts and games, book clubs and writer groups, after school and science and technology.

The library features a number of facilities including:

- Seating for 213 plus 26 in a quiet study/program room which is available when library programs are not in session
- Three meeting rooms ranging in size between 820 ft² (76 m²) and 2,389 ft² (221 m²) with seating ranging between 104 lecture style or 32 classroom style and 48 lecture style or 24 classroom style
- Computer Learning Centre including: Ten (10) Computers
- 25 Internet/Microsoft Office Workstations
- Wireless Internet (WI-FI)
- Teen Zone
- Art Exhibit Space
- Public Phones

The following collections are available at the branch:

- Adult Literacy Materials
- Audiobooks on CD
- Large Print Collection
- Local History Collection
- Large collection in: Chinese, French
- Medium collection in: Serbian

Mount Pleasant Library

Mount Pleasant Library is located at 599 Mount Pleasant Rd. It is a neighbourhood branch that provides recreational and informational resources to the community. This is a small branch located in a two-storey building. It offers programs in the following fields: book club and writer groups, culture, arts and entertainment, author talks and lectures, hobbies, crafts and games, science and technology and health and wellness. Programs are designed to attend mostly senior, teens, school children and pre-school children.

The library features a number of facilities including:

- Seating for 10
- One meeting room 791 sq. ft. (73 m²) in size with seating for 70 lecture style or 20 classroom style
- 2 Internet/Microsoft Office Workstations
- Wireless Internet (WI-FI)

The following collections are available at the branch:

- Audiobooks on CD
- Large Print Collection

3.5 Child Care Services

Within the Study Area there are twenty-two (22) licensed child care facilities serving the subject site that are identified on the Toronto Children's Services Division Website. As of July 2019 the service providers within the Study Area are listed in **Table 3.5A**.

The total capacity of the child care facilities in the Study Area is 1,882 spaces. A total of 36.6% of spaces are for preschool children, while 15.8% are for infants and toddlers, and 47.5% are for kindergarten and school age children. Subsidies are available at most facilities throughout the City to assist families with the cost of child care, but within the Study Area sixteen (16) locations have no fee subsidy. Only 27.2% of child care facilities within the Study Area have a fee subsidy.

Although there are twenty-two (22) licensed child care centres within the Study Area, only fourteen (14) were able to be reached. Discussions were held with each centre in regards to

current capacities and vacancies at their facility. Between the fourteen (14) child care centres that responded, a total of 24 spaces were available as of July 2019, representing an overall vacancy rate of 1.3%. There are no vacancies however for any of the infant spaces provided at the licensed child care facilities in the Study Area. This reflects conversations held with various Staff members who agree that demand for infant, kindergarten, and school age spaces remains high, but a considerable shortage exists in the number of facilities that have the capacity to care for these children. Waitlists can often be full for months before a spot opens up.

It is anticipated that additional investments in child care facilities from all levels of government and possible Section 37 contributions from yet to be approved neighbourhood developments could be used to increase infant spaces in the Study Area.

In discussions with child care centre directors and staff the following trends have emerged:

- Most facilities are operating at capacity with waitlists for childcare, although vacancies do exist periodically for particular age groups;
- There is greater need for child care spaces for the infant and toddler age range (0-24 months of age);
- Expansion for some child care facilities is limited by their current location being housed in a church, existing school or ground floor of an office building; and
- Before and after school care is in higher demand with the start of full-day kindergarten, but kindergarten daycare spaces have declined overall as a result.

Table 3.5A – Child Care Facilities within the Study Area

	Facility Name	Address	Subsidy		Infant	Toddler	Preschool	Kindergarten	School Age
1.	Abc Academy Bayview – 1432 Bayview Avenue	1432 Bayview Avenue	No	Capacity	20	30	48	-	-
				Vacant	0	0	0	-	-
2.	Allenby Day Care	391 St Clements Avenue	Yes	Capacity	-	15	16	78	90
				Vacant	-	0	0	1	0
3.	Central Eglinton Children's Centre	223 Eglinton Avenue East	Yes	Capacity	-	15	48	110	140
				Vacant	-	0	0	3	3
4.	Curious Caterpillars – Petman Avenue	87 Petman Avenue	No	Capacity	20	25	32	-	-
				Vacant	0	0	0	-	-
5.	Epic School	111 Manor Road East	No	Capacity	-	-	45	-	-
				Vacant	-	-	Unknown	-	-
6.	French Connection	40 Erskine Avenue	Yes	Capacity	-	-	20	26	83
				Vacant	-	-	0	0	0

	Facility Name	Address	Subsidy		Infant	Toddler	Preschool	Kindergarten	School Age
7.	Little Tots' Manor	211 Belsize Drive	No	Capacity	10	37	28	-	-
				Vacant	0	0	0	-	-
8.	Little Tots' Manor 2	376 Balliol Street	No	Capacity	-	-	36	-	-
				Vacant	-	-	-	-	-
9.	Manor Road Co-Operative Nursery School	111 Manor Road East	No	Capacity	-	-	32	-	-
				Vacant	-	-	14	-	-
10.	Manor Montessori School 2	14 De Savery Crescent (Davisville / Mt.Pleasant)	No	Capacity	-	-	92	-	-
				Vacant	-	-	Unknown	-	-
11.	Manor Montessori School 3	909 Mount Pleasant Road	No	Capacity	-	-	16	-	-
				Vacant	-	-	Unknown	-	-
12.	Maurice Cody Child Care	364 Belsize Drive	Yes	Capacity	-	-	-	104	189
				Vacant	-	-	-	0	0
13.	Monarch Manor	240 Manor Road East	No	Capacity	10	15	32	-	-
				Vacant	0	0	0	-	-
14.	North Toronto Early Years Learning Centre – Avenue Road	1133 Avenue Road	No	Capacity	-	26	32	16	8
				Vacant	-	Unknown	Unknown	Unknown	Unknown
15.	Purple Tree Child Care Inc.	384 Soudan Avenue	No	Capacity	-	11	35	-	-
				Vacant	-	1	1	-	-
16.	Special Moments Child Care Centre	20 Glebe Road East	No	Capacity	-	-	24	-	-
				Vacant	-	-	Unknown	-	-
17.	St. Clement's Early Learning School	70 St. Clements Avenue	No	Capacity	-	-	55	-	-
				Vacant	-	-	Unknown	-	-
18.	St. Monica's Satellite (Central Eglinton)	14 Broadway Avenue	Yes	Capacity	-	-	-	20	30
				Vacant	-	-	-	0	0

	Facility Name	Address	Subsidy		Infant	Toddler	Preschool	Kindergarten	School Age
19.	Tiny Bumblebees Child Care Inc.	47 Acadia Road	No	Capacity	-	10	15	-	-
				Vacant	-	0	0	-	-
20.	The Beez Kneez Lytton Park	1252 Avenue Road	No	Capacity	-	10	28	-	-
				Vacant	-	Unknown	Unknown	-	-
21.	The Beez Kneez Millwood	423 Millwood Road	No	Capacity	-	10	31	-	-
				Vacant	-	Unknown	Unknown	-	-
22.	Upper Yonge Village Day Care Centre	14 St. Clements Avenue	Yes	Capacity	10	25	24	-	-
				Vacant	0	1	0	-	-
Capacity					70	229	689	354	540
Vacancies					0	2	15	4	3
TOTAL CAPACITY					1,882				

Note: the information provided in Table 3.5A is current as of July 2019.

It is anticipated that the proposed 398 units will generate the demand for approximately 17 child care spaces. This is based on a residential population increase of 657 people (398 units multiplied by 1.65 persons per household), of which 8.0 percent would be “Children” (aged 0-14) as shown in the Mount Pleasant West Neighbourhood Profile. The projected number of children is then multiplied by the women’s labour force participation rate in the Toronto CMA - 63.1 percent. A further multiplier of 50 percent is used to approximate the number of children needing care at a child care centre. This is the level of service standard set out by the City’s Children’s Services Division and is consistently applied to development applications.

The projected 17 children resulting from the proposed development who may require child care could potentially be accommodated within existing child care facilities in the Study Area. Based on conversations with operators at Child Care Centres in the Study Area, vacancies do open up periodically but are generally filled quickly. As such, child care vacancies fluctuate.

3.6 Places of Worship

There are twenty-six (26) places of worship within the Study Area. These include a number of smaller ministries and faith denominations that are operated out of a single location. The following table (**Table 3.6A**) identifies the primary occupant of each place of worship in the Study Area.

The variety of denominations within the area provides some insight into the cultural and religious characteristics found within the Study Area and broader community. These places of

worship also provide additional community space and alternative recreational facilities outside of the primary function of religious gathering.

Table 3.6A – Places of Worship within the Study Area

Place of Worship	Location
Assembly of Catholic Bishops of Ontario	90 Eglinton Avenue East
Antioch Community Church	527 Mt Pleasant Road
Bethel Baptist Church	36 Whitewood Road
Blythwood Road Baptist Church	80 Blythwood Road
Castlefield Apostolic Church	27 Castlefield Avenue
Christian Reformed Churches	67 Taunton Road
Church of Christ	1708 Bayview Avenue
Church of Transfiguration	111 Manor Road East
Covenant Baptist Church	35 Lytton Boulevard
Eglinton Baptist Hall	503 Eglinton Avenue East
First Christian Reformed Church of Toronto	67 Taunton Road
German United Church	20 Glebe Road East
Grace Toronto Japanese Church	20 Glebe Road East
Kingdom of Jehova’s Witnesses	256 Eglinton Avenue West
Manor Road United Church	240 Manor Road East
Mt Pleasant Road Baptist Church	529 Mt Pleasant Road
People Church Toronto	17 Broadway Avenue
St. Augustine of Canterbury Church	1847 Bayview Avenue
St. Anselm Church	737 Millwood Road
St. Clement’s Anglican Church	70 St. Clements Avenue
St. Cuthbert’s Anglican Church	1399 Bayview Avenue
St. George’s United Church	35 Lytton Boulevard
St. Monica’s Catholic Church	44 Broadway Avenue
St. Peters Estonian Lutheran Church	817 Mt Pleasant Road
The Living Room Church	2345 Yonge Street
Toronto Gratia Community Church	2510 Yonge Street

4.0 Social Services

4.1 Emergency, Health and Other Social Services

4.1.1 Emergency Services

The following outline the Emergency Services that service the subject site:

Toronto Fire Services

Station 134 is located at 16 Montgomery Avenue.

Station 135 is located at 641 Eglinton Avenue West.

Station 321 is located at 231 McRae Drive.

Toronto Emergency Medical Services

EMS Station #18 is located at 643 Eglinton Avenue West and is the EMS station servicing the subject site and Study Area.

Toronto Police Services

53 Division is located at 75 Eglinton Avenue West and is the police station servicing the subject site and Study Area.

4.1.2 Hospitals

There are two (2) healthcare facilities serving the subject site, the Sunnybrook Health Sciences Centre and Hospital and the Holland Bloorview Kids Rehabilitation Hospital. These facilities are located directly adjacent to the Study Area boundaries. With the subject site in close proximity to major transportation corridors, emergency accessibility is readily available.

Sunnybrook Health Science Centre and Hospital

Sunnybrook Health Sciences Centre and Hospital is located at 2075 Bayview Avenue and provides the community and broader area with a wide range of health care services including 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. It provides 8 primary care programs and a full range of healthcare services including but not limited to:

- Holland Musculoskeletal Program;
- Hurvitz Brain Sciences Program;
- Odette Cancer Centre;
- Schulich Heart Centre;
- St. John's Rehab;
- Trauma, Emergency & Critical Care;
- Veterans & Community;
- Women & Babies;
- Anesthesia;
- Clinical Nutrition;
- Communications and Stakeholder Relations;
- Critical Care Medicine;
- Dentistry;
- Ethics Centre;
- Family & Community Medicine;
- Infection Prevention & Control;
- Laboratory Medicine;
- Medical Imaging;
- Medicine;

- Nursing;
- Ophthalmology & Vision Sciences;
- Otolaryngology – Head & Neck Surgery;
- Palliative Care Consult Team;
- Plastic Surgery;
- Psychiatry;
- Radiation Oncology;
- Specialized Geriatric Services.

Holland Bloorview Kids Rehabilitation Hospital

Holland Bloorview Kids Rehabilitation Hospital is located at 150 Kilgour Road. This hospital assesses and treats children with both born or acquired disabilities and those with special needs. Its services extend to inpatient and outpatient, depending on each case. It offers 50 beds for children recovering from surgery or traumas and 25 beds for those with more complex physical or mental challenges. This center helps clients transition to adult services after the age of 18. It provides treatments, technologies, therapies, and programs for children with disabilities that include but are not limited to:

- Cerebral Palsy;
- Acquired Brain Injury;
- Muscular Dystrophy;
- Amputation;
- Epilepsy;
- Spina Bifida;
- Arthritis;
- Cleft-lip and Palate;
- Autism;
- Other developmental disabilities.

4.1.3 Health Services

Toronto Rehabilitation Institute - Rumsay Centre Cardiac Rehabilitation

Located at 345 Rumsey Road, is a part of the University Health Network and offers assistance to manage and improve cardiovascular diseases, through behavioural changes, combining exercises and education. Its team is made up by a wide variety of health professionals, including: Physicians, nurses, physiotherapists, occupational therapists, kinesiologists, dieticians, psychologists and social workers. Programs and service offering for patients include brain & spinal cord rehabilitation (neuro centre), cardiovascular prevention and rehabilitation, spiritual care, and health information & patient education. Patients must be medically referred to this facility.

Toronto Rehab - Lyndhurst Centre

Located at 520 Sutherland Drive, and is also a part of the University Health Network. It treats inpatients and outpatients in rehabilitation programs for brain and spinal cord injuries caused by brain injury, stroke, neurological conditions and spinal cord injuries. It also provides services that include spiritual care and health information & patient education. The goal of the centre is to improve patients' functional abilities to make them as independent as possible. Patients must be medically referred to this facility.

Within the Study Area there are a number of local medical clinics, dental offices, diagnostic laboratory services, specialized medical, alternative medicine and wellness facilities. The closest walk-in medical clinic is the Walk-In Clinic located in the Eglinton Station Medical Centre building at 1 Eglinton Avenue East (416-485-0555). A more comprehensive and complete listing of these facilities that provide service to the Study Area and subject site can be found at 211Toronto.ca.

4.1.4 Other Social Services

Within, and adjacent to the Study Area, there are many social and human service agencies providing a wide range of support for individuals and families within the Study Area and broader community relating to: employment, mental health, end-of-life care, poverty interventions, and satellite healthcare. These agencies are integral in identifying needs, providing assistance for specific demographics in the Study Area, and information sharing.

Addus

The Addus Organization is located at 40 Orchard View Boulevard. The organization offers a support centre that supports the local community, and creates programs and curriculum development. The organization also offers an art club that community members may use. The more specific programs include:

- Day supports
- Individualized Supports Program (a one-on-one program)
- Addus@Work (an employment program)
- Addus Social Club (where participants can take part in activities and arts)
- V.I.S.A (one-to-one support to enhance independence)

Canadian National Institute for the Blind

The address for the location is 1929 Bayview Avenue. The Institute is a non-profit organization that acts to empower those who are blind. This location is the National Office site for the Institute. There are a number of services offered by the institute which include employment programs, legal support, and advocacy assistance.

Dying with Dignity

A national human-rights charity located at 55 Eglinton Avenue east. The charity focuses on improving quality of dying and protecting end-of-life rights. The charity offers legal assistance and education regarding end of life rights, and importance of advance care planning.

Future Possibilities for Kids

This is a program based charity located at 120 Eglinton Avenue. The charity focuses on enabling children to become leaders in their community. The charity caters to children 9-12 year olds in Toronto and the GTA. The programs offered include:

- Ready, Set, Goal! (a one-to-one 12 week program that allows children to become leaders in their community)
- Camp Contribution (a free two-week summer camp for kids 9-12)

Geneva Centre

The Geneva Centre is located at 112 Merton Street. The Geneva Centre exists as an outreach and support system for those with autism. The centre offers a wide range of clinical services which include:

- Speech-language pathologists
- Behaviour analysts
- Therapists
- Early childhood educators
- Occupational therapists
- Developmental paediatricians
- Psychiatrists
- Psychologists
- And social workers

Skylark

Skylark is a Toronto-based charity that supports children, young people that struggle with complex mental health and developmental needs. The charity is located at 40 Ochard View Boulevard. Some of the specific programs that the charity offers are:

- Therapeutic Services
- Counselling Services
- Day Treatment Programs
- Drug Education
- MLSE LaunchPad
- Residential Program
- Walk-in Clinics

- Wraparound
- And Youth Outreach (involving workers)

White Ribbon

White Ribbon is a Canadian charity that aims to educate boys and men in the prevention of gender-based violence. The charity is located at 36 Eglinton Avenue West. One specific program that the charity runs is one that educates new immigrants and refugees in Toronto of gender-based violence and how to stop it, or at least prevent it.

Yonge Eglinton Employment & Social Services

The Yonge Eglinton Centre is a City run employment and social service outreach program located at 234 Eglinton Avenue East. The centre offers employment and social services to the nearby community.

5.0 Area Development

Table 5.0A lists recent development applications (approved or proposed) within the Study Area.

Table 5.0A – Area Development Applications and Section 37 Contributions

	Address	Development Description	GFA or FSI	Total Units	Application Status	Estimated Population	Section 37 Contributions
1.	155 Balliol Street	Infill development of a 24 storey residential building and 10 townhouses.	19,880sq.m	260	Under review	429	NA.
2.	265 Balliol Street	Proposed 29-storey residential rental building.	22,507 sq.m. or 7.15 FSI	264	LPAT hearing to take place July 27, 2020.	436	NA.
3.	65 Broadway Avenue	The construction of two 39-storey residential buildings.	11.5 FSI	777	Approved in principle by LPAT. Awaiting final approved by-laws.	1,282	NA.
4.	75 Broadway Avenue	A 38-storey rental apartment building to be joined to an existing 10-storey rental apartment building.		336	Approved in principle by LPAT. Awaiting final approved by-laws.	554	NA.
5.	85 Broadway Avenue	A 34-storey residential tower with a 3-storey podium at the base.	24,867sq.m or 18.2 FSI	322	NOAC issued	531	Prior to the issuance of the first above grade building permit the owner shall provide a monetary contribution towards: a. Public realm improvements in the

							<p>Yonge-Eglinton Secondary Plan area; and b. Additional community services and facilities in the Yonge-Eglinton Secondary Plan Area in accordance with emerging infrastructure priorities identified in the Yonge-Eglinton Secondary Plan Review.</p> <p>The Owner shall provide and maintain nine (9) replacement rental dwelling units and two (2) new market rental dwelling units, comprised of two (2) bachelor units, two (2) one-bedroom units, six (6) two-bedroom units and one (1) three bedroom unit, on the subject site for a period of at least twenty (20) years</p>
6.	95 Broadway Avenue	Two 30-storey towers with an 8 storey base.	22 FSI	853	Site Plan Approval, Condominium Approval under review.	1,408	<ul style="list-style-type: none"> - Prior to the issuance of an above-grade building permit, the owner shall make a monetary contribution towards local improvements and beautification and street enhancement projects in consultation with the local councillor. - The Owner shall construct streetscape improvements to improve the public street frontages adjacent to the Site, in accordance with the approved landscape drawings to be secured in the Site Plan Agreement. - The owner shall provide and maintain no less than 32 rental replacement dwelling units on the lot.
7.	110 Broadway Avenue	Two residential towers of 35-storeys and 28-storeys with a 6-storey connecting podium.	53,625 sq.m.	822	LPAT hearing is scheduled for a final decision for July 29, 2019.	1,356	NA.
8.	117 Broadway Avenue	Two residential towers of 34 and 35-storeys.	11.01 FSI	1,036	Approved in principle by LPAT. Awaiting final approved by-laws.	1,710	NA.

9.	18 Brownlow Avenue	Two residential buildings of 25-storeys and 20-storeys with a 4-storey connecting podium.	35,499sq.m or 6.64 FSI	463	Approved in principle by LPAT. Awaiting final approved by-laws.	764	NA.
10.	141 Davisville Avenue	The addition of a new 16-storey rental apartment building.	1,786sq.m	143 rental units and 1 guest suite.	LPAT hearing scheduled for December 9, 2019	236	NA.
11.	45 Dunfield Avenue	Two residential buildings of 24-storeys and 26-storeys.	38,377sq.m	519	Rezoning approved, NOAC issued for Site Plan Submission.	856	<ul style="list-style-type: none"> - To include a non-profit child care facility that can accommodate at least 52 children and the provision of a minimum of 3 child care-pick-up and drop-off parking spaces. - A monetary contribution towards the Child Care Facility replacement reserve fund. - To convey an easement of 6,060 sq.m as privately owned, publically accessible open space. - The Owner shall provide and maintain 177 existing dwelling units at 77 Dunfield Avenue and 575 existing dwelling units at 45 Dunfield Avenue on the site as rental housing for the period of at least 20 years. - The Owner shall provide and maintain 519 new rental units on the site as rental housing for the period of at least 10 years, with no application for demolition or conversion for a period of at least 10 years from the date of
12.	1 Eglinton Avenue East	A 65-storey mixed use residential building.	56,697.10sq.m	672	Rezoning approved, appealed to the OMB. The hearing is set to take place June 14 th , 2019.	1,109	<ul style="list-style-type: none"> - Prior to the issuance of a foundation permit the owners shall: provide a monetary contribution to be provided to the City for upgrades to the Davisville Community Centre recreational facilities; - The owner shall provide the following: <ul style="list-style-type: none"> a) a monetary contribution to upgrade the Privately Owned Publicly-Accessible Space (POPS),

							generally as detailed in accordance with the Landscape Plan; b) a monetary contribution to upgrade Cowbell Lane from Eglinton Avenue East to Soudan Avenue, exact details to be determined in the context of a site plan approval; c) a monetary contribution for a connection to the existing pedestrian tunnel under Yonge Street as detailed in architectural plans
13.	55 Eglinton Avenue East	A 47-storey mixed-use commercial and residential building. The building will include a 5-storey base with the 42-storey tower above.	35,944.07sq.m	455	Approved in principle by LPAT. Awaiting final approved by-laws.	751	NA.
14.	50-60 Eglinton Avenue West	A 36-storey mixed-use commercial and residential building. The development will include 112 parking spaces and 402 bicycle parking spaces.	27,354.8sq.m or 15,70 FSI	401	OMB Appeal. The prehearing took place on May 14 th , 2019 and the Settlement hearing took place June 24 th , 2019. Still awaiting final order	662	NA.
15.	90 Eglinton Avenue West	A 24-storey mixed-use commercial, office, and residential building. The building will include 95 residential parking spaces, and 30 shared spaces for the commercial and visitor units.	19,582sq.m or 8.74 FSI	227	Approved OPA and ZBA after motion from OMB in April, 2017.	375	- The community benefits to be secured in the Section 37 agreement is: a) a monetary payment to be used by the City in its sole discretion for the purpose of improvements to Eglinton Park in accordance with the Midtown in Focus Parks and Public Realm Plan.
16.	150 Eglinton Avenue East	A 46-storey mixed-use building with a 6-storey base, with retail and office uses. Will also include 233 parking spaces.	14.42 FSI	429	Council Approved the rezoning of the site May 22, 2019.	708	- The community benefits recommended to be secured in the Section 37 Agreement are as follows: 1. Prior to issuance of an above grade building permit, the Owner shall make a monetary contribution to: a) Public realm improvements in the Yonge-Eglinton Secondary Plan area; and/or b) Additional community

							<p>services and facilities in the Yonge-Eglinton Secondary plan area in accordance with emerging infrastructure priorities identified in the Yonge-Eglinton Secondary Plan Review.</p> <ul style="list-style-type: none"> - The owner shall provide, at its own expense, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, a privately owned publicly accessible (POPS) courtyard area of not less than 260 square metres, located generally along the Eglinton Avenue East frontage of the site, and shall convey, prior to the registration of the Condominium, an easement along the surface of the lands which shall constitute the POPS, for nominal consideration, to the City. - The owner shall provide on-site dog off-leash amenities with proper disposal facilities for the building residents or dog relief stations within the building.
17.	368 Eglinton Avenue East	An 11-storey mid-rise residential addition to an existing apartment building.	6,406.3sq. m.	96	An order was given by the Tribunal to have the parties file a joint status report July 5, 2019.	158	NA.
18.	492 Eglinton Avenue East	A 10-storey mixed-use apartment building (retail and residential) with townhouses (4-storey, 12 units).	5.1 FSI	101	Approved in principle by LPAT. Awaiting final approved by-laws.	167	NA.
19.	660 Eglinton Avenue East	A 19-storey and 12-storey mixed use apartment. The development would also include 410 parking spaces.	70,902 sq.m or an 3.92 and 3.57 FSI	408	Two Prehearings have been completed; a mediation session is to take place.	673	NA.
20.	55 Erskine Avenue	The infill development of a 12-storey residential building.	13,530.2sq. m or 3.44 FSI	147	Two Prehearings have taken place and a final hearing is scheduled for September 30, 2019.	243	NA.

21.	11 Lillian Street	A 19-storey residential building with 129 vehicle parking spaces and 144 bicycle parking spaces.	12,474.1 sq.m or 8.97 FSI.	160	Site Plan Final Approval Completed June 5, 2019.	264	- Prior to issuance of an above grade building permit for a building on the lot, the owner shall make a monetary contribution, toward any one or more of the following: a) improvements to Redpath Avenue Parkette; b) the acquisition, design and construction of new parkland to be added to Redpath Avenue Parkette; c) improvements to or development of other local area parks; and d) streetscape improvements in the area;
22.	30 Merton Street	A 37-storey residential building with a commercial parking facility. The development will facilitate 142 above-grade parking spaces.	28,173sq.m or 13.16 FSI.	300	Currently appealed at the LPAT, with the next prehearing meeting scheduled for November 15, 2019.	495	NA.
23.	276 Merton Street	A 16-storey residential building, this will also include 86 parking spaces.	10,604sq.m or 7.11 FSI.	100	Currently still under OPA and ZBA review.	165	NA.
24.	700 Mount Pleasant Road	A proposed 25-storey residential retirement home. The development also includes a commercial garage on the main floor.	19,593sq.m or 6.53 FSI	123	Currently still under ZBA review.	203	NA.
25.	808 Mount Pleasant Road	A proposed 44-storey mixed-use building that contains 166 parking spaces.	45,660.05sq.m or 13.71 FSI	457	LPAT appeal filed. No hearing date scheduled.	754	NA.
26.	223 Redpath Avenue	A 34-storey residential apartment building. The development would also include 102 below grade parking spaces, and 320 bicycle parking spaces.	19,580 sq.m	319	LPAT prehearing scheduled for July 2019.	526	NA.

27.	41 Roehampton Avenue	A proposed 46-storey residential building.	31,565.8sq. m or 15.1 FSI.	440	LPAT Prehearing was held on May 10, 2018. Another hearing date has not been scheduled.	726	NA.
28.	89 Roehampton Avenue	A 19-storey residential building.	6.2 FSI	256	Approved in principle by LPAT. Awaiting final approved by-laws.	422	Still in negotiations with the City Solicitor for S.37.
29.	1984 Yonge Street	An approved 9-storey mixed-use (residential, office, and commercial) building.	2,824sq.m. or 7.15 FSI.	30	Approved rezoning, issued NOAC for the Site Plan Approval.	50	<ul style="list-style-type: none"> - Owner to provide and maintain 30 new secured rental dwelling units at 1982-1984 Yonge Street for the period of at least 20 years beginning from the date that each new secured rental dwelling unit is first occupied. Any revisions shall be to the satisfaction of the Chief Planner and Executive Director, City Planning; and - Prior to first residential use of any residential building the owner shall enter into an agreement to provide one new secured rental dwelling unit at affordable rent for a period of at least 10 years beginning from the date that such new secured rental dwelling unit is first occupied.
30.	2100 Yonge Street	An 11-storey residential mixed-use building.	7,712sq.m.	78	OPA and rezoning under review.	129	NA.
31.	2112 Yonge Street	A 10-storey, mixed use (retail) residential building. Will include 60 vehicle parking spaces.	7,182 sq.m.	80	Approved rezoning, Site Plan under review.	132	<ul style="list-style-type: none"> - A monetary contribution toward any one or more of the following: <ul style="list-style-type: none"> a) Public realm improvements in the Yonge-Eglinton area per the Midtown in Focus Parks, Open Space and Streetscape Plan; b) Local streetscape improvements; c) Local parks improvements; and d) Improvements to local community facilities..

32.	2128 Yonge Street	A proposed 13-storey, mixed-use (commercial) building. The development will also accommodate 26 parking spaces underground.	5,977sq.m. or 7.7 FSI.	79	Rezoning under review.	130	NA.
33.	2161 Yonge Street	A 36-storey mixed-use (retail at grade) residential building.	31,305 sq.m	288	The Settlement Hearing at the Tribunal commenced on July 11, 2019.	475	NA.
34.	2440 Yonge Street	A 27-storey and a 23-storey mixed use residential building with a 2-9-storey base.	52,469 sq.m. or 6.34 FSI	637	LPAT prehearing conference has been scheduled for August 22, 2019	1,051	NA.
35.	2500 Yonge Street	A 21-storey and 10-storey, mixed-use development with two-storey townhouses. The development will also accommodate 323 parking spaces.	31,438.60	377	OPA and Rezoning are still under review.	622	NA.
36.	2577 Yonge Street	A 9-storey, mixed use (commercial at grade) residential building. The development will accommodate 29 parking spaces.	4,283.8 sq.m. Or 4.8 FSI.	13	Rezoning under review.	22	NA.
Total Estimated Population Increase: 20,460 persons							

Several approved development applications required Section 37 contributions towards provision of and/or monetary contributions towards streetscape improvements, public art, park improvements, and existing rental building improvements, and securing affordable rents/tenure for rental replacement units.

In terms of population projections, the 2016 Census indicated that the average household size for the Mount Pleasant West Neighbourhood was 1.65 persons. This was used as the basis for the average household size for the Study Area. With the average household size multiplied by the number of proposed/approved units (12,468 units), the estimated population resulting from these developments would be approximately 20,460 persons.

Although 1-person households account for over half of all households in the Study Area (55.3%) 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. Couples without children, being the largest family type in the Study Area tend to purchase 1-bedroom units as the additional space may not be required. This pattern shows that not all 1-bedroom units will be occupied by only one person. However, even with a varied unit mix we do not expect the average household size to change dramatically over the next few years. Overall, the majority of new units coming on the market are 1-bedroom or 1-bedroom plus den. The average household size of 1.65 persons is still representative of the surrounding area and the population projection is reasonable. In addition, given that all the applications identified in **Table 5.0A** are at various stages of review, approval and/or construction, any increase in population will occur incrementally.

Similarly, based on the average household size of 1.65 for the Study Area multiplied by the proposed 398 residential dwelling units, it is estimated that the development at 40 – 44 Broadway Avenue will result in a population of approximately 657 persons.

6.0 Overall Conclusions

The proposal seeks approval for the redevelopment of a site in a community that is experiencing change, with multiple residential and mixed use high-rise buildings either recently approved, under construction, or currently in the planning stages. The proposal containing 398 new dwelling units is in close proximity to schools, libraries, community and recreation centres, parks, emergency services, places of worship, health services, and social services. The subject site is also highly accessible with a full range of transportation modes available within walking distance, including the Eglinton LRT that is currently under construction and expected to open in 2021. The proposal will also include indoor and outdoor amenity and recreational space for use by residents in accordance with City standards. Day Care space in the Study Area is limited and Child Care centres continue to face significant enrollment pressures. The 21 locations may not have the capacity to take on the projected 17 children resulting from this proposal.

The strain placed on Child Care Facilities within the Study Area and the midtown area as a whole, is a major concern for the City of Toronto. Toronto's Licensed Child Care Growth Strategy (2017- 2026) is the key strategic framework for the delivery of new licensed child care spaces. The vision is to serve 50% of children aged 0-4 years by 2026. The City plans to achieve this through a phased approach which includes growing the number of licensed child care spaces, improving affordability for families through lower public fees, increasing the number of fee subsidies, and supporting operators through workforce development and operating grants. Discussions will continue to be held with Toronto Children Service's Staff to determine if the proposed development can help to achieve the City's child care goals.

Based on the utilization data provided by the TDSB and TCDSB there may not be sufficient capacity for the students generated from this proposed development to be accommodated within their local catchment schools. There are opportunities to potentially house students within other school facilities in the broader Study Area. These students may be granted a boundary exemption in order to attend a location with enough capacity. It is important to note that it has not yet been determined at this point whether the projected students generated by this

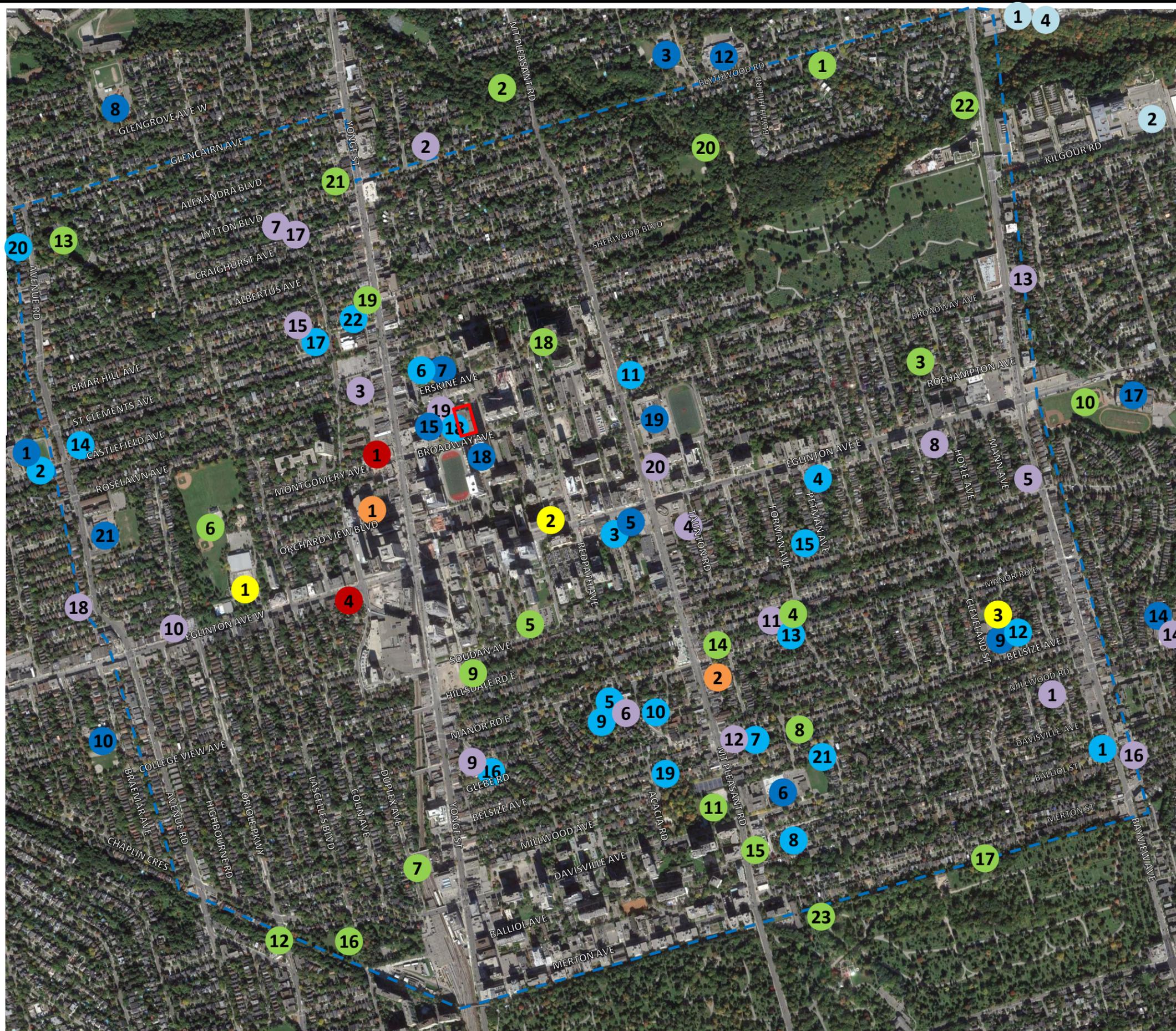
development will be attending the local area schools for certain. This level of detail will be determined in the further processing of this application at such time when the TDSB and TCDSB will determine where the prospective students will attend school. Between the dates of submitting the application and project completion, school enrollments could change significantly. The two school boards make every effort to accommodate students within the catchment area. However, students may have to be accommodated outside of the Study Area until adequate funding for capital expansions or additional space becomes available.

It is our opinion that although impacts on existing community services and facilities will arise, it is anticipated that contributions from recently approved developments could be utilized to increase and improve the base level of facilities that currently exist in the Study Area. The capacity issues found at child care centres and the local school boards are indicative of a larger city-wide problem, not one that only impacts the Study Area.

APPENDIX A

COMMUNITY SERVICES AND FACILITIES LOCATION MAP & LISTINGS

COMMUNITY FACILITIES



- SCHOOLS**
 1. Allenby Public Jr School
 2. Bessborough Dr Elementary and Middle School (outside study area)
 3. Blythwood Jr Public School
 4. Davisville Jr Public School (outside study area)
 5. Eglinton Jr Public School
 6. Hodgson Sr Public School
 7. John Fisher Jr Public School
 8. John Ross Robertson Jr Public School
 9. Maurice Cody Jr Public School
 10. Oriole Park Jr Public School
 11. Spectrum Alternative School (outside study area)
 12. Sunny View Jr and Sr Public School
 13. Blessed Sacrament Catholic Elementary School (outside study area)
 14. St Anselm Catholic School
 15. St Monica Catholic School
 16. Forest Hill Collegiate Institute (outside study area)
 17. Leaside High School
 18. North Toronto Collegiate Institute
 19. Northern Secondary School
 20. Dante Alighieri Academy (outside study area)
 21. Marshall McLuhan Catholic Secondary School
- CHILD CARE FACILITIES**
 1. ABC Academy Bayview
 2. Allenby Day Care
 3. Central Eglinton Children's Ctr
 4. Curious Caterpillars Petman Ave
 5. Epic School
 6. French Connection
 7. Little Tots' Manor
 8. Little Tots' Manor 2
 9. Manor Rd Co-operative Nursery School
 10. Manor Montessori School 2
 11. Manor Montessori School 3
 12. Maurice Cody Child Care
 13. Monarch Manor
 14. North Toronto Early Years Learning Centre – Avenue Rd
 15. Purple Tree Child Care Inc
 16. Special Moments Child Care Centre
 17. St Clement's Early Learning School
 18. St Monica's Satellite (Central Eglinton)
 19. Tiny Bumblebees Child Care Inc.
 20. The Beez Kneez Lytton Park
 21. The Beez Kneez Milwood
 22. Upper Yonge Village Day Care Centre
- PARKS AND OPEN SPACE**
 1. Blythdale Greenbelt
 2. Blythwood Ravine Park
 3. Charlotte Maher Parkette
 4. Cudmore Creek Park
 5. Dunfield Park
 6. Eglinton Park
 7. Fiona Nelson Parkette
 8. Glebe Manor Square
 9. Hillsdale Avenue Parkette
 10. Howard Talbot Park
 11. June Rowlands Park
 12. Key Gardner Beltline Trail
 13. Lytton Park
 14. Manor Community Garden
 15. Mount Pleasant Parkette
 16. Oriole Park
 17. Pottery Playground
 18. Redpath Avenue Parkette
 19. St Clements-Yonge Parkette
 20. Sherwood Park
 21. Snider Parkette
 22. Sunnyside Park
 23. The Mission Ground Parkette
- PLACES OF WORSHIP**
 1. Bethel Baptist Church
 2. Blythwood Rd Baptist Church
 3. Castlefield City Church
 4. Christian Reformed Churches
 5. Church of Christ
 6. Church of Transfiguration
 7. Covenant Baptist Church
 8. Eglinton Gospel Hall
 9. Glebe Rd United Church
 10. Kingdom of Jehova's Witnesses
 11. Manor Rd United Church
 12. Mt Pleasant Rd Baptist Church
 13. St Augustine of Canterbury Church
 14. St Anselm Church
 15. St Clement's Anglican Church
 16. St Cuthbert's Anglican Church
 17. St George's United Church
 18. St James-Bond United Church
 19. St Monica's Catholic Church
 20. St Peters Estonian Lutheran Church
- COMMUNITY CENTRES**
 1. North Toronto Memorial Community Centre
 2. Central Eglinton Community Centre
 3. Maurice Cody Community Centre
- FIRE & POLICE SERVICES**
 1. Fire Station 134
 2. Fire Station 135 (outside study area)
 3. Fire Station 321 (outside study area)
 4. Toronto Police 53 Division
- EMS / HOSPITALS / HEALTH SERVICES**
 1. Sunnybrook Health Science Ctr
 2. Holland Bloorview Kids Rehabilitation Hospital
 3. EMS Station #18 (outside study area)
 4. EMS Station #57
- LIBRARIES**
 1. Northern District Library
 2. Mt Pleasant Library

SUBJECT SITE
STUDY AREA

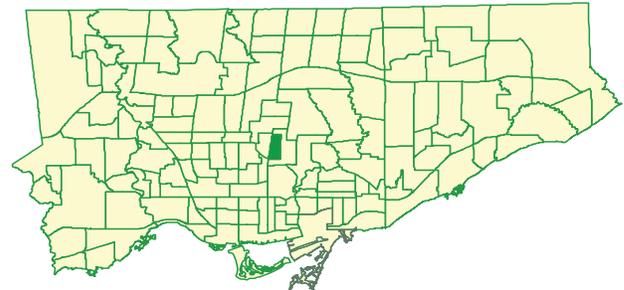
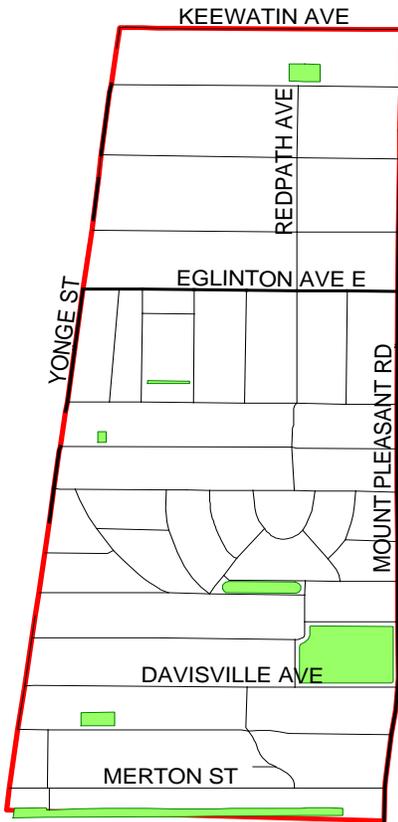


APPENDIX B

NEIGHBOURHOOD 104 – PROFILE DATA

2011 - 2016 CENSUS AND 2011 NATIONAL HOUSEHOLD SURVEY

Mount Pleasant West



Neighbourhood Snapshot

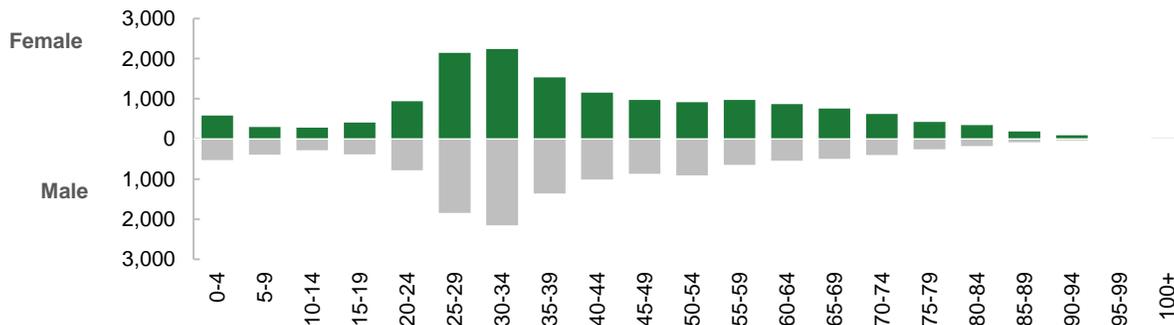
Population 29,658

Population Change
2011-2016 **+3.7%**

Population Density **21,969**

people per square km

Population



Female
54.5%

Male
45.5%

Children
0-14 years

2,370 (8%)

City Rate: 15%

Youth
15-24 years

2,520 (9%)

City Rate: 12%

Working Age
25-54 years

17,105 (59%)

City Rate: 45%

Pre-Retirement
55-64 years

3,035 (10%)

City Rate: 12%

Seniors
65+ years

3,895 (13%)

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	29,658	2,731,571	Mother tongue not English	39.6%	47.0%
Population change	+3.7%	+4.5%	Home language not English	19.2%	29.2%
Male	45.5%	48.1%	>1 language spoken at home	21.6%	23.9%
Female	54.5%	51.9%	No knowledge of English	1.6%	5.0%
Male/female ratio	83.6	92.6			
Children Age 0-14	8.2%	14.6%			
Youth Age 15-24	8.7%	12.5%			
Working Age 25-64	69.6%	57.3%			
Seniors Age 65+	13.5%	15.6%			
Dependency ratio	32.3	55.1			
Households			Immigration & identity		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Private households	17,495	1,112,930	Immigrants	39.1%	51.2%
Household size	1.65	2.42	Recent immigrants	8.9%	7.0%
Married (age 15+)	31.0%	43.3%	Non-permanent residents	5.8%	3.5%
1 person households	55.3%	32.3%	Second generation	23.7%	27.5%
Seniors living alone	55.3%	26.7%	Visible minority population	33.6%	51.5%
			Aboriginal identity	0.8%	0.9%
			Canadian citizens	82.1%	85.3%
Housing			Income		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Renter households	74.7%	47.2%	Median household income	\$61,839	\$65,829
Ground-related housing	15.5%	55.7%	Median family income	\$86,910	\$82,859
5+ storey apartments	84.5%	44.3%	Median FY/FT work income	\$62,192	\$55,246
Unsuitable housing	9.7%	12.1%	Without income	3.6%	4.7%
Unaffordable housing	41.7%	36.6%	Income from gov't transfers	6.2%	9.3%
Inadequate housing	4.7%	7.1%	Poverty (MBM)	23.0%	21.9%
			Low income (LIM-AT)	20.8%	20.2%
			Low income (LICO-AT)	18.5%	17.4%
Commuting			Education & Labour		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Public transit to work	56.3%	37.0%	Bachelor's degree or higher	63.1%	44.1%
> 1 hour commutes	10.0%	16.2%	Unemployment rate	6.7%	8.2%
			Participation rate	74.5%	64.7%
			Full-time/full-year workers	57.6%	49.9%

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.

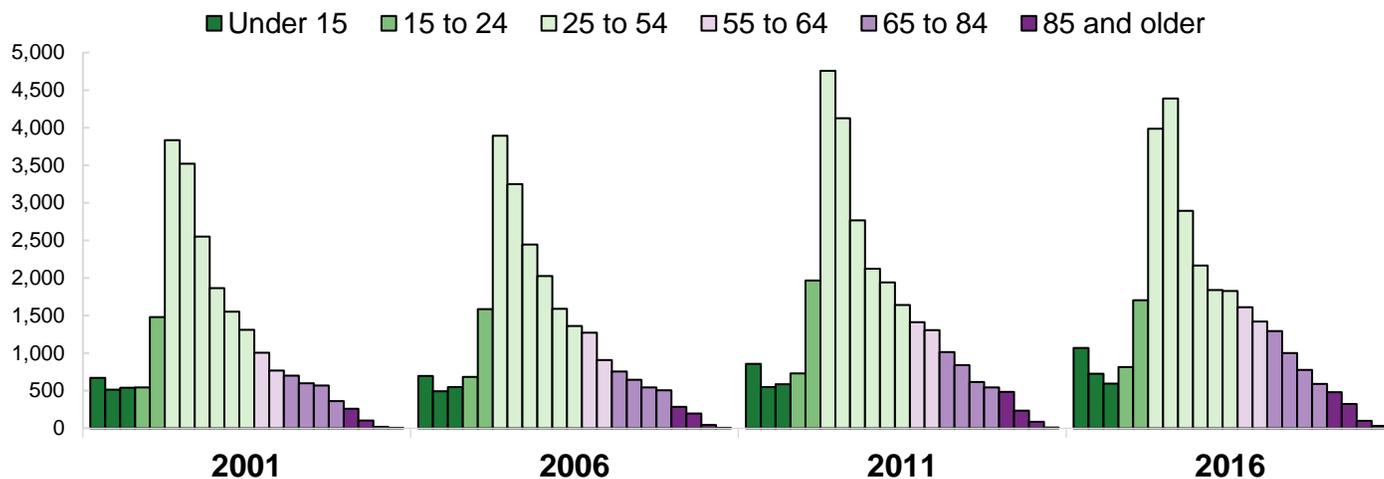
Unemployment rate is the percentage of the labour force age 15 and older who were unemployed during the week of Sunday May 1 to Saturday May 7, 2016.

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.

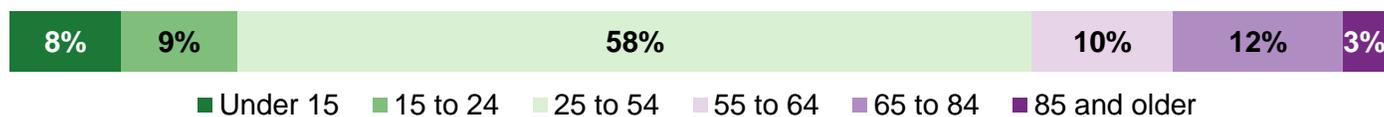
Full-time/full-year workers is the percentage of workers aged 15 years and over who worked full year (49 weeks and over) and mostly full time (30 hours or more per week) in 2015.

Population by age groups

Population by 5-year age groups, 2001-2016



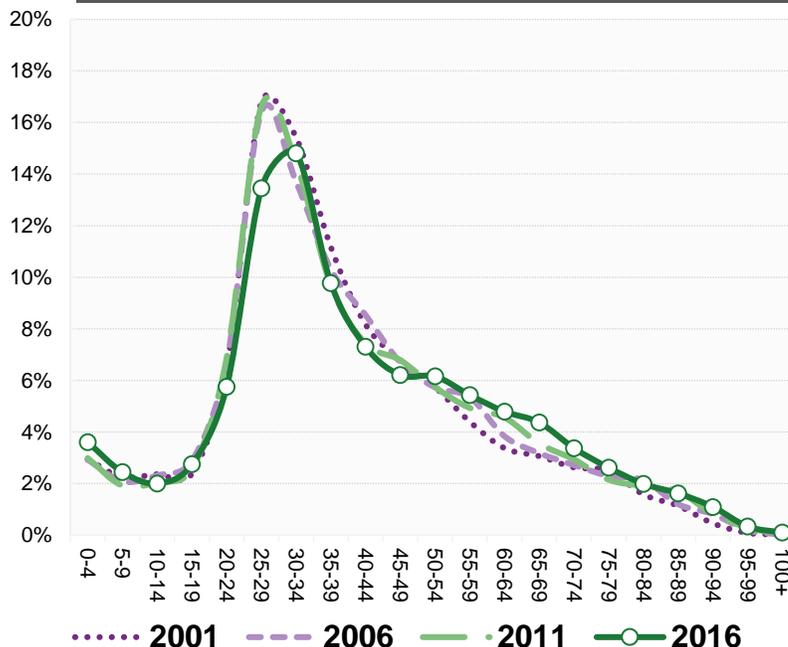
Relative size of age cohorts, 2016



Age	2001	2006	2011	2016	Trend
0-4	670	695	855	1,070	↑
5-9	515	495	550	725	↑
10-14	540	550	585	595	↑
15-19	545	685	730	815	↑
20-24	1,480	1,585	1,965	1,705	↑
25-29	3,835	3,895	4,755	3,985	↑
30-34	3,520	3,250	4,125	4,390	↑
35-39	2,550	2,445	2,765	2,895	↑
40-44	1,865	2,025	2,125	2,165	↑
45-49	1,550	1,590	1,940	1,840	↑
50-54	1,310	1,360	1,640	1,825	↑
55-59	1,005	1,270	1,410	1,610	↑
60-64	770	910	1,305	1,420	↑
65-69	700	755	1,015	1,295	↑
70-74	600	645	840	1,000	↑
75-79	570	545	615	775	↑
80-84	360	505	545	590	↑
85-89	260	285	485	480	↑
90-94	105	195	235	325	↑
95-99	20	45	85	100	↑
100+	5	5	10	30	↑

Average age in 2016		City
Median age	36.8	35.8 Male 38.1 Female 39.3
Mean age	40.7	39 Male 42 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.

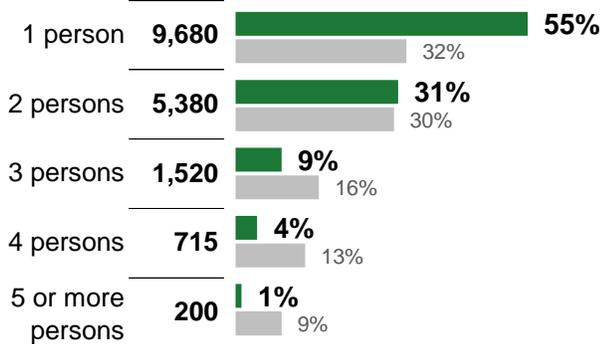
Relative size of 5-year age groups, 2001-2016 presents the 5-year age group population as a percentage of the total population. This chart provides another perspective on the demography of the neighbourhood by showing how the relative size of different age groups has changed (or remained stable, or aged 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

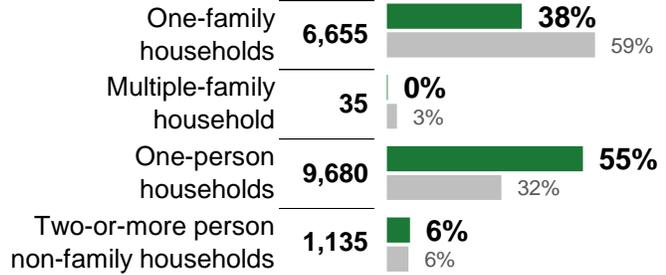
[2016 Census topic: Age and sex](#)

Families, households & marital status

Number of households by size



Number of households by type



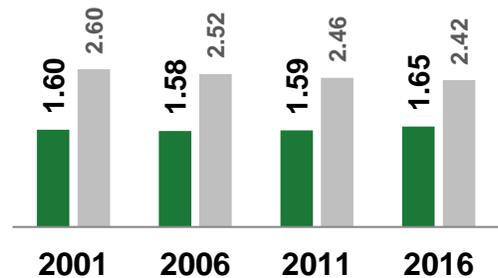
■ Mount Pleasant West ■ City of Toronto

Living arrangements

City avg.

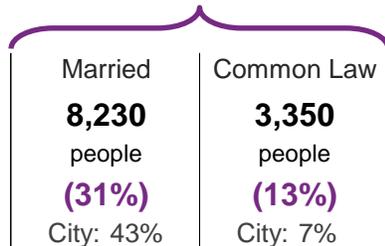
990 or 10%	of single adults (age 20-34) live with their parents	34%
7,520 or 33%	of adults (age 15-64) live alone	13%
1,850 or 53%	of seniors (age 65-84) live alone	25%
305 or 73%	of seniors (age 85+) live alone	39%

Average household size

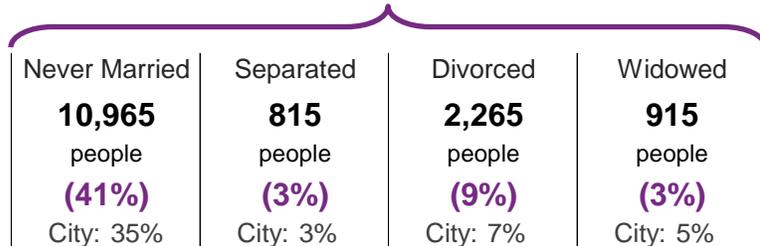


Marital status

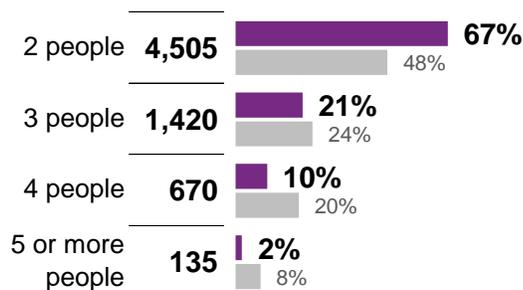
Married or living common law



Not married and not living common law

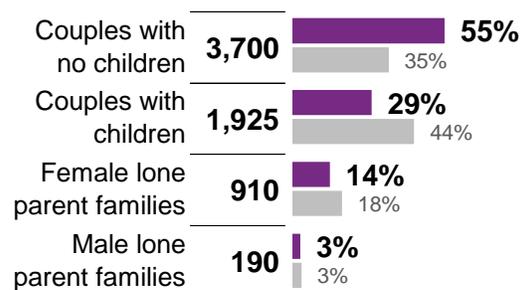


Number of census families by size of family



■ Mount Pleasant West ■ City of Toronto

Number of census families by family type



■ Mount Pleasant West ■ 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 year's Census years.

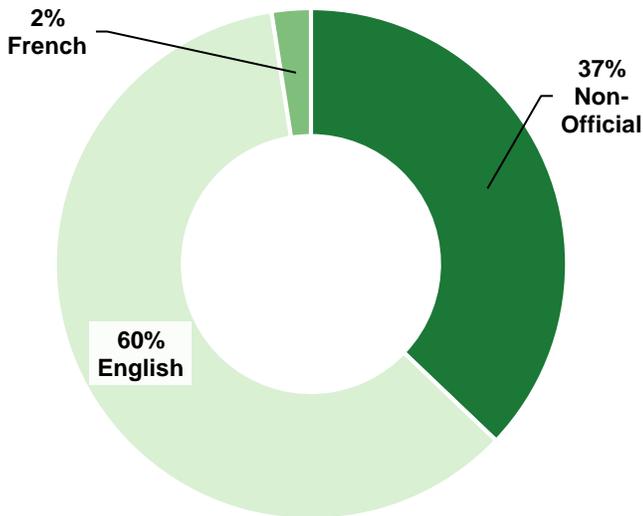
Living arrangements provides information about some select family characteristics of adults in the area. **Single adults (age 20-34) living with their parents** refers to people age 20 to 34 who are children in a census family (as in sons, daughters, or grandchildren). This category does not include 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](#)

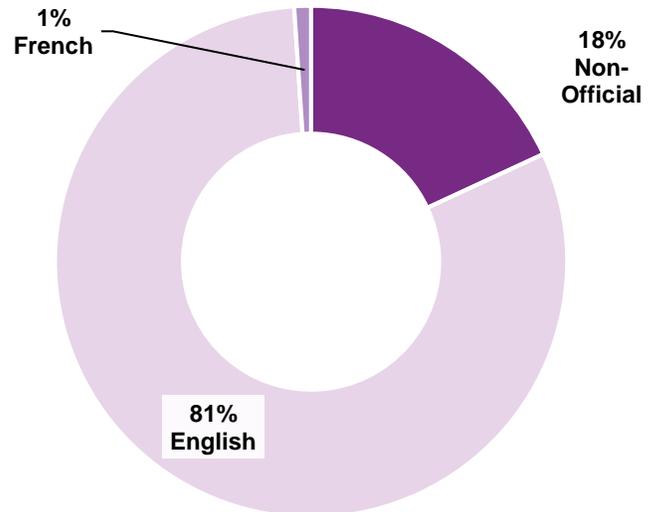
Language

Mother tongue (single-response)



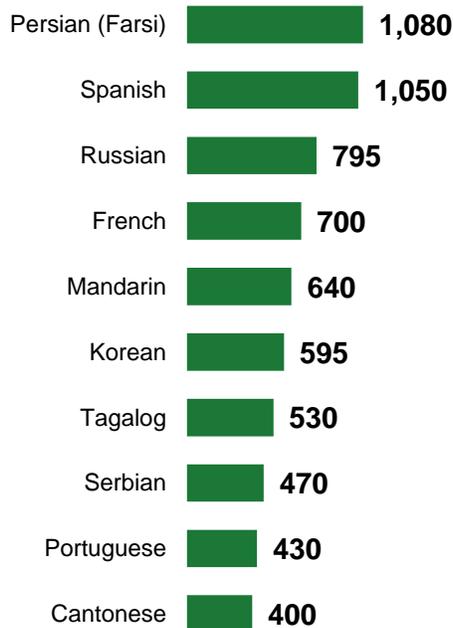
City rate for non-official mother tongue: **46%**

Home language (single-response)

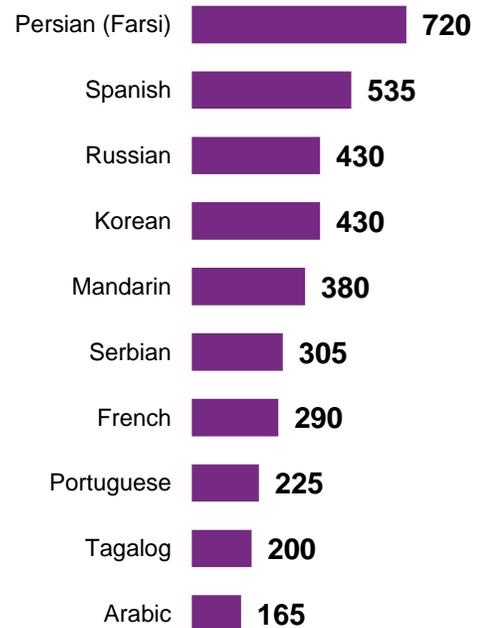


City rate for non-official home language: **29%**

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 **84.0%**

City rate: 85.9%

French only **0.0%**

City rate: 0.1%

English and French **14.4%**

City rate: 9.1%

Neither official language **1.6%**

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.

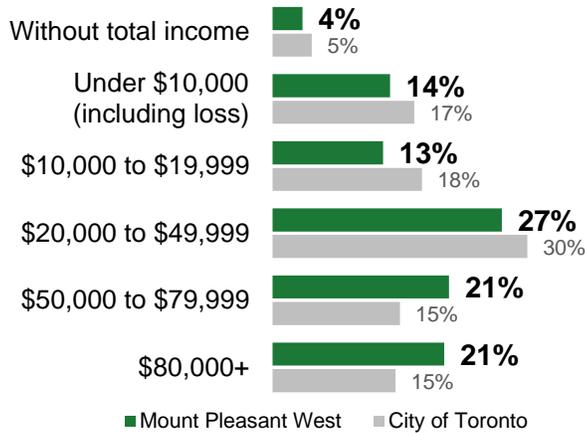
Knowledge of official languages refers to whether the person can conduct a conversation in English, French, in both languages or in neither language. For a child who has not yet learned to speak, this includes languages that the child is learning to speak at home.

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

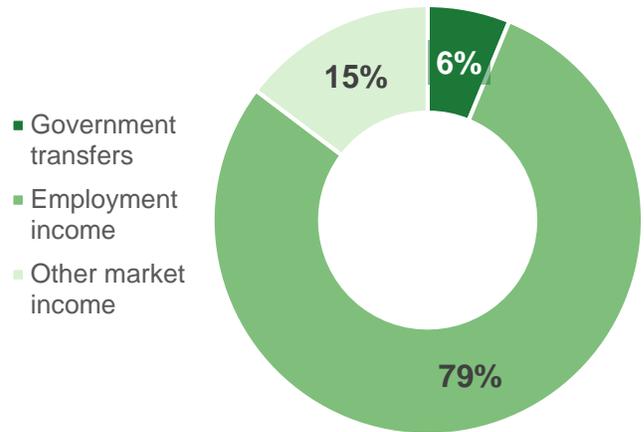
[2016 Census topic: Language](#)

Individual income & low income

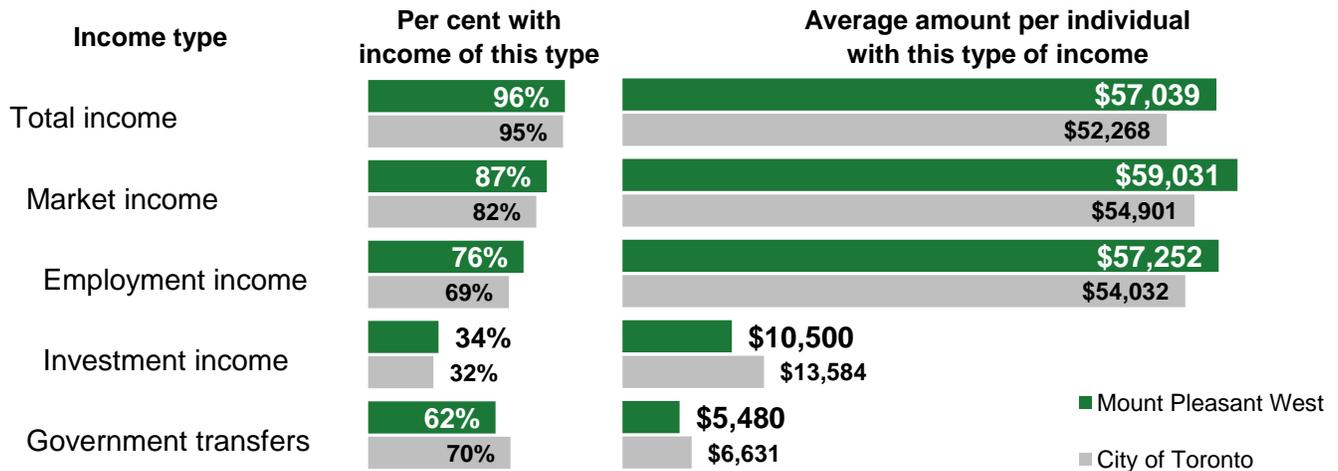
Total individual income (% by groups)



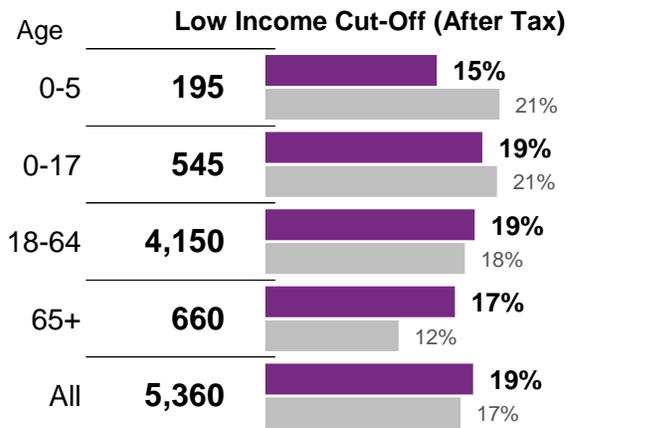
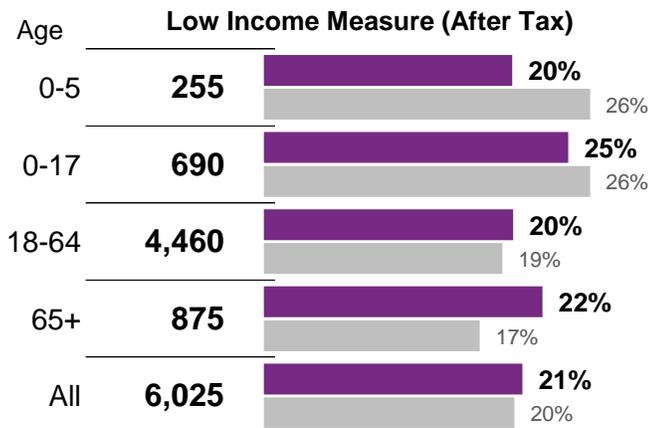
Composition of income



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.

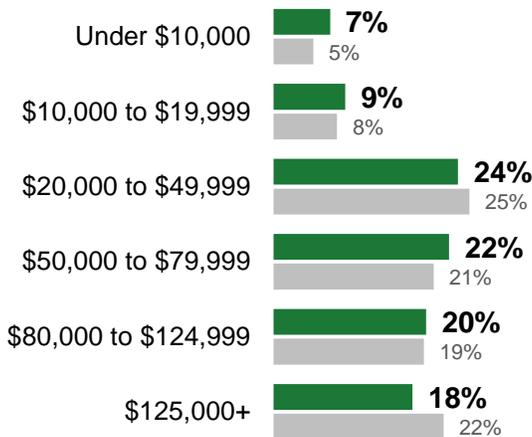
The **Low Income Cut Off (After Tax)** is a different measure that reflects the ability of economic families (or persons not in economic families) to afford necessities of food, shelter and clothing. The LICO threshold varies with the size of the economic family unit, but also with the size of the population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

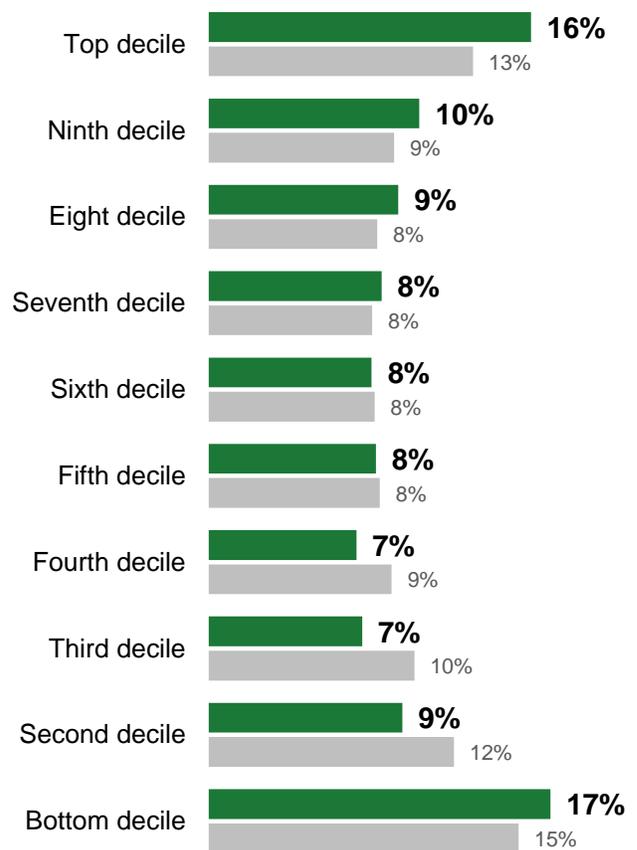
[2016 Census topic: Income](#)

Household & family income, poverty

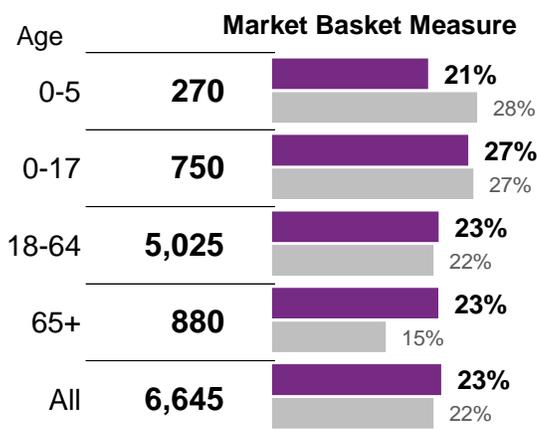
Total household income (% by groups)



Economic family income by decile group



Poverty, population and rates (by age groups)



■ Mount Pleasant West ■ City of Toronto

Total income for households and economic families by type

Type	Count	Avg. Size	Mean Income	Median Total Income
Households	17,500		\$83,447	\$61,839
One-person households	9,680		\$60,122	\$48,593
Two-or-more person households	7,820		\$112,321	\$85,852
Economic families	7,000	2.5	\$115,641	\$86,910
Couple families without kids or other relatives	3,645	2.0	\$117,813	\$95,697
Couple families with kids or other relatives	1,925	3.5	\$144,064	\$100,789
Lone parent families	1,090	2.3	\$71,812	\$52,819
Persons not in economic families	11,610		\$56,345	\$45,480

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.

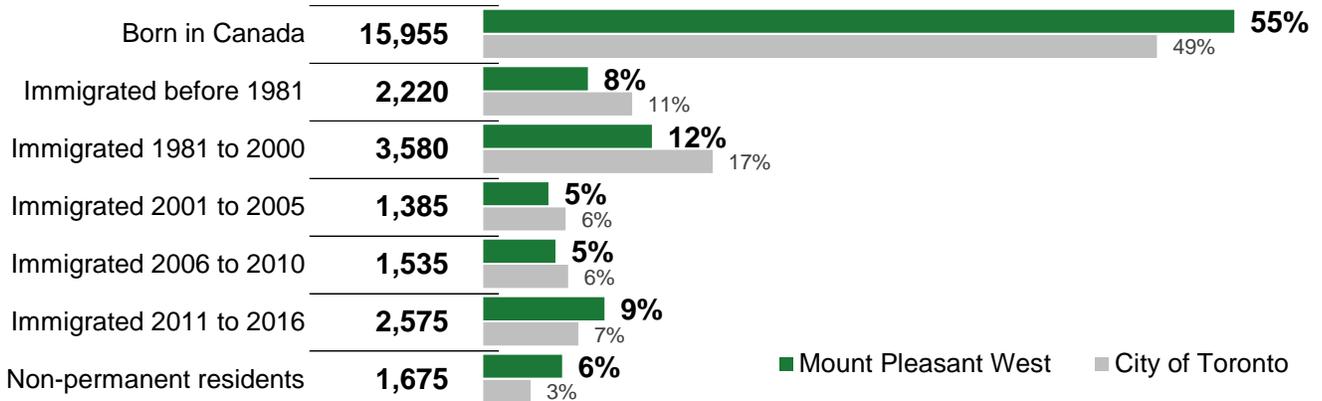
Total income for households and economic families by type provides information about total income for various household and economic family types. For each household and family type, the total count is presented, and for economic families the mean size of families in that neighbourhood is also presented. 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

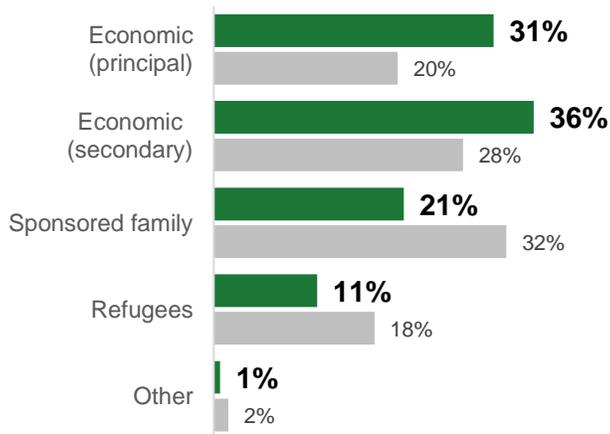
[2016 Census topic: Income](#)

Immigration

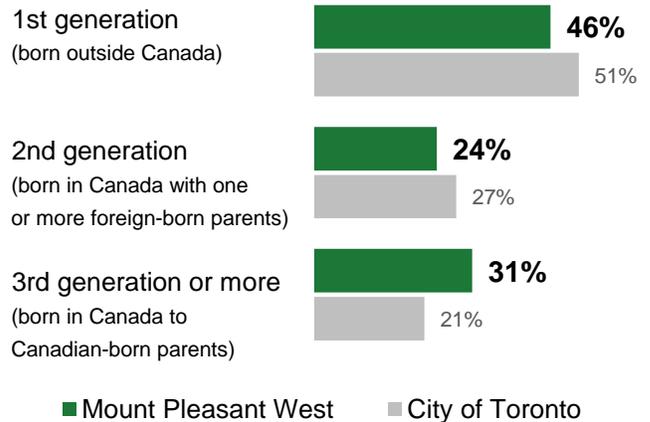
Immigrant status and period of immigration



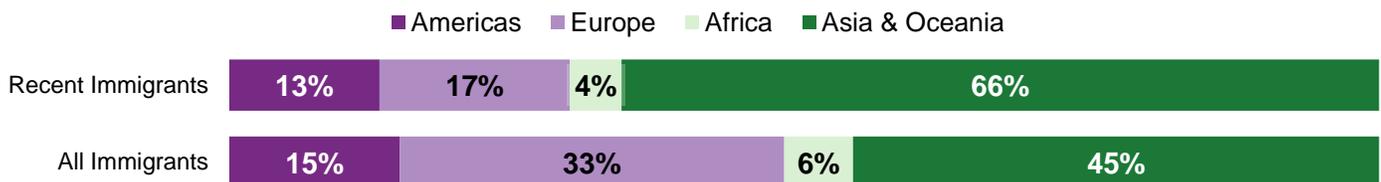
Admission category (landed after 1980 only)



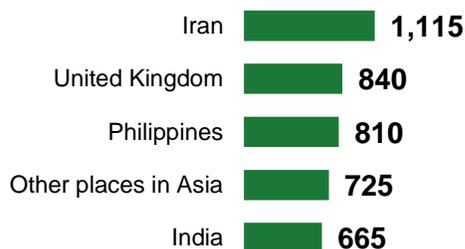
Generation status



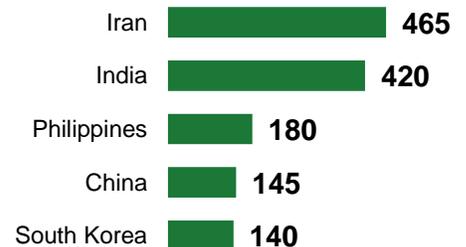
Place of birth of immigrants by world region



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:

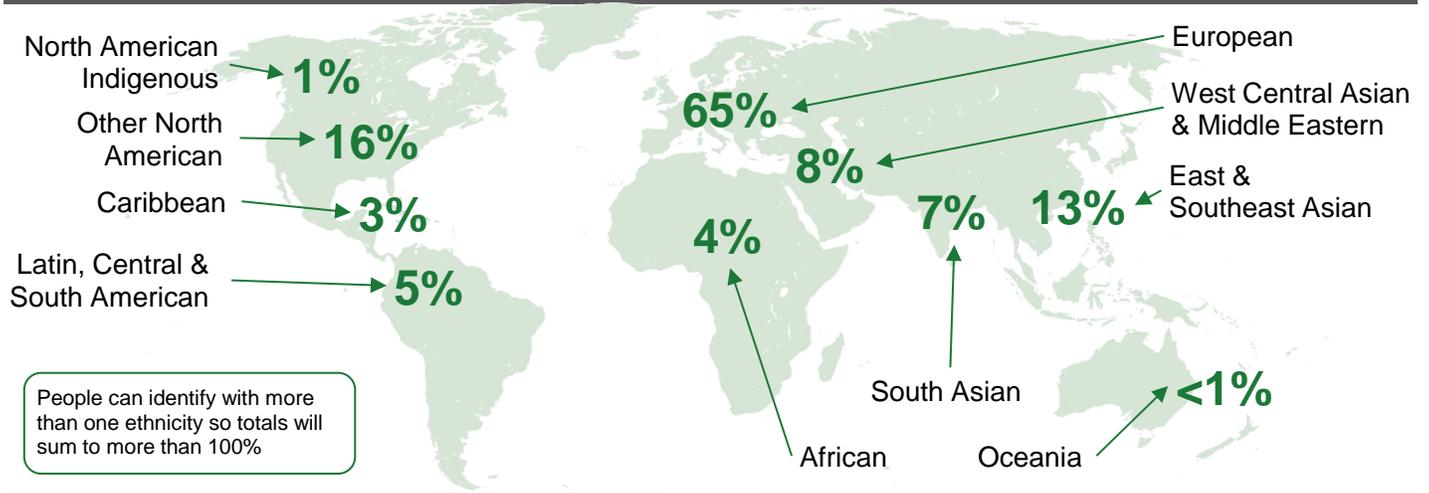
First generation includes persons who were born outside Canada. For the most part, these are people who are now, or once were, immigrants to Canada; **Second generation** includes persons who were born in

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

Visible minority population **34%** City avg. 51%

South Asian	1,895
Chinese	1,515
Black	1,185
Filipino	1,065
Latin American	940
Arab	410
Southeast Asian	120
West Asian	1,125
Korean	745
Japanese	245
Visible minority, n.i.e.	220
Multiple visible minorities	265
Not a visible minority	19,195

Top 15 ethnic origins, 2016

English	5,430
Scottish	4,355
Canadian	4,340
Irish	4,320
German	2,100
French	2,030
Polish	1,940
Russian	1,750
East Indian	1,700
Chinese	1,675
Italian	1,540
Iranian	1,240
Filipino	1,090
British Isles origins; n.i.e.	1,025
Ukrainian	960

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.

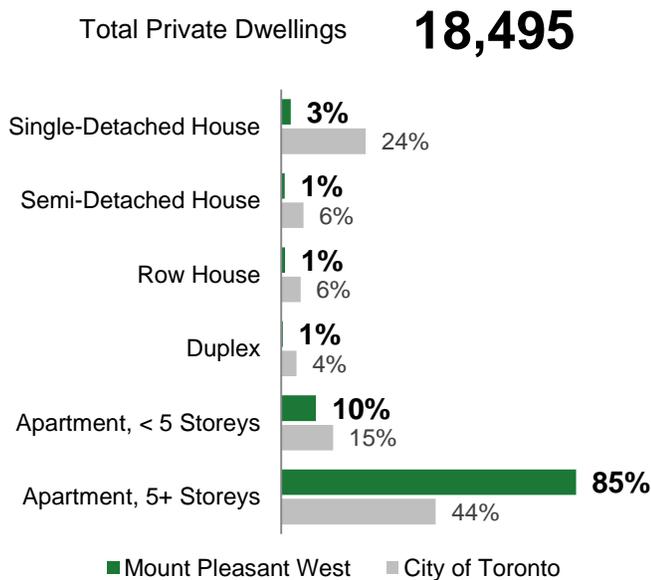
Visible minority refers to whether a person belongs to a visible minority group as defined by the *Employment Equity Act* and, if so, the visible minority group to which the person belongs. The *Employment Equity Act* defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian 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

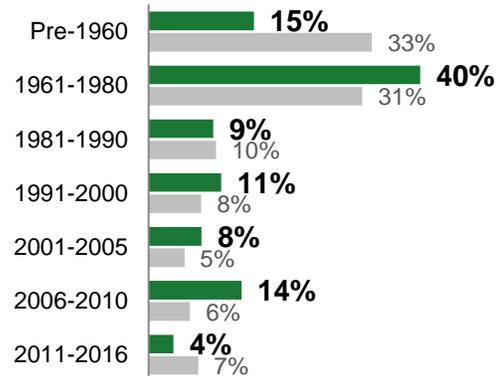
[2016 Census topic: Immigration and ethnocultural diversity](#)

Housing & mobility

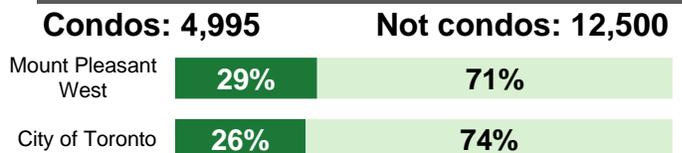
Private dwellings by structure type



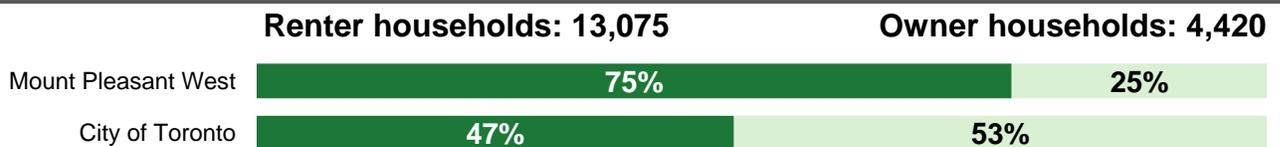
Period of construction



Occupied dwellings by condominium status



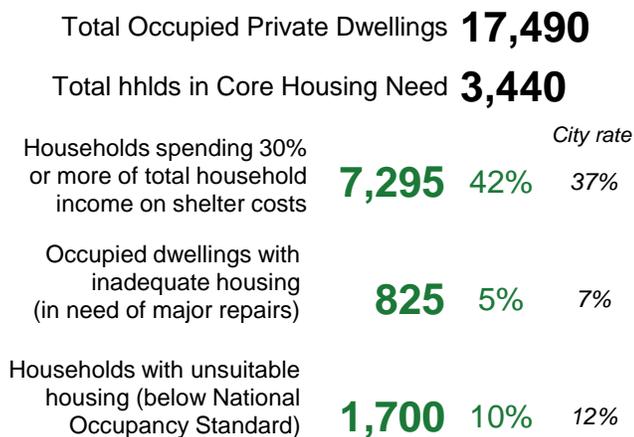
Households by tenure



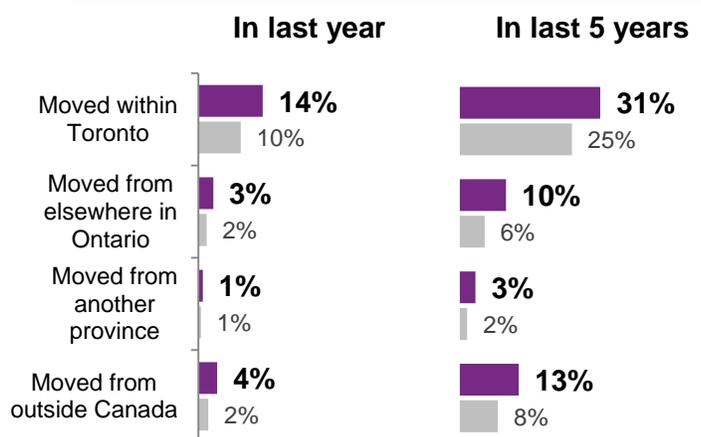
Shelter costs

Renter Households			Owner Households		
	City Avg.			City Avg.	
Median Shelter Cost	\$1,302	\$1,201	Median Shelter Cost	\$1,716	\$1,496
Mean Shelter Cost	\$1,362	\$1,242	Mean Shelter Cost	\$1,892	\$1,682
Unaffordable Housing	46.4%	46.8%	Unaffordable Housing	28.0%	27.4%
Subsidized Housing	9.2%	15.1%	With a mortgage	61.1%	57.5%

Core Housing Need



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.

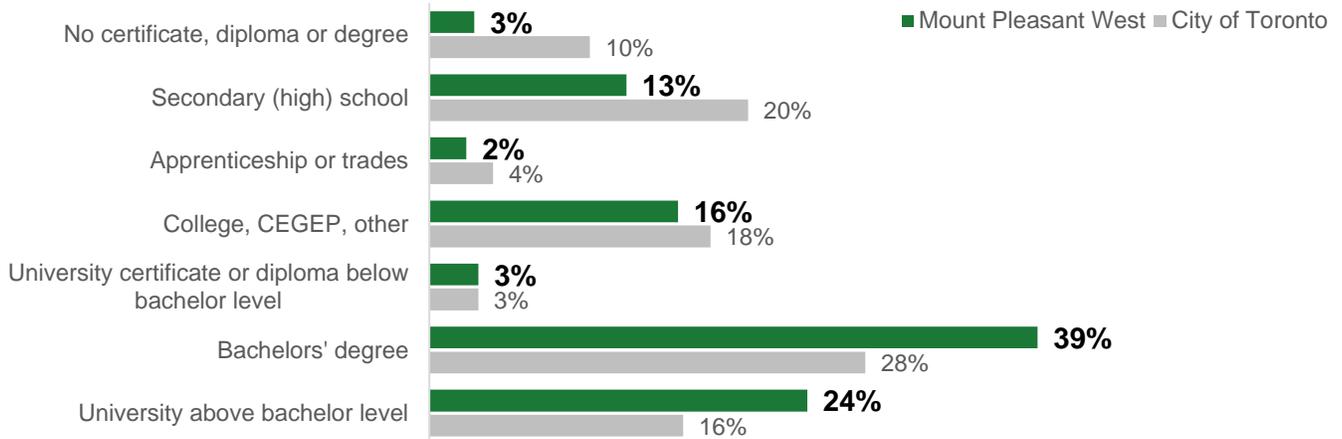
More information can be found in Statistics Canada's 2016 Census reference materials

[2016 Census topic: Housing](#)

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

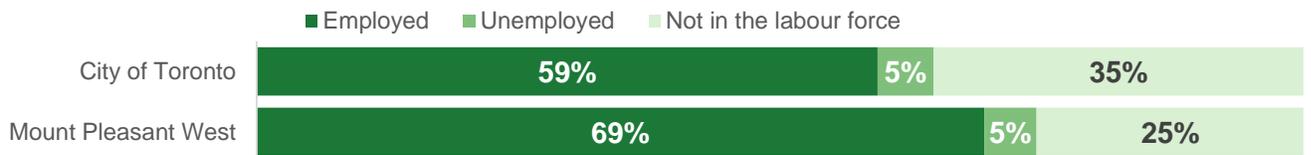
Education & labour

Educational attainment

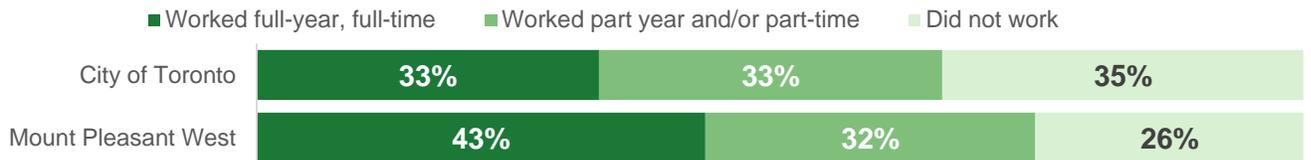


Labour force status

Unemployment Rate	6.7%	City 8.2%	Participation Rate	74.5%	City 64.7%	Employment Rate	69.5%	City 59.3%
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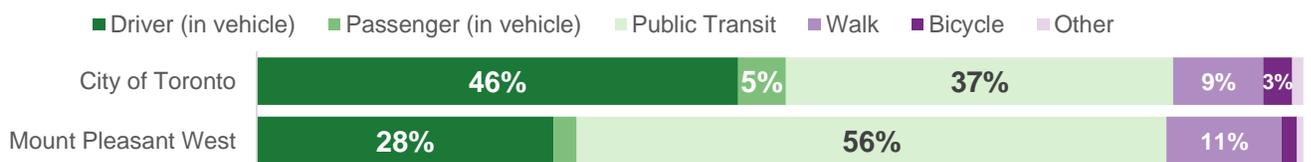


Work activity in 2015

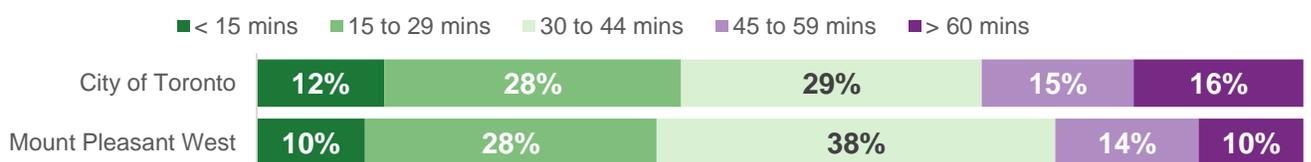


Average weeks worked in 2005	43.9	City 42.3	Median income FY/FT workers	\$62,192	City \$55,246	Median income all workers	\$44,482	City \$33,602
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Main mode of commuting to work



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

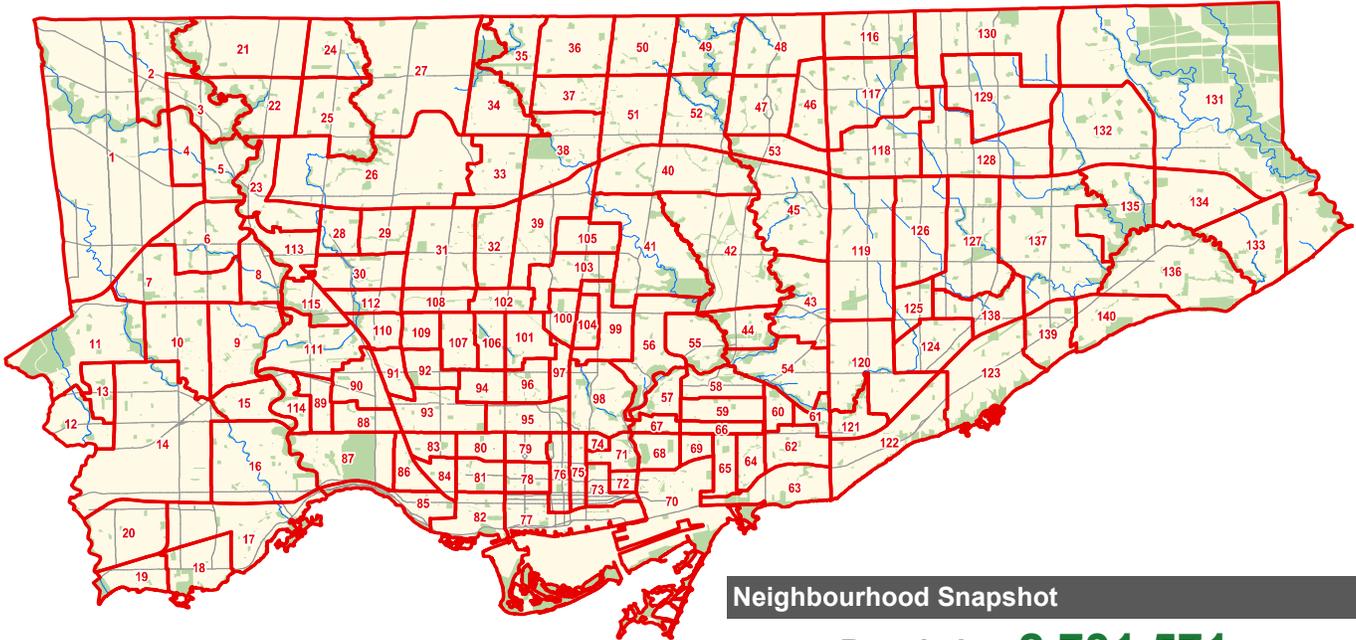
More information can be found in Statistics Canada's 2016 Census reference materials

[2016 Census topic: Education](#)

[2016 Census topic: Labour](#)

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

City of Toronto



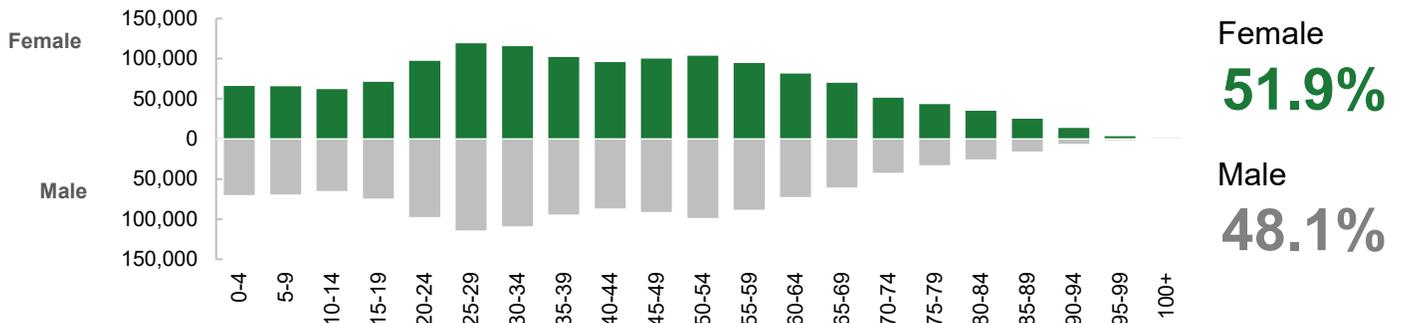
Neighbourhood Snapshot

Population **2,731,571**

Population Change **+4.5%**
2011-2016

Population Density **4,334**
people per square km

Population



Children
0-14 years
398,135 (15%)

Youth
15-24 years
340,270 (12%)

Working Age
25-54 years
1,229,555 (45%)

Pre-Retirement
55-64 years
336,670 (12%)

Seniors
65+ years
426,945 (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

Toronto at-a-glance

Population	Toronto
Population	2,731,571
Population change	+4.5%
Male	48.1%
Female	51.9%
Male/female ratio	92.6
Children Age 0-14	14.6%
Youth Age 15-24	12.5%
Working Age 25-64	57.3%
Seniors Age 65+	15.6%
Dependency ratio	55.1

Households	Toronto
Private households	1,112,930
Household size	2.42
Married (age 15+)	43.3%
1 person households	32.3%
Seniors living alone	26.7%

Housing	Toronto
Renter households	47.2%
Ground-related housing	55.7%
5+ storey apartments	44.3%
Unsuitable housing	12.1%
Unaffordable housing	36.6%
Inadequate housing	7.1%

Commuting	Toronto
Public transit to work	37.0%
> 1 hour commutes	16.2%

Language	Toronto
Mother tongue not English	47.0%
Home language not English	29.2%
>1 language spoken at home	23.9%
No knowledge of English	5.0%

Immigration & identity	Toronto
Immigrants	51.2%
Recent immigrants	7.0%
Non-permanent residents	3.5%
Second generation	27.5%
Visible minority population	51.5%
Aboriginal identity	0.9%
Canadian citizens	85.3%

Income	Toronto
Median household income	\$65,829
Median family income	\$82,859
Median FY/FT work income	\$55,246
Without income	4.7%
Income from gov't transfers	9.3%
Poverty (MBM)	21.9%
Low income (LIM-AT)	20.2%
Low income (LICO-AT)	17.4%

Education & Labour	Toronto
Bachelor's degree or higher	44.1%
Unemployment rate	8.2%
Participation rate	64.7%
Full-time/full-year workers	49.9%

Definitions: Toronto 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.

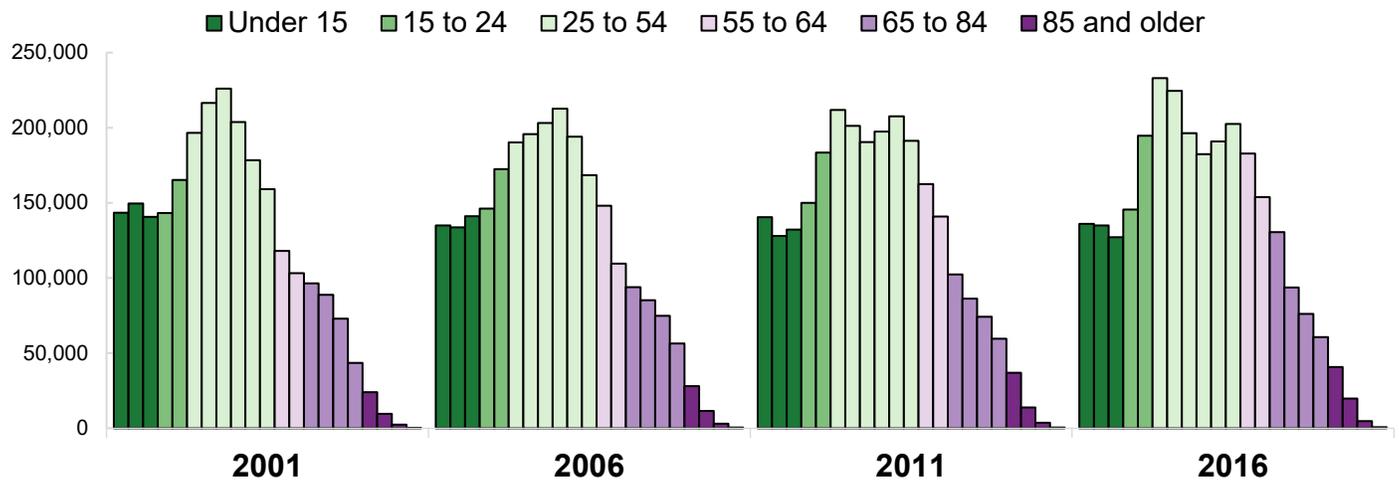
Unemployment rate is the percentage of the labour force age 15 and older who were unemployed during the week of Sunday May 1 to Saturday May 7, 2016.

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.

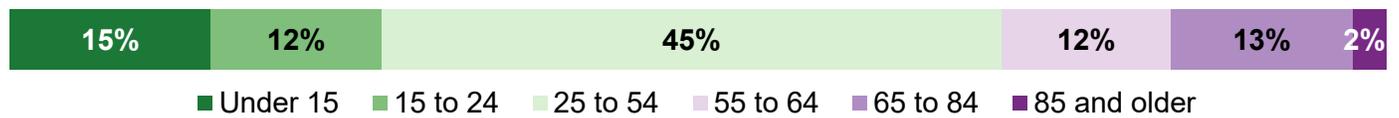
Full-time/full-year workers is the percentage of workers aged 15 years and over who worked full year (49 weeks and over) and mostly full time (30 hours or more per week) in 2015.

Population by age groups

Population by 5-year age groups, 2001-2016



Relative size of age cohorts, 2016



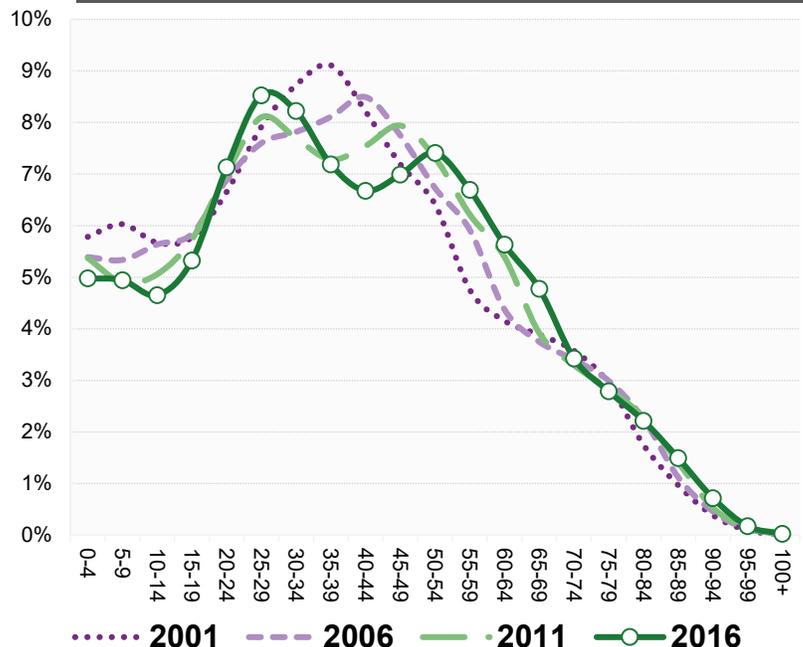
Age	2001	2006	2011	2016	Trend
0-4	143,515	134,975	140,510	136,000	↘
5-9	149,630	133,600	128,065	135,025	↘
10-14	140,675	141,045	132,295	127,110	↘
15-19	143,275	146,205	150,045	145,525	↗
20-24	165,140	172,450	183,470	194,745	↗
25-29	196,470	190,255	211,850	232,950	↗
30-34	216,550	195,670	201,165	224,575	↗
35-39	226,040	203,025	190,405	196,305	↗
40-44	203,820	212,600	197,405	182,390	↗
45-49	178,360	193,980	207,630	190,925	↗
50-54	159,110	168,445	191,295	202,410	↗
55-59	117,980	148,120	162,535	182,800	↗
60-64	103,100	109,460	140,965	153,870	↗
65-69	96,435	93,830	102,450	130,545	↗
70-74	88,740	85,165	86,190	93,605	↗
75-79	72,980	74,900	74,215	76,165	↗
80-84	43,420	56,450	59,630	60,630	↗
85-89	24,030	28,080	36,930	40,800	↗
90-94	9,550	11,535	13,875	19,680	↗
95-99	2,320	3,015	3,625	4,750	↗
100+	360	475	530	770	↗

Average age in 2016

Median age **39.3** **38.0** Male
40.5 Female

Mean age **40.6** **39.4** Male
41.7 Female

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.

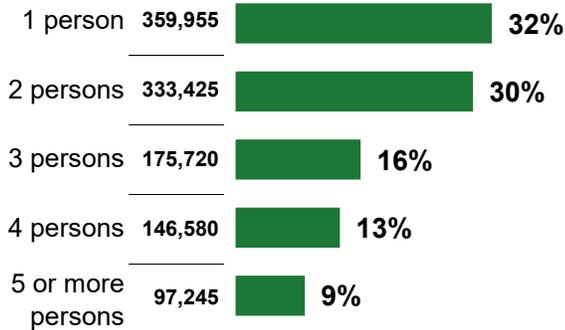
Average age in 2016 shows the mean and median ages for the neighbourhood in 2016, as well as by sex for males and females. It also shows the overall averages for the City of Toronto as a whole.

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.

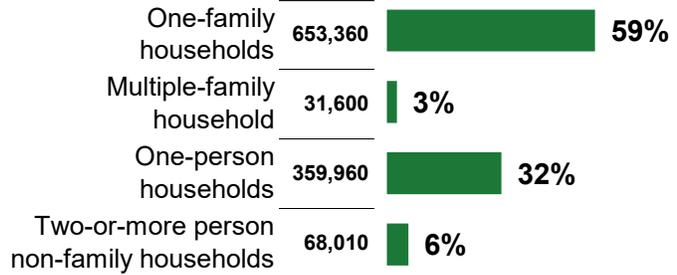
More information can be found in Statistics Canada's 2016 Census reference materials
[2016 Census topic: Age and sex](#)

Families, households & marital status

Number of households by size



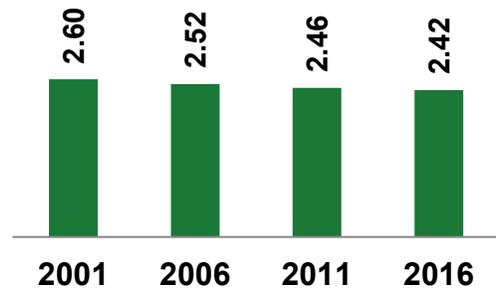
Number of households by type



Living arrangements

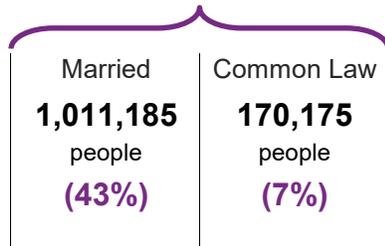
222,655 or 34%	of single adults (age 20-34) live with their parents
252,740 or 13%	of adults (age 15-64) live alone
87,110 or 25%	of seniors (age 65-84) live alone
20,105 or 39%	of seniors (age 85+) live alone

Average household size

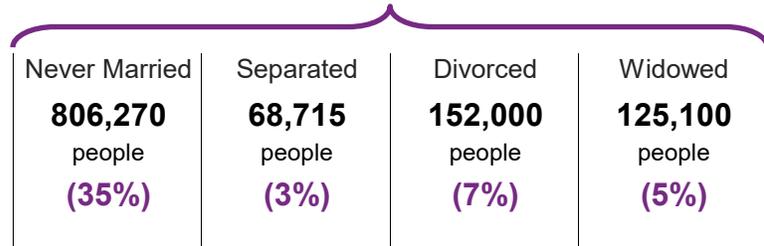


Marital status

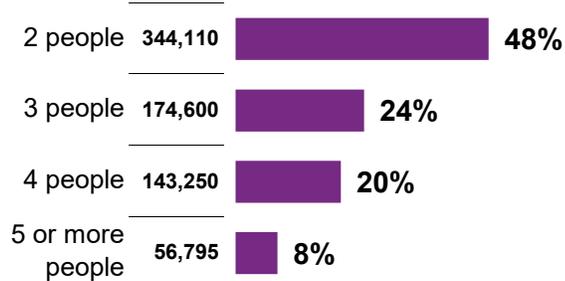
Married or living common law



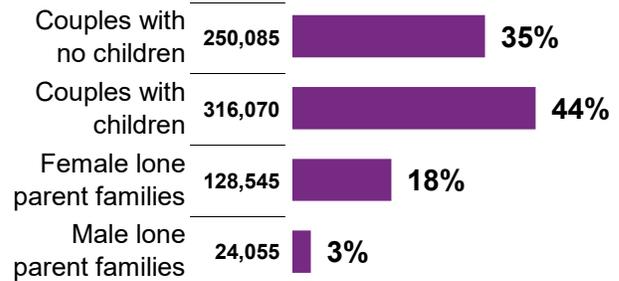
Not married and not living common law



Number of census families by size of family



Number of census families by family type



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.

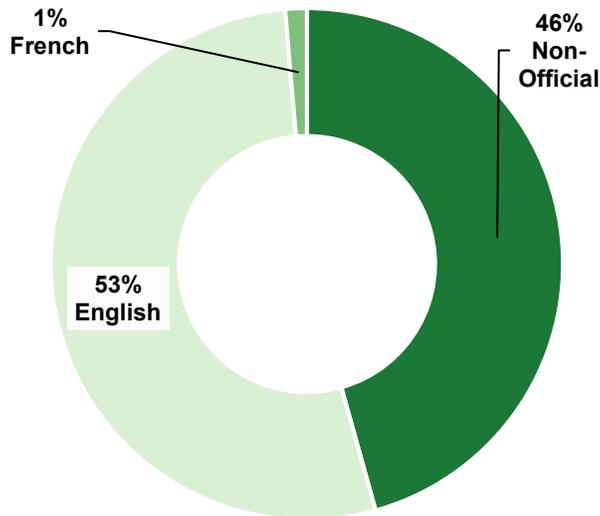
Living arrangements provides information about some select family characteristics of adults in the area. **Single adults (age 20-34) living with their parents** refers to people age 20 to 34 who are children in a census family (as in sons, daughters, or grandchildren). This category does not include 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.

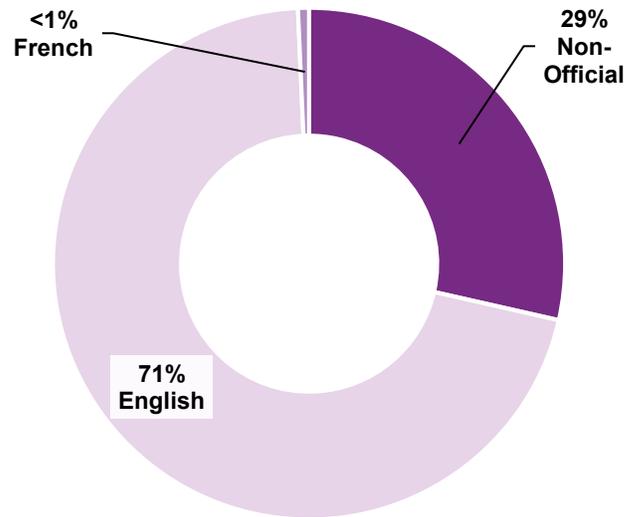
More information can be found in Statistics Canada's 2016 Census reference materials
[2016 Census topic: Families, households and marital status](#)

Language

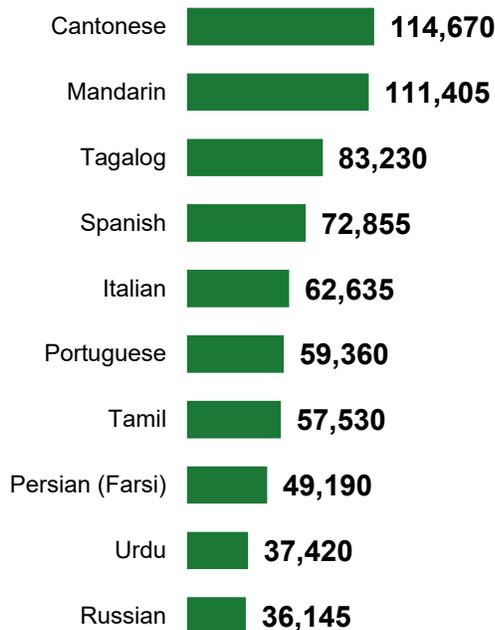
Mother tongue (single-response)



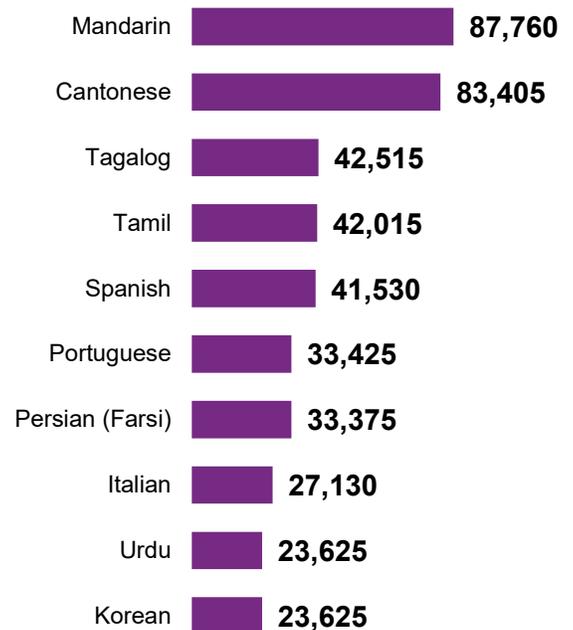
Home language (single-response)



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



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.

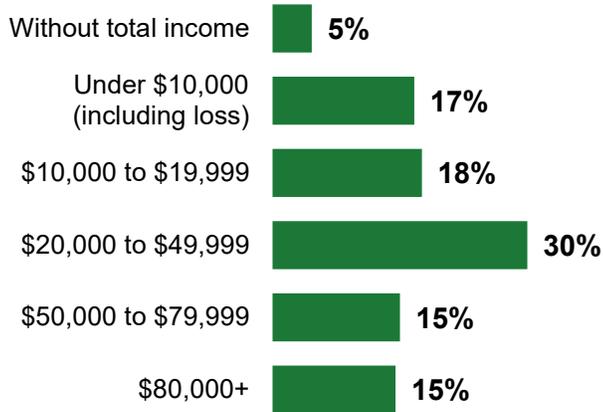
Knowledge of official languages refers to whether the person can conduct a conversation in English, French, in both languages or in neither language. For a child who has not yet learned to speak, this includes languages that the child is learning to speak at home.

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

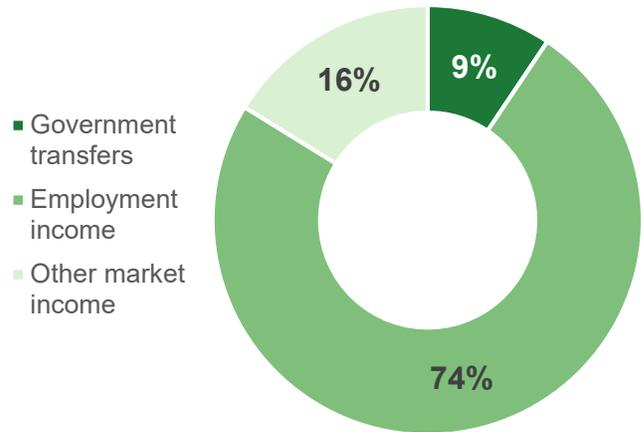
[2016 Census topic: Language](#)

Individual income & low income

Total individual income (% by groups)



Composition of income



Income sources, individuals age 15+

Income type	Per cent with income of this type	Average amount per individual with this type of income
Total income	95%	\$52,268
Market income	82%	\$54,901
Employment income	69%	\$54,032
Investment income	32%	\$13,584
Government transfers	70%	\$6,631

Low income, population and rates (by age groups)

Age	Low Income Measure (After Tax)	Rate
0-5	42,690	26%
0-17	125,675	26%
18-64	347,775	19%
65+	69,935	17%
All	543,390	20%

Age	Low Income Cut-Off (After Tax)	Rate
0-5	33,950	21%
0-17	98,910	21%
18-64	322,620	18%
65+	47,805	12%
All	469,325	17%

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.

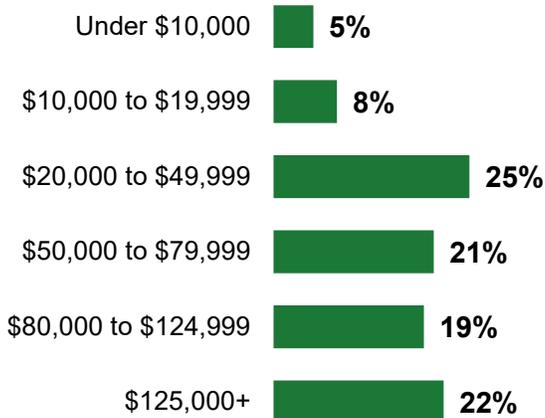
The **Low Income Cut Off (After Tax)** is a different measure that reflects the ability of economic families (or persons not in economic families) to afford necessities of food, shelter and clothing. The LICO threshold varies with the size of the economic family unit, but also with the size of the population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

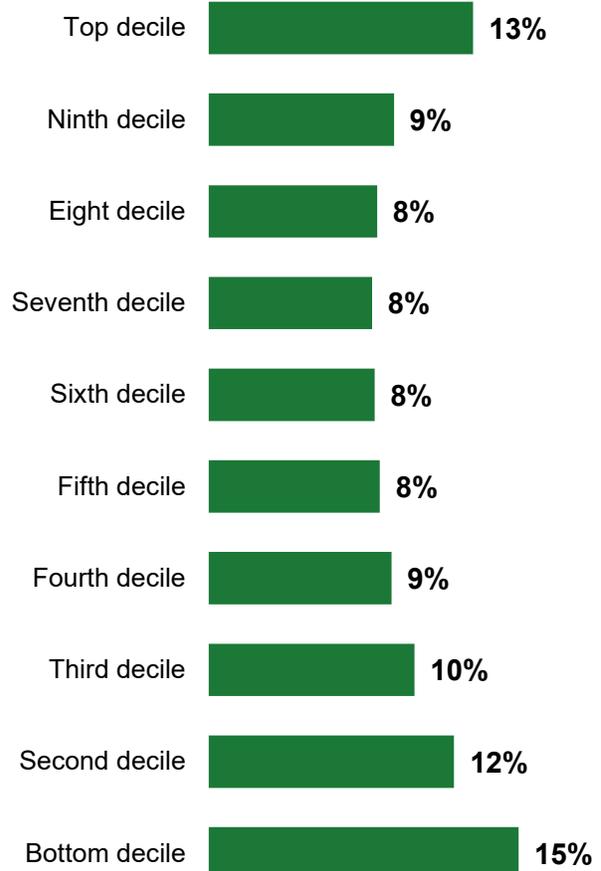
[2016 Census topic: Income](#)

Household & family income, poverty

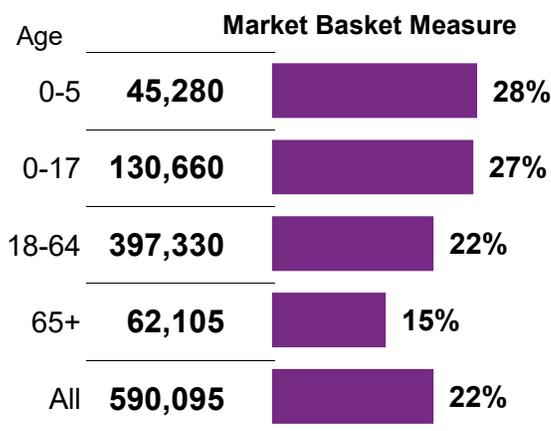
Total household income (% by groups)



Economic family income by decile group



Poverty, population and rates (by age groups)



Total income for households and economic families by type

	Count	Avg. Size	Mean Income	Median Total Income
Households	1,112,930		\$102,721	\$65,829
One-person households	359,990		\$55,409	\$38,018
Two-or-more person households	752,940		\$125,340	\$82,908
Economic families	705,600	3.1	\$127,312	\$82,859
Couple families without kids or other relatives	221,085	2.0	\$127,461	\$83,232
Couple families with kids or other relatives	317,230	4.0	\$155,188	\$102,273
Lone parent families	137,685	2.7	\$70,494	\$51,040
Persons not in economic families	517,005		\$47,407	\$31,059

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.

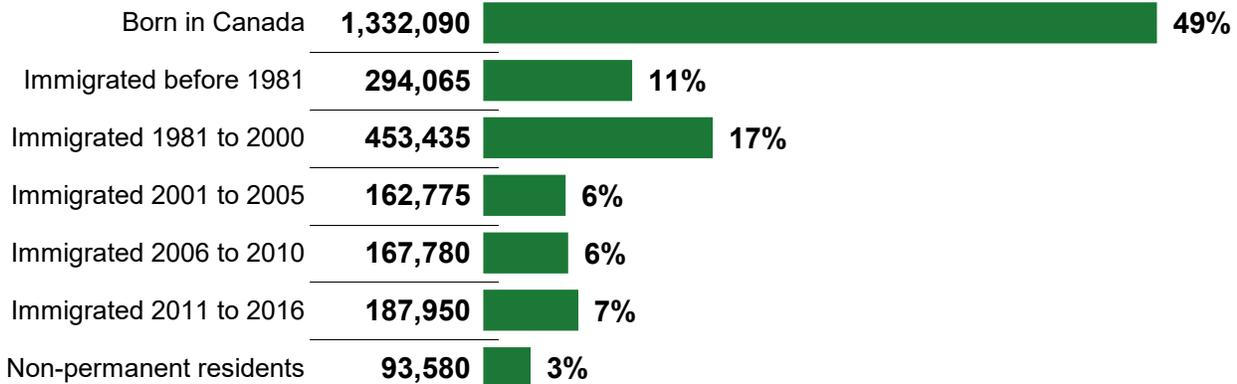
Poverty, population and rates (by age groups) provides data on a third measure of low income, the Market Basket Measure. Canada's Poverty Reduction Strategy designated the MBM as Canada's official poverty line in September, 2018. These figures are estimates based on earlier definitions of the Market 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.

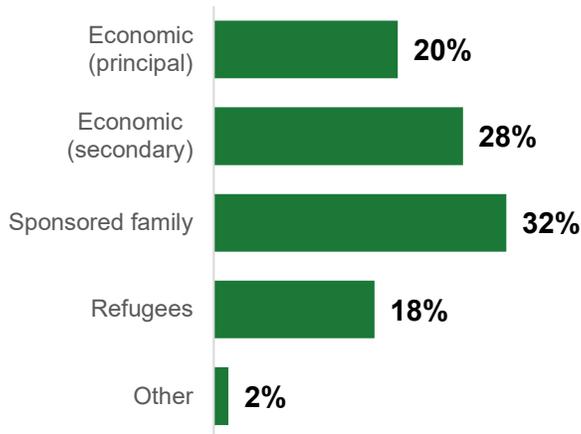
More information can be found in Statistics Canada's 2016 Census reference materials
[2016 Census topic: Income](#)

Immigration

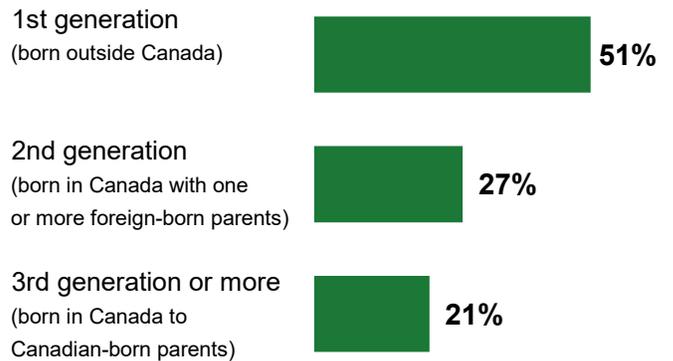
Immigrant status and period of immigration



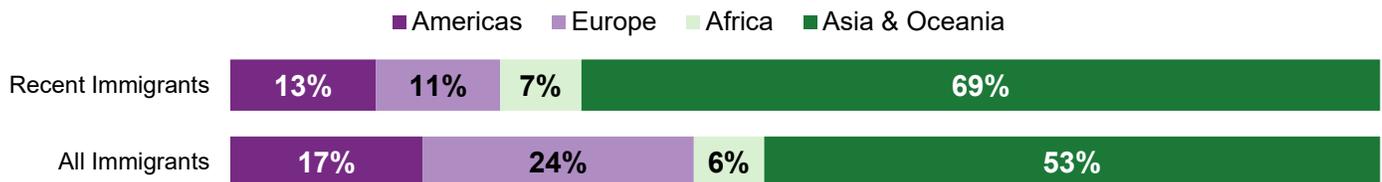
Admission category (landed after 1980 only)



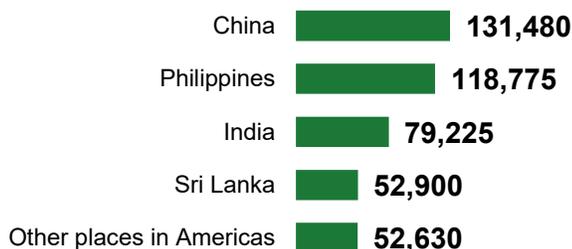
Generation status



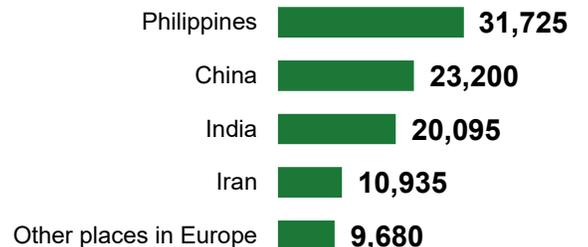
Place of birth of immigrants by world region



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:

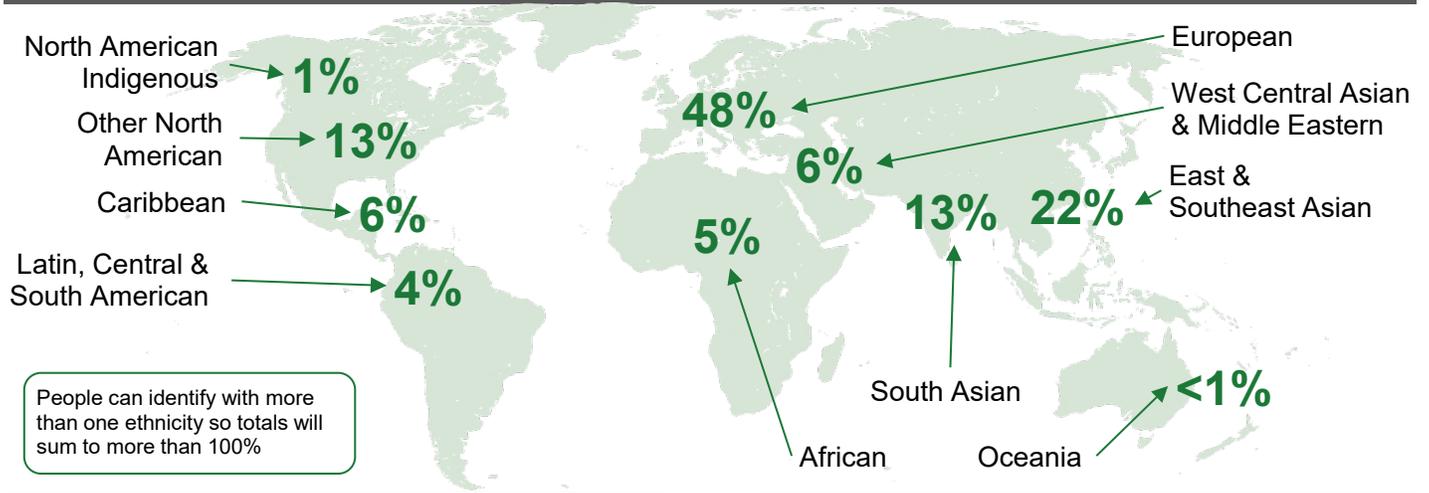
First generation includes persons who were born outside Canada. For the most part, these are people who are now, or once were, immigrants to Canada; **Second generation** includes persons who were born in

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

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

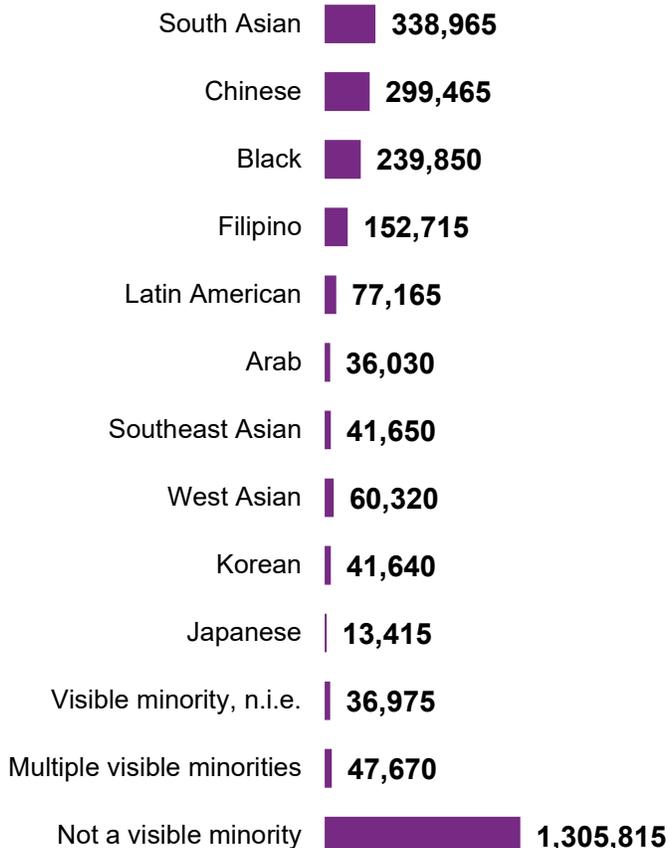
Ethnocultural diversity

Ethnic origins by world region, 2016

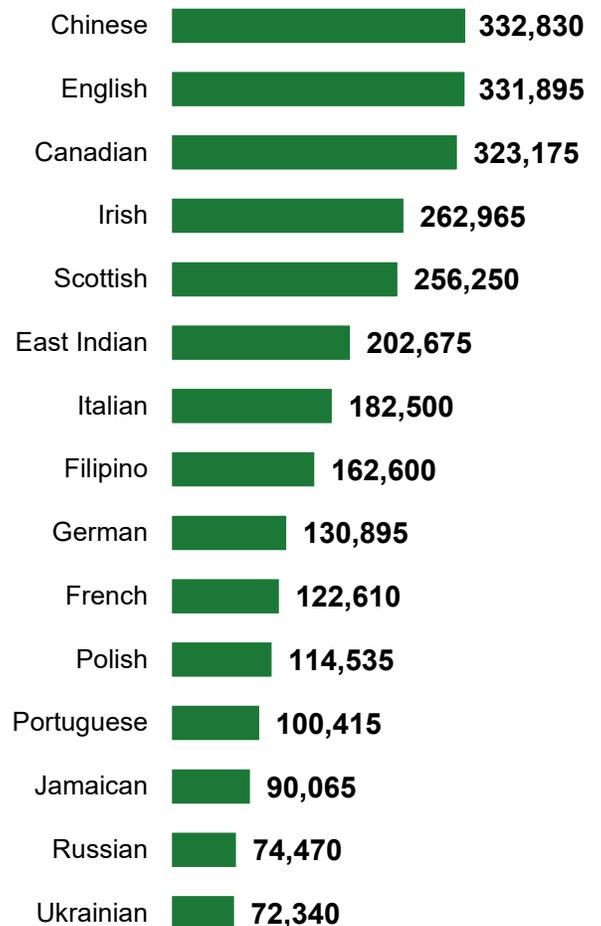


Visible minority populations, 2016

Visible minority population **51%**



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.

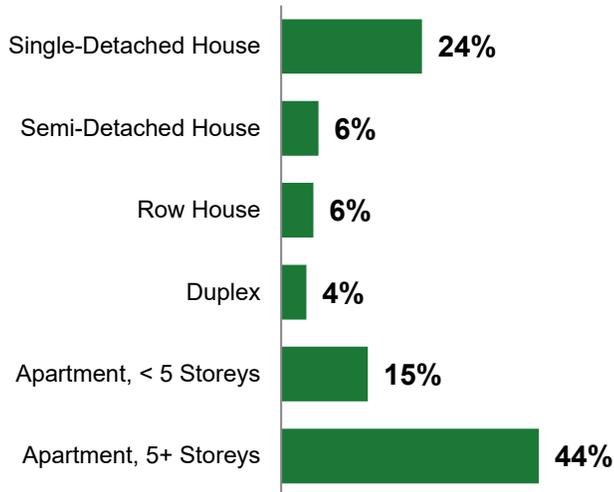
More information can be found in Statistics Canada's 2016 Census reference materials

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

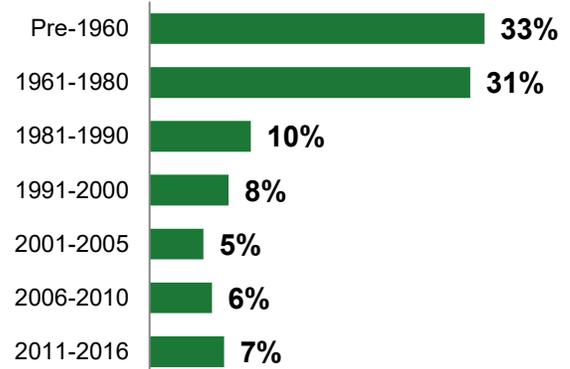
Housing & mobility

Private dwellings by structure type

Total Private Dwellings **1,179,057**



Period of construction



Occupied dwellings by condominium status

Condos: 292,265 **Not condos: 820,665**



Households by tenure

Renter households: 525,835

Owner households: 587,095



Shelter costs

Renter Households			Owner Households		
	City Avg.			City Avg.	
Median Shelter Cost	\$1,201	\$1,201	Median Shelter Cost	\$1,496	\$1,496
Mean Shelter Cost	\$1,242	\$1,242	Mean Shelter Cost	\$1,682	\$1,682
Unaffordable Housing	46.8%	46.8%	Unaffordable Housing	27.4%	27.4%
Subsidized Housing	15.1%	15.1%	With a mortgage	57.5%	57.5%

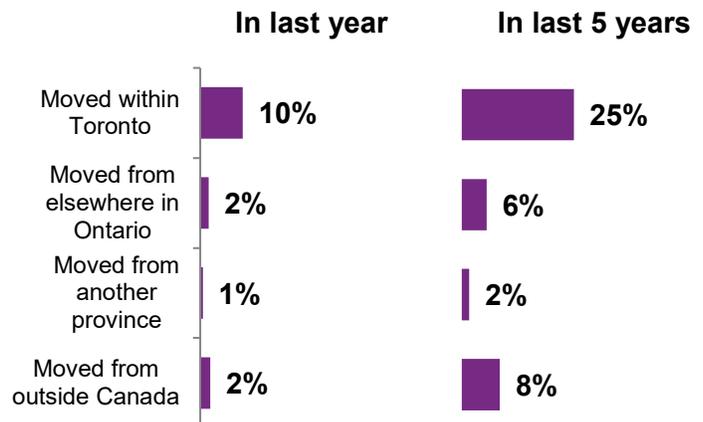
Core Housing Need

Total Occupied Private Dwellings **1,112,930**

Total hhlds in Core Housing Need **240,780**

Households spending 30% or more of total household income on shelter costs	406,070	37%
Occupied dwellings with inadequate housing (in need of major repairs)	78,600	7%
Households with unsuitable housing (below National Occupancy Standard)	134,825	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.

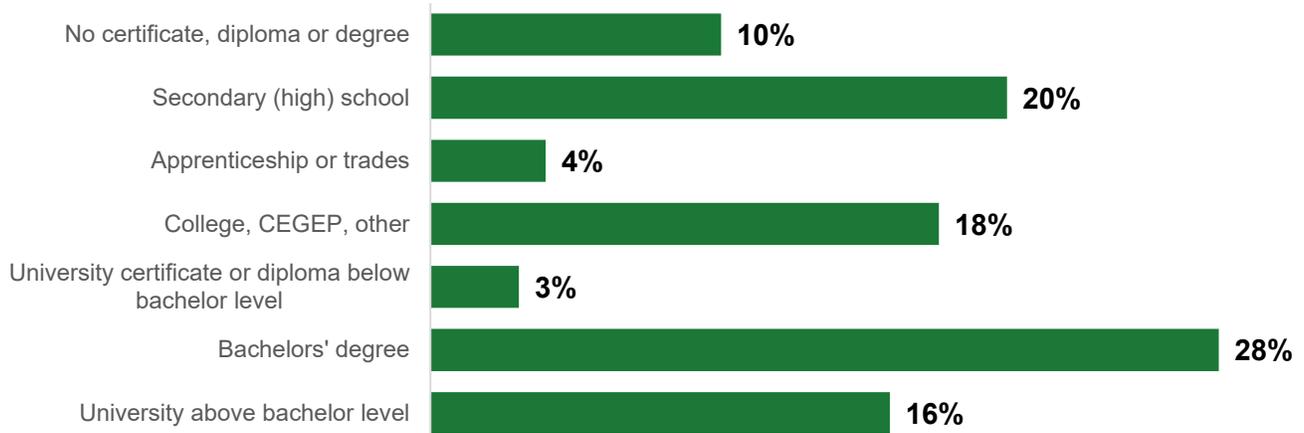
More information can be found in Statistics Canada's 2016 Census reference materials

[2016 Census topic: Housing](#)

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

Education & labour

Educational attainment



Labour force status

Unemployment Rate	8.2%	Participation Rate	64.7%	Employment Rate	59.3%
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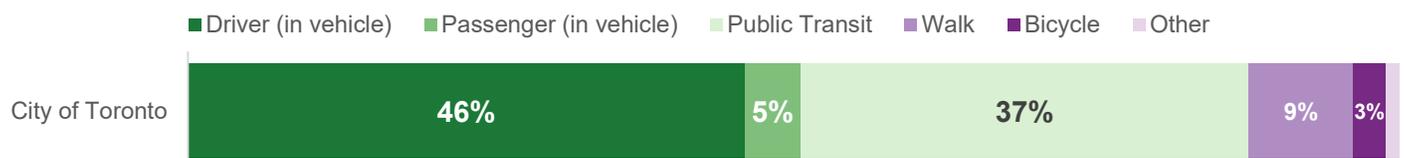


Work activity in 2015

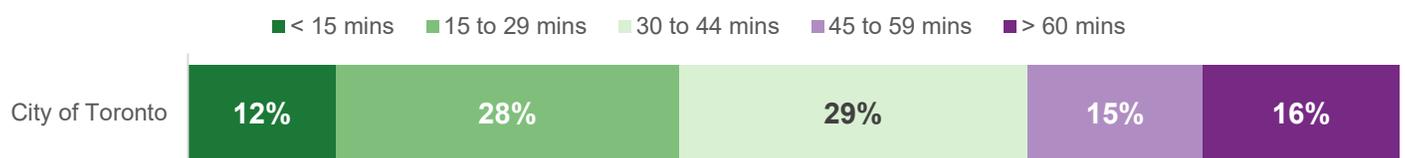


Average weeks worked in 2005	42.3	Median income FY/FT workers	\$55,246	Median income all workers	\$33,602
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Main mode of commuting to work



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	
Community Planning	Henry Tang Senior Planner City of Toronto (Downtown Section) 416-392-7613 Henry.Tang@toronto.ca
Parks, Forestry and Recreation	Lora Mazzocca Planner Parks, Forestry and Recreation 416-396-5106 Lora.Mazzocca@toronto.ca
	North Toronto Memorial Community Centre 416-392-6591
	Central Eglinton Community Centre 416-392-0511
	Maurice Cody Community Centre 416-392-0747
Toronto District School Board (TDSB)	Alejandro Cifuentes, Senior Land Use Planner 416-393-0574 acifuentes.tlc@tdsb.on.ca
Toronto Catholic District School Board (TCDSB)	Daniella Marcone Planning Technician TCDSB Planning Services 416-222-8282 x2911 daniella.marcone@tcdsb.org
Library	Northern District Library 416-393-7610
	Mount Pleasant Library 416-393-7737
Child Care Facilities	
	Abc Academy Helen Brydges 647-349-2229
	Allenby Day Care Carol Mayne 416-487-7108
	Central Eglinton Children's Centre Deirdre Munroe 416-440-0383
	Curious Caterpillars – Petman Ave Dennielle Lacroix 647-501-7386
	Epic School Carolyne Cybulski 416-489-0132
	French Connection Mariam Roghani 416-485-1678
	Little Tots' Manor

	Delene Spragge 416-485-5515
	Little Tots' Manor 2 Kayla Gosse 416-485-5515
	Manor Road Co-Operative Nursery School Faryl Kates 416-489-9554
	Manor Montessori School 2 Janet Milkas 416-488-7370
	Manor Montessori School 3 Dana Stewart 416-488-4218
	Maurice Cody Kimberly Stevenson 416-484-4071
	Monarch Manor Daniel Gosson 416-544-8686
	North Toronto Early Years Learning Centre – Avenue Road Catriona Smith 416-544-0133
	Purple Tree Child Care Inc. Debra Levin 416-932-9119
	Special Moments Child Care Centre Judy Mendez 416-482-2675
	St. Clement's Early Learning School Marsha Hamilton 416-489-0822
	St. Monica's Satellite (Central Eglinton) Deirdre Munroe 416-440-0383
	Tiny Bumblebees Child Care Inc. Elisa Oyuela 416-623-8016
	The Beez Kneez Lytton Park Alyson Chapman 416-483-0705
	The Beez Kneez Millwood Alyson Chapman 416-483-0705
	Upper Yonge Village Day Care Centre Daniela Durisova 416-487-2861

Sources:

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 - b. Children's Services
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5. **Parkland Acquisition: Strategic Directions Report**, City of Toronto, Economic Development Culture and Tourism, September 2002
6. The Fun Guide, Toronto Parks, Forestry and Recreation, Toronto and East York District
7. Toronto District School Board Website: www.tdsb.on.ca
8. Toronto Catholic District School Board Website: www.tcdsb.org