GOLDBERG GROUP

COMMUNITY SERVICES & FACILITIES STUDY

PROPOSED SITE PLAN & ZONING BY-LAW AMENDMENT APPLICATION

1437 – 1455 Queen Street West
City of Toronto

Prepared for :
Jameson Plaza Limited

April 2023

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1.0   Introduction

Goldberg Group has been retained by Jameson Plaza Ltd. (the "Owner") to prepare a study of the services and facilities that are currently available within the surrounding area of the property municipally known as 1437-1455 Queen Street West (the "subject site"), in the City of Toronto. This study provides an inventory and analysis of the range of facilities and services that are available or planned for existing and future residents within the area surrounding the subject site.

The proposed redevelopment seeks amendment to the Zoning By-law Amendment (ZBA) to permit the construction of a 12-storey mixed-use building with retail on the ground floor facing Queen Street West. The development will contain a total of 249 dwelling units, with a total gross floor area (GFA) of 17,576 square metres, resulting in a total Floor Space Index (FSI) of 5.48, calculated in accordance with the GFA calculation of 569-2013.

1.1   Purpose

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

1.2   Methodology

The methodology for this study involved several steps including:

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

1.3   Study area Delineation

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

1.4   Data Collection

The demographic section of this CSFS is based on Census Canada data drawn from the Statistics Canada Census – South Parkdale and Roncesvalles Neighbourhood profiles.

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

- Enrollment;
- Utilization;

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

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

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

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

2.0 Social Demographic Profile

The following demographic profile is based on the Statistics Canada Census – South Parkdale and Roncesvalles Neigbourhood profiles. At the time of preparing this study, Statistics Canada has not released Neighbourhood information for year 2021; for this reason, the demographic information on this report is based on data from year 2016. Neighbourhood profile data has been distilled into tables in the sections that follow. Both, South Parkdale Neighbourhood and Roncesvalles Neighbourhood profile data referenced in this section are found in **Appendix B**

2.1   Population Profile

From 2011 to 2016 South Parkdale saw an overall population increase of 2.81%, while Roncesvalles saw a population decrease of 0.50%. The "Working Age" cohort, those 25-64 years of age, makes up the majority of the study area's population in 2016, with 67% (24,535 persons). The study area has lower proportions of Children (age 0-14), Youth (age 15-24) and Seniors (age 65+) than the City of Toronto average, as detailed in Table 2.1A.

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

Population Breakdown	South Parkdale		Roncesvalles		Study Area		City of Toronto	
Age Cohort	**#**	**%**	**# (*)**	**%**	**#**	**%**	**#**	**%**
Children (age 0-14)	2,115	10	2,290	15	4,405	12	398,135	15
Youth (age 15-24)	2,275	10	1,295	9	3,570	10	340,275	12
Working (age 25-64)	14,915	68	9,620	65	24,535	67	1,566,225	57
Seniors (age 65+)	2,540	12	1,670	11	4,210	11	426,945	16
Total	21,849	100	14,974	100	36,823	100	2,731,580	100

 (*) Data taken from Statistics Canada. Census of Population 2016 for Census Tracts 0047.02, 0047.03, 0047.04, 0048.00 and 0052.00.

2.2   Family Composition

Table 2.2A indicates that the majority of families within the study area are comprised of couples without children (42%), which is a considerable higher proportion than that of the City of Toronto at 35%. Couples with children represent 37% of families within the study area, versus 44% for the City of Toronto as a whole. The Lone Parent cohort represents 21% of families within the study area, the same than the City of Toronto average.

The largest proportion of family size found in the study area is the 2 person families, representing 56% of all families. Larger Families with 5 or more people represent 5% of the total families included in the study area, smaller proportion when compared to the City of Toronto at 8%.

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

	South Parkdale		Roncesvalles		Study Area		City of Toronto	
	No.	**%**	**No.**	**%**	**No.**	**%**	**No.**	**%**
All Families								
Couples with Children	1,425	32	1,595	43	3,020	37	316,070	44
Couples without Children	1,945	43	1,480	40	3,425	42	250,085	35
Lone-Parent	1,120	25	615	17	1,735	21	152,600	21
TOTAL	**4,490**	**100**	**3,690**	**100**	**8,180**	**100**	**718,755**	**100**
Size of Family								
2 People	2,695	60	1,900	51	4,595	56	344,110	48
3 People	990	22	810	22	1,800	22	174,600	24
4 People	610	14	760	21	1,370	17	143,250	20
5 or more People	200	4	225	6	425	5	56,795	8
TOTAL	**4,465**	**100**	**3,695**	**100**	**8,190**	**100**	**718,755**	**100**

2.3   Households and Dwellings

As shown in Table 2.3A, 1- and 2-person households represent just over half of households in the study area (51%), as compared to 62% for the City of Toronto. There are a total of 36,823 persons living in 18,275 private households in the study area, resulting in an average number of 2 persons per household, greater than the City of Toronto average of 2.45.

Table 2.3A – Household Size (2016 Census)

Household Size	South Parkdale		Roncesvalles		Study Area		City of Toronto	
	No.	%	No.	%	No.	%	No.	%
1 person	5,855	51	2,710	39	8,565	25	359,955	32
2 persons	3,355	30	2,095	30	5,450	26	333,425	30
3 persons	1,165	10	920	13	2,085	17	175,720	16
4 persons	655	6	800	12	1,455	16	146,580	13
5 or more persons	360	3	360	5	720	16	97,245	9
Total:	**11,390**	**100**	**6,885**	**100**	**18,275**	**100**	**1,112,925**	**100**

As indicated in Table 2.3B, 44% of private dwellings in the study area are within apartment buildings with 5 or more storeys, the same proportion than the City of Toronto. South Parkdale neighbourhood shows a considerably higher proportion of this housing type (63%), compared to Roncesvalles neighbourhood at 24%. Apartments with less than 5 storeys represent 33% of the dwellings in the study area, considerably higher than the City of Toronto at 15%. Single detached homes or detached duplexes and semi-detached dwellings represent 14% of housing types in the study area, compared with 30% of the housing stock in the City.

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

	South Parkdale	Roncesvalles	Study area	City of Toronto
Total Number of Private Dwellings	**11,390**	**6,890**	**18,280**	**1,179,057**
Housing Type	**%**	**%**	**%**	**%**
Single Detached House	2	10	6	24
Semi-Detached House	1	15	8	6
Row House	3	5	4	6
Apartment, Detached Duplex	2	7	5	4
Apartment, less than 5 Storeys	29	39	33	15
Apartment, 5+ Storeys	63	24	44	44
	100	**100**	**100**	**100**

Table 2.3C indicates that 75% of households in the study area reside in dwellings that are rented. This represents a larger proportion of households occupying rented dwellings as compared to the City, where only 47% of households reside in rental tenure housing. Of the two neighbourhoods that conform the study area, South Parkdale shows a significantly higher percentage of renters (87%) compared to Roncesvalles (56%). The number of owned dwellings within the study area is lower than the City of Toronto at 25%, compared to the City at 53%.

Table 2.3C – Households by Tenure (2016 Census)

	South Parkdale		Roncesvalles		Study area		City of Toronto	
Tenure	No.	%	No.	%	No.	%	No.	%
Owned	1,530	13	3,000	44	4,530	25	587,095	53
Rented	9,860	87	3,890	56	13,750	75	525,835	47
Total Households	**11,390**	**100**	**6,890**	**100**	**18,280**	**100**	**1,112,930**	**100**

Data of dwellings by period of construction, as shown in **Table 2.3D**, indicates that 81% of all dwelling units within the study area were constructed until 1980. Within the last 15 years (2001 - 2016), construction of residential dwellings has been very slow in the area, representing only 10% of the total private dwellings in the study area. This minimal recent construction significantly lags the City of Toronto overall, where 18% of current dwellings were constructed during the same 15 year period (2001-2016). More recent development applications that have been proposed, approved and/or under construction, as detailed in later sections of this report, identify that construction trends may be changing in study area.

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

	South Parkdale	Roncesvalles	Study Area	City of Toronto
Period of Construction	%	%	%	%
1960 or Before	42	70	56	33
1961 – 1980	30	20	25	31
1981 – 1990	9	3	6	10
1991 – 2000	5	2	3	8
2001 – 2005	2	1	1	5
2006 – 2010	5	3	4	6
2011 – 2016	7	2	5	7

2.4   Ethnicity and Immigration

Within the study area, both neighbourhoods show very different percentages in relation to visible minority population. In South Parkdale 48% of the population has visible minority status, while Roncesvalles shows a 26% of visible minority population; both neighbourhoods house a smaller visible minority population compared with the City's average of 51%. **Table 2.4A** details the Top Ten Ethnic Origin Groups within both studies neighbourhoods as detailed in the 2016 Census. The City of Toronto comparison has not been included given that ethnic origin groups differ in the City as a whole. As the data indicate, the three largest single ethnic origin groups in the study area are residents of British Islands origin, followed by English and Irish. It should be noted that the percentage is of the top ten ethnicities and does not differentiate between multiple ethnicity responses by an individual. For example, a respondent can identify with more than one ethnicity.

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

Ethnic Background	South Parkdale # of persons	%	Ethnic Background	Roncesvalles # of persons	%
British Isles	6,165	24%	British Isles	6,485	26%
English	3,160	12%	English	3,460	14%
Irish	2,975	12%	Irish	3,210	13%
Canadian	2,700	11%	Scottish	2,930	12%
Scottish	2,620	10%	Canadian	2,765	11%
Tibetan	1,920	8%	French	1,455	6%
Filipino	1,605	6%	German	1,380	6%
French	1,540	6%	Polish	1,370	6%
German	1,435	6%	Italian	960	4%
Polish	1,195	5%	Portuguese	765	3%
TOTAL	**25,315**	**100%**	**TOTAL**	**24,780**	**100%**

The following **Table 2.4B** provides population data by period of immigration. Compared to the City of Toronto, the study area has a lower overall proportion of immigrants (41% vs. 51%). Among the immigrant population, in the study area a majority of immigrants (53%) arrived before year 2000. Same thing occurred in the City where 55% of immigrants arrived before year 2000.

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

	South Parkdale No.	%	Roncesvalles No.	%	Study Area No.	%	City of Toronto No.	%
Non-Immigrants	**11,030**	**53**	**10,080**	**68**	**21,110**	**59**	**1,332,090**	**49**
Immigrants	**9,630**	**47**	**4,790**	**32**	**14,420**	**41**	**1,359,585**	**51**
Before 1981	1,595	17	1,565	33	3,160	22	294,065	22
1981 – 2000	3,040	31	1,475	31	4,515	31	453,435	33
2001 – 2005	1,065	11	400	8	1,465	10	162,775	12
2006 – 2010	1,535	16	445	9	1,980	14	167,780	12
2011 – 2016	1,690	18	510	11	2,200	15	187,950	14
Non permanent residents	705	7	395	8	1,100	8	93,580	7
TOTAL	**20,660**	**100**	**14,870**	**100**	**35,530**	**100**	**2,691,675**	**100**

The following **Table 2.4C** shows the distribution of the ten mother tongue non-official languages in both neighbourhoods of the study area. The City of Toronto comparison has not been included as the City's Top Ten Mother Tongue Languages differ from the study area. Within the study area an average of approximately 64% of its population identifies that English is their mother tongue language; however, this percentage is considerably larger in Roncesvalles (70%) than in South Parkdale (58%).

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

| Language | South Parkdale | | Language | Roncesvalles | |
	# of persons	%		# of persons	%
Tibetan	1,775	32%	Polish	550	19%
Tagalog	815	15%	Portuguese	450	16%
Polish	570	10%	French	335	12%
Spanish	540	10%	Tibetan	305	11%
French	410	7%	Hungarian	295	10%
Vietnamese	380	7%	Spanish	245	9%
Portuguese	305	5%	Cantonese	220	8%
Cantonese	260	5%	Vietnamese	200	7%
Tamil	255	5%	Ukranian	150	5%
Amharic	250	4%	Tamil	125	4%
TOTAL	**5,560**	**100%**	**TOTAL**	**2,875**	**100%**

English (Official Language)	58%	English (Official Language)	70%
French (Official Language)	2%	French (Official Language)	2%
Non-Official	40%	Non-Official	28%

2.5   Income, Education and Labour Force

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

In 2016, the average household income for the Study area ($72,500) was significantly lower than the City's average household income ($103,000), as shown in **Table 2.5A**. The median household income for the study area was also significantly less at $52,000, compared to the median income for the City at $66,000. The 2016 profile data details Shelter Costs and Low-Income Households. The proportion of households spending more than 30% of household income on shelter is higher in the study area for renters and owners (44%), as compared to the proportion of the City's renters and owners (37%).

Table 2.5A – Household income (2016)

	South Parkdale	Roncesvalles	Study Area	City of Toronto
Total households	**11,390**	**6,885**	**18,275**	**1,112,930**
	%	**%**	**%**	**%**
Under $10,000	7	5	6	5
$10,000 to $19,999	17	12	15	8
$20,000 to $49,999	35	24	30	25
$50,000 to $79,999	20	18	19	21
$80,000 to $124,999	14	17	15	19
$125,000 and over	7	24	15	22
TOTAL	**100**	**100**	**100**	**100**
Average Household Income	**$56,000**	**$89,000**	**$72,500**	**$103,000**
Median Household Income	**$42,000**	**$63,000**	**$52,500**	**$66,000**
1-Person Households				
Average Household Income	**$36,000**	**$45,000**	**$40,500**	**$55,000**
Median Household Income	**$27,000**	**$30,000**	**$28,500**	**$38,000**

As **Table 2.5B** indicates, the study area is identified as having a smaller proportion of educational attainment when compared with the City as a whole. 62% of the population has obtained a postsecondary certificate/diploma/degree compared to 69% of the City's population. The number of residents that have not received either a certificate/ diploma/degree is higher in the study area (15%) versus the City, at 10%. The data identifies that the number of people within the study area that have attained a level of education that is at or higher level than a bachelor's degree is 38% versus the City of Toronto at 44%.

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

	South Parkdale	Roncesvalles	Study Area	City of Toronto
	%	**%**	**%**	**%**
No Certificate/Diploma/Degree	**16**	**14**	**15**	**10**
Certificate/Diploma/Degree	**84**	**85**	**85**	**90**
High School Diploma or Equivalent	24	22	23	20
Postsecondary Certificate, diploma, or degree	60	63	62	69
Apprenticeship or trades certificate or Diploma	6	3	5	4
College, CEGEP or other Non-University Certificate or Diploma	20	14	17	18
University Certificate or Diploma below Bachelor level	2	3	3	3
University Certificate, Diploma, or degree at Bachelor Level or Above	32	43	38	44
Bachelor's Degree	23	27	25	28
University Certificate, Diploma or Degree above Bachelor Level	9	16	13	16
Total Population 15+	**100**	**100**	**100**	**100**

Labour force status is outlined in **Table 2.5C**. The labour force participation rate in the study area is 72%, above the City of Toronto's rate of 65%. The unemployment rate is equal in the in the study area than the City, both at 8%. Approximately 6% of those in the labour force are unemployed, which is marginally higher by 1% than the City of Toronto's average.

Table 2.5C – Labour Force Status (2016 Census)

	South Parkdale	Roncesvalles	Study Area	City of Toronto
	%	%	%	%
In the Labour Force	**71**	**72**	**72**	**64**
Employed	65	67	66	59
Unemployed	6	5	6	5
Not in the Labour Force	**29**	**28**	**29**	**35**
Employment Rate	**65**	**67**	**66**	**60**
Unemployment Rate	**9**	**7**	**8**	**8**
Participation Rate	71	72	72	65

2.6   Summary

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

- Between 2011 and 2016 the population of the two neighbourhoods than conform our study area showed different dynamics. South Parkdale population increased by 2.81%, while Roncesvalles population decreased by 0.5% in the same period of time;

- The study area has a smaller proportion of Children and Youth (age 0 - 24) at 22%, compared to the City of Toronto at 27%. The largest age cohort is Working (age 25 - 64) at 67% which is significantly higher than the City as a whole (57%).

- The study area is generally characterized by private households consisting of 1 person and 2 persons, representing 51% of all households combined, with an overall average of 2 persons per household, as compared with the City's proportion of 62% and 2.45 persons per household respectively;

- Approximately 44% of dwelling units within both the study area and the City are within apartment buildings with 5 or more storeys. It's worth mentioning that in the study area a higher percentage of this housing typology is found in South Parkdale (63%), while Roncesvalles has only a 24% of this housing typology.

- As of 2016, 25% of residents within study area lived in residential dwellings that were owned, compared to 53% of the City's population who lived in owner-occupied dwellings. Housing tenure also shows a big difference between the two neighbourhoods that conform the study area: South Parkdale shows a 13% of owners, while Roncesvalles shows a 44%.

- Within the last 15 years (2001 - 2016), only 10% of dwelling units in the study area were constructed, well below 18% in the City of Toronto during the same time period. Within the

study area, 81% of dwellings were constructed before 1980, compared to 64% in the City during the same period;

- 48% of South Parkdale's and 26% of Roncesvalles population are considered a visible minority, both of them lower than the City average of 51%. The largest three ethnic origin groups in the study area are British Isles, English and Irish.

- The study area has a lower proportion of immigrants (41%) than the City (51%), characterized by a majority of immigrants arriving before year 2000;

- English represents the largest proportion of mother tongue languages within the study area (South Parkdale, 58% and Roncesvalles 70%).

- The median household income in 2016 was significantly less at $52,500, compared to the City's median income at $66,000;

- The average household income was also significantly smaller in 2016 at $72,500 compared to the City's average of $103,000;

- The area can generally be characterized with a high level of educational attainment, with 62% of the population over the age of 15 years having received a post-secondary certificate/diploma/degree as compared with the City average of 69%;

3.0   Community Facilities and Services

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

3.1   Schools

The following sections provide utilization data on the local area schools. It includes school locations that are within the study area; also, it identifies the school sites whose attendance boundaries include the subject site. Utilization data has been obtained from the Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB). The pupil yields expressed in the tables below are representative of the net increase of 250 new dwelling units that are constructed in the subject application.

3.1.1 Toronto District School Board (TDSB)

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

Table 3.1.1A – Projected Student Yields (TDSB)

TDSB Pupil Yield	No. of Units	TDSB Pupil Elementary Students	TDSB Pupil Secondary Students	Estimated Number of Students Generated by Development
	250	10	3	13

As detailed above, a total of thirteen (13) additional students are expected to be generated by the subject proposal, which comprises ten (10) elementary school aged students and three (3) secondary school students.

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

Table 3.1.1B – TDSB Schools Within and Proximal to Study area (As of February 2023)

SCHOOL	LOCATION	AGE RANGE	DISTANCE FROM SUBJECT SITE
Elementary			
Alexander Muir/Gladstone Avenue Junior and Senior Public School	108 Gladstone Avenue	Junior Kindergarten – Grade 8	1.3 km
Dr. Rita Cox – Kina Minogok Public School *	100 Close Avenue	Junior Kindergarten – Grade 8	600 m
Fern Avenue Junior and Senior Public School	128 Fern Avenue	Junior Kindergarten – Grade 8	1.2 km
Howard Junior Public School	30 Marmaduke Street	Junior Kindergarten – Grade 6	2.2 km
Parkdale Junior and Senior Public School	78 Seaforth Avenue	Junior Kindergarten – Grade 8	350 m
Secondary			
Parkdale Collegiate Institute *	209 Jameson Avenue	Grade 9 – Grade 12	140 m

Local Catchment Area School*

Table 3.1.1C – TDSB School Utilization (As of October 31, 2022)

School:	Capacity	Enrollment	Utilization Rates (%)
Elementary Schools			
Dr. Rita Cox – Kina Minogok Public School	1,046	758	33%
Secondary Schools			
Parkdale Collegiate Institute	798	641	80%

Table 3.1.1C illustrates that both schools are operating below capacity levels. Hence, at the moment there is enough capacity to accommodate students from this development in the assigned schools.

The TDSB is planning to prepare an accommodation study to review the underutilization of some secondary schools in the area, being Parkdale Collegiate Institute included in the study. The timeframe of the study has not been decided yet.

It is important to note that should capacity not be available in the locally assigned schools at the time of occupancy, the TDSB will assist in determining where to redistribute additional students in the event of over capacity. Depending on school utilization, capital improvements, planned program moves/expansions, and a range of other factors that may exist at that time, students may be directed outside of the attendance boundary.

3.1.2 Toronto Catholic District School Board (TCDSB)

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

Table 3.1.2A – Projected Student Yields (TCDSB)

TCDSB Pupil Yield	No. of Units	TCDSB Pupil Elementary Students	TCDSB Pupil Secondary Students	Estimated Number of Students Generated by Development
	250	12	2	14

As **Table 3.1.2C** details, the TCDSB forecasts that the proposed development will yield approximately twelve (12) elementary students and two (2) secondary students.

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

Table 3.1.2B – TCDSB Schools within the Attendance Boundary of the Subject Site (As of March 23, 2023)

SCHOOL	LOCATION	AGE RANGE	DISTANCE FROM SUBJECT SITE
Elementary			
Holy Family Catholic School	141 Close Avenue	Junior Kindergarten – Grade 8	550 m
Secondary			
Bishop Marrocco - Thomas Merton Catholic Secondary School	1515 Bloor Street West	Grade 9 – Grade 12	2.5 km
Chaminade College School (Male Gender)	490 Queens Drive	Grade 9 – Grade 12	10.7 km
Loretto College School (Female Gender)	151 Rosemount Avenue	Grade 9 – Grade 12	4.6 km
St. Mary Catholic Academy	66 Dufferin Park Avenue	Grade 9 – Grade 12	2.6 km

Table 3.1.2C – TCDSB Schools within the Attendance Boundary of the Subject Site (Current as of March 23, 2023)

School:	Portables	Capacity	Enrolment	Utilization Rates (%)
Elementary Schools				
Holy Family Catholic School	0	711	174	24.5
TOTAL:	**0**	**711**	**174**	**24.5**
Secondary Schools				
Bishop Marrocco - Thomas Merton Catholic Secondary School	0	1,158	690	59.6
Chaminade College School (Male Gender)	5	531	906	170.6
Loretto College School (Female Gender)	0	567	424	74.8
St. Mary Catholic Academy	0	714	768	107.6
TOTAL:	**5**	**2,970**	**2,788**	**93.4**

Table 3.1.2C indicates that there is only one Catholic elementary school at this time serving the subject site and is currently undersubscribed by 537 students with a utilization rate of 24.5%. Currently, the anticipated twelve (12) elementary students that would be generated by this proposed development can be accommodated at their local catchment area school.

There are at this time four (4) Catholic secondary schools servicing the study area, of which Bishop Marrocco – Thomas Meron Catholic School is operating below capacity and will have the ability to accommodate the additional students expected from this development. It is located approximately 2.5 km from the subject site. Loretto College School is an all-female gender school also operating below capacity and located 4.6 km from the subject site. Both Chaminade College

School and St Mary Catholic Academy are oversubscribed with utilization rates of 170.6% and 107.6% respectively.

3.2   Parks and Recreation Facilities

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

Table 3.2A - Parks and Recreation Facilities

	Park Name	Location	Area (m²)	Class	Amenities
1	Albert Crosland Park	15 Saunders Avenue	240	N	Drinking Fountain (1), Outdoor Basketball Court (1), Playground (2), Wading Pool (1)
2	Allan A. Lamport Stadium Park	1155 King Street West	770	N	Outdoor Table Tennis (1), Parking Lot (1), Playground (1), Sport Field (1)
3	Beaty Avenue Parkette	66 Beaty Avenue	120	P	Drinking Fountain (1), Playground (1)
4	Beaty Boulevard Parkette	1575 King Street West	940	P	Drinking Fountain (1)
5	Charles G. Williams Park	75 Wabash Avenue	365	N	Playground (1), Splash Pad (1)
6	Close – Springhurst Parkette	70 Close Avenue	200	P	
7	Close Avenue Parkette	116 Close Avenue	175	P	Drinking Fountain (1), Playground (1), Wading Pool (1)
8	Columbus Parkette	1985 Dundas Street West	235	P	Drinking Fountain (1), Fieldhouse (1), Playground (1), Wading Pool (1)
9	Dufferin and King Park	256 Dufferin Street	260	N	Playground (1), Splash Pad (1)
10	Dunn Avenue Parkette	225 Dunn Avenue	145	P	
11	Grafton Avenue Park	23 Roncesvalles Avenue	95	N	
12	Masaryk Park	212 Cowan Avenue	260	N	Drinking Fountain (1), Outdoor Table Tennis (1), Playground (2), Wading Pool (1)
13	Melbourne Avenue Parkette	7 Melbourne Avenue	120	P	Drinking Fountain (1), Playground (1)
14	Rita Cox Park	14 Machells Avenue	235	N	Playground (1), Splash Pad (1)
15	Ritchie Avenue Parkette	77 Ritchie Avenue	110	P	Drinking Fountain (1), Outdoor Table Tennis (1), Playground (1)
16	Sorauren Avenue Park	289 Sorauren Avenue	920	N	Ball Diamond (1), Bottle Filling Station (1), Dog Fountain (1), Dogs Off-Leash Area (1), Drinking Fountain (3), Outdoor Oven (1), Outdoor Tennis Court (2), Sport Field (1)
17	Spencer – Cowan Parkette	80 Spencer Avenue	175	P	Drinking Fountain (1), Playground (1), Wading Pool (1)
18	Springhurst Parkette	Springhurst Avenue	470	P	
19	West Lodge Park	165 Lansdowne Avenue	400	N	Drinking Fountain (1), Fieldhouse (1), Outdoor Basketball Court (1), Playground (1), Skateboard Area (1), Wading Pool (1)
Total Park Area = 5,975 m²					

Class of Parks: P = Parkette, N = Neighbourhood
 (1)   Approximate areas. Measured from Toronto mapping.

The study area is well serviced by neighbourhood parks and parkettes that provide a network of programmed and passive open space easily accessible by walking, cycling or transit. There are a total of nineteen (19) parks surrounding the subject site with a combined area of approximately 0.6 hectares. It's important to note that the area is bordered to the south by the Lakeshore

Boulevard Parklands which increases accessibility to additional nature trails and Ontario Lake. Also, High Park is located to the west of the study area, approximately 2.4 km from the subject site. High Park offers recreational attractions as well as big extensions of natural areas which can be used year-round.

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

- Responding to a changing city – Toronto is rapidly growing and changing in terms of composition and diversity, including a growing number of older adults, people with disabilities and newcomers with different cultural backgrounds. Parks and recreational facilities must attend to the new needs of the City's changing population.
- Reshaping facilities to fit evolving needs – Facility design and operation must evolve according to social and economic trends; user expectations and new facility demands.
- Providing quality facilities – Facilities should meet performance goals in terms of climate change, environment sustainability, energy conservation and accessibility.
- Working with others to meet needs – The City should consider, and in some cases partner with, other providers to duplicate efforts and improve funding, development, and operation facilities.
- Improving accessibility for everyone – Facilities must attend to the needs of diverse communities; people of all ages and abilities helping the development of stronger communities and healthier individuals.
- Resolving the funding challenge – Upgrade or construction of local parks and recreational facilities can be funded from developments in the area, which would help to meet the demand created by the new development; however, funding for repair and maintenance of existing facilities is an issue that must be resolved by the City.

3.3   Community and Recreation Centres

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

There are four community and recreation centres located within the study area: Allan A. Lamport Stadium, Holy Family Community Centre, Masaryk-Cowan Community Recreation Centre, and Parkdale Community Recreation Centre.

Allan A. Lamport Stadium

Allan A. Lamport Stadium is a multi-purpose stadium located at 1155 King Street West. With a capacity of 9,600 seats, it's used for a number of sport programming. The facility is used for soccer, field hockey and rugby. A dome allows the stadium to be used during winter months. Among its facilities, it includes 1 kitchen and 1 multipurpose room with capacity for 50 people.

The Parks and Recreation Facilities Master Plan categorize this stadium as "....a potential candidate for revitalization and enhanced capacity based on its location and attributes".

Holy Family Community Centre

Holy Family Community Centre is located at 141 Close Avenue, 400 metres southeast of the subject site. It offers programs mainly for children and young adults. Among its facilities the Centre comprises 1 gymnasium, and 1 multipurpose room for 50 people. Its drop-in programs include badminton, basketball, floor hockey, multi-sports for girls, open gym, soccer, and volleyball. Many registered programs are offered at the Centre, youth clubs, basketball, martial arts, soccer, and volleyball.

Masaryk-Cowan Community Recreation Centre

Masaryk-Cowan Community Recreation Centre is located at 220 Cowan Avenue, approximately 1.6 km from the subject site. It offers activities and programs to different age groups, and an enhanced youth space. The facility provides a fitness/weight room, one gymnasium, four dressing rooms, six multipurpose rooms with capacity for 50 people each, a kitchen, and a lounge. It offers a variety of programs such as fitness, youth council, badminton, basketball, floor hockey, soccer, and volleyball. It also includes a number of registered programs such as dance for children, youth, and older adult; camps; fitness, pilates and yoga; after school recreation centre; martial arts for kids and adults and basketball and gymnastics for children.

The Parks and Recreation Facilities Master Plan recommends evaluating and engage in the revitalization or replacement of this centre. The replacement facility must be similar in size to the existing one. The City of Toronto, through its Parkdale Hub project, is including the revitalization of the Masaryk-Cowan Community Centre, enhancing its design, and adding space, in order to deliver better recreational programs to the community.

Parkdale Community Recreation Centre

Parkdale Community Recreation Centre is located rough 75 Lansdowne Avenue, just 400 m north of the subject site. It offers a number of facilities and programs for the use of this neighbourhood's population. It features two gymnasiums, five multipurpose rooms with capacity for 50 people, a 25 m indoor pool and a tot pool.

Summary of Community and Recreation Centres

The stadium and the three existing community and recreation centres within the study area will offer a wide range of programming to meet the diverse needs of those within the immediate and broader surrounding community. Capital improvements to both indoor and outdoor facilities are

reviewed annually by the City and are prioritized accordingly. Programming needs will be reassessed and evaluated regularly by the City in response to the population increases and changing demographic characteristics of the surrounding community.

3.4   Toronto Public Libraries

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

For the period 2019 – 2028, the Facilities Master Plan focuses on prioritizing investment in several areas including short- and medium-term priorities for capital investment, investment in the development of new facilities, as well as any maintenance and repair projects required to fill in any gaps. Long-term investment aligned with the FMP will also be considered up to 2037.

There are two (2) public libraries located within the study area: High Park Public Library and Parkdale Public Library.

High Park Public Library

High Park Public Library is located at 228 Roncesvalles Avenue, just 1.5 km northwest of the subject site. This neighbourhood Library seats 50 people, offering equipment for persons with disabilities, 9 Microsoft office workstation, and a large collection of books in Polish. This branch includes one 87 sq. m. community room, with a capacity of 93 people.

The Facilities Master Plan indicates the expansion of this branch has been approved by the Board and it has been included within the 2019-2028 10-Year-Capital-Budget as a Funded Project.

Parkdale Public Library

Parkdale Public Library is a neighbourhood library located at 1303 Queen Street West, 400 m from the subject site. It seats 120 people and offers equipment for persons with disabilities, 23 internet workstations, piano/practice room, the Sun Life Financial Musical Instrument Library, and a youth hub. It includes a 335 sq. m. auditorium for 160 people, and two meeting rooms.

The Facilities Master Plan includes this library in the category of relocation/expansion (new construction). On this note, the City of Toronto Parkdale Hub project includes the reconstruction and expansion of the Parkdale Library branch, providing a better accessibility and a new building just across the street from the existing one.

3.5 Childcare Services

Within the study area there are twelve (12) licensed childcare facilities that are identified by the Toronto Children's Services Division. As of January 2023, the service providers within the study area are listed in **Table 3.5A**.

The total capacity for the childcare facilities within the study area is 944 spaces (**Table 3.5A**). Within the study area, there are no vacant spaces for infants, preschoolers, or school age kids, and less than 1% vacancy for toddlers and kindergarten students. The majority of the licensed childcare centres within the study area were contacted to determine current capacities and vacancies at each facility. Of the total capacity of 944 spaces, only 10 spaces were available as of March 11, 2023, representing an overall vacancy rate of 1%. Currently, there is very limited capacity in childcare facilities to accommodate additional children/students.

Table 3.5A - Child Care Facilities within the Study area (As of March 11, 2023)

	Facility Name	Address	Subsidy	CWELCC		Infant	Toddler	Preschool	Kinder-garten	School Age
1	Bonaventure Child Care Centre	295 Dufferin Street	Yes	Yes	Capacity	10	25	32	-	-
					Vacancy	0	2	0	-	-
2	Ferncliff Daycare and After School Group	128 Fern Avenue	Yes	Yes	Capacity	-	-	32	52	100
					Vacancy	-	-	0	0	0
3	Holy Family Childcare Centre – Queen Victoria	141 Close Avenue	Yes	Yes	Capacity	-	-	-	-	25
					Vacancy	-	-	-	-	0
4	Kids & Company King and Highline	1100 King Street West	No	Yes	Capacity	20	30	24	-	-
					Vacancy	n/a	n/a	n/a	-	-
5	My School Co-Op Nursery School	116 Fermanagh Avenue	No	No	Capacity	-	-	22	-	-
					Vacancy	-	-	?	-	-
6	Ola Day Care Inc.	2211 Dundas Street West	Yes	No	Capacity	-	15	21	-	-
					Vacancy	-	2	0	-	-
7	Parkdale Childcare Centre	78 Seaforth Avenue	Yes	Yes	Capacity	-	15	22	39	60
					Vacancy	-	0	0	2	17
8	Parkdale Early Learning Centre – CDI – 119 Close Ave.	119 Close Avenue	Yes	Yes	Capacity	10	15	24	-	-
					Vacancy	n/a	n/a	n/a	-	-
9	Queen Victoria Child Care Centre	100 Close Avenue	Yes	Yes	Capacity	-	15	24	26	90
					Vacancy	-	4	0	0	3
10	St. Vincent Sunshine	116 Fermanagh Avenue	No	No	Capacity	-	-	-	20	30
						-	-	-	?	?
11	Sunflower House	162 Dunn Avenue	Yes	Yes	Capacity	10	10	24	-	-
					Vacancy	0	0	0	-	-
12	Tiny Explorers Academy	404 Roncesvalles Avenue	No	Yes	Capacity	20	50	32	-	-
					Vacancy	n/a	n/a	n/a	-	-
	TOTAL/SUBTOTAL				**Capacity**	70	175	257	137	305
	TOTAL/SUBTOTAL				**Vacancy**	0	8	0	2	0

CWELCC: *Canada-Wide Early Learning and Child Care.*

3.6 Places of Worship

Table 3.6A indicate that there are fifteen (15) places of worship within the study area and illustrate a range of denominations within the surrounding area context. These places of worship are also noted to provide space and facilities for services/programming, additional community space, and alternative recreational facilities outside of the primary function of religious gathering. Some include before/after school programs, youth groups, social groups, adult education, and rehabilitation programs.

Table 3.6A - Places of Worship within the study area

	Place of Worship	Location
1	Annunciation of the Virgin Mary Greek Orthodox Cathedral	136 Sorauren Avenue
2	Bonar – Parkdale Presbyterian Church	250 Dunn Avenue
3	Emmanuel Howard Park United Church	214 Wright Avenue
4	Hamza Mosque	1287 Queen Street West
5	Hindu Prarthana Samaj	62 Fern Avenue
6	Holy Family Parish	1372 King Street West
7	Kingdom Hall of Jehova's Witnesses	2101 Dundas Street West
8	Our Lady of Lebanon Parish	1515 Queen Street West
9	Parkdale Neighbourhood Church	1318 Queen Street West
10	Parkdale United Church	171 Dunn Avenue
11	St. Casimir's Roman Catholic Church	150 Roncesvalles Avenue
12	St. Johns Polish National Catholic Cathedral	186 Cowan Avenue
13	St. Vincent De Paul Church	265 Roncesvalles Avenue
14	The Church of the Epiphany & St. Mark, Parkdale	201 Cowan Avenue
15	Westminster Chapel at High Park	9 Hewitt Avenue

4.0 Social Services

4.1 Emergency, Health, and Other Social Services

4.1.1 Emergency Services

There are a few emergency responder stations within the study area. The ones within the area and in close proximity to the subject site are outlined below:

Toronto Fire Services

- Toronto Fire Station 346 (90 Quebec Street), located 1.3 km northwest from the subject site, outside the study area; and
- Toronto Fire Station 426 (140 Lansdowne Avenue) located 600 m north from the site.

Toronto Emergency Medical Services

- EMS Station #35 (265 Manitoba Drive), located 2.8 km south from the subject site, outside the study area; and
- EMS Station #37 (1288 Queen Street West) located 600 m east from the site.

Toronto Police Services

- 14 Division (350 Dovercourt Road) located 2.2 km northeast from the subject site, outside the study area.

4.1.2 Hospitals

The study area is served by two hospitals, St Joseph's Health Centre, located very close but outside of the study area and EW Bickle Centre for Complex Continuing Care located within the study area.

St. Joseph's Health Centre

St. Joseph's Health Centre is a catholic teaching hospital located at 30 The Queensway (1 km west from the subject site). It serves a core population of over 500,000 people and provides the community and broader area with a wide range of health care services such as birthing and neonatal intensive care, diagnostic, emergency, laboratory, medicine, ambulatory and senior's health, mental health and addiction clinic, surgery and oncology, pharmacy and women's, children's, and family health.

The centre launched the St Joseph's Urban Family Health Team (UFHT) located at 27 Roncesvalles Avenue. Its programs and services focus on primary health care for all ages, low risk prenatal care, home visits for frail home-bound patient, individual and group support for patients with mental health issues, neonatal to children care, minor procedures, addiction medicine services, palliative care, and mental group programs.

EW Bickle Centre for Complex Continuing Care

Toronto Rehab – Bickle Centre is part of the University Health Network and is located at 130 Dunn Avenue, 1 km from the subject site. It focuses on inpatient rehabilitation services for people with communication challenges as a result of an acquired brain injury, stroke, Alzheimer's, or Parkinson's disease, including a Geriatric Rehabilitation Inpatient Service & Dialysis for patients over the age of 60, and respite services for people needing assistance with daily living. It also offers dental services to patient with special needs.

4.1.3 Health Services

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

Table 4.1.3A – Health Services in the Study Area

Health Centre	Location	Distance from Site	Services and Programs
Aworie Mental Health Counseling	60 Atlantic Avenue	1.7 km	Anxiety/stress treatment, and counselling in depression, grief, anger management, relationship, and trauma.
Bailey House	1330 King Street West	750 m	Supportive housing and residential care for ten homeless men/boys with mental health challenges and co-occurring diabetes or pre-diabetic conditions.
Bloom Health Clinic	388 Roncesvalles Avenue	2.1 km	Chiropractic, physiotherapy, registered massage therapy, pelvic physio, naturopathic medicine, nutrition and meal planning, acupuncture, orthotics, jaw treatments.
Breakaway Community Services	21 Strickland Avenue	750 m	Community-base and outreach programs for substance use support and treatment. Programs include satellite opioid treatment; harm reduction counselling and support team; grief, loss, and wellness initiative; substance support for LGTBQIA2S for ages 16-29; support for youth aged from 12–25 and their families, struggling with substance abuse; opiate support team; provision of stable housing and support services for people 16+ with problematic substance use; pet care options for people experiencing poverty, homelessness, mental health, and substance use challenges.
Camh Downtown West Clinic	1451 Queen Street West	Part of the site	Recovery oriented approach through individual, family and group counselling. It provides assessment, medication monitoring, case management, peer support and education.
Dundas Medical Building	2238 Dundas Street West	2.3 km	Canndid Clinic kinesiology, community health centre, eye care centre, mental health, dental services.
Evolve Chiropractic and Physiotherapy	437 Roncesvalles Avenue	2.2 km	Chiropractic, physiotherapy, massage therapy and psychotherapy.
HealthCare Plus Parkdale	1408 Queen Street West	260 m	Neighbourhood healthcare, walk-in clinic, and pharmacy
Lakeside Long-Term Care Centre	150 Dunn Avenue	750 m	128-bed long-term care home, residential care for basic and private rooms, 24-hour nursing and personal care, access to doctors and other health professionals, secure dementia unit.
Live Hand Acupuncture	19 Golden Avenue	2.1 km	Traditional and contemporary acupuncture.
Kinesis Rehabilitation and Wellness	194 Garden Avenue	1.3 km	Manual osteopathy, rehabilitative massage, and corrective exercise therapy,
Kings Physiotherapy Clinic	1206 King Street West	1.1 km	Physiotherapy, massage therapy, acupuncture
May Robinson Apartments Supportive Housing	20-25 West Lodge Avenue		Shared living options for people with physical and multiple disabilities, with 24-hour one-on-one support including personal care, life skills, family support, access to health professionals among others
Parkdale Queen West Community Health Centre	1229 Queen Street West	650 m	Primary health care, psychiatry anonymous HIV testing, chiropody, diabetes education program, dietician services, hepatitis C program, infant hearing program, laboratory services, naturopathy, physiotherapy, harm reduction program, supervised consumption services, safer opioid supply, Niiwin Wendaanimak (Four Winds) health and wellness program.
Plum Mental Wellness	74 Fraser Avenue	1.4 km	Psychotherapy, neurofeedback.

Health Centre	Location	Distance from Site	Services and Programs
Sunnyside Medical	27 Roncesvalles Avenue	800 m	Medical clinic. It includes laboratory, sexual health clinic, dental clinic, audiologist, x-ray and ultrasound, orthopedist, pharmacy, speech therapy, family doctor, pediatricians, physiotherapists, holistic medicine, psychologists, among, Parkdale CHC community health centre, rehabilitation centre
The DBT Clinic	60 Atlantic Avenue	1.7 km	Dialectic Behaviour Therapy programs for adults and adolescents
The Well	1344 Queen Street West	450 m	Acupuncture, chiropractic, massage therapy, osteopathy
Upstairs Counselling Services	141 Roncesvalles Avenue	1.3 km	Child, youth, and teen counselling; individual, family and couples' therapy; meditation

4.1.4 Other Social Services

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

Table 4.1.4A – Social Services in the Study Area

Social Service	Location	Distance from Site	Services and Programs
Bonar-Parkdale Senior Citizens Non-profit Housing	240 Dunn Avenue	350m	Charity. Housing for low income senior citizens.
Dowling Centre	118 Dowling Avenue	620m	Transitional residential program and mental health support for male population. It includes connection to social networks and help to pursue educational and vocational opportunities with the goal to successfully live independently.
Elderly Vietnamese Association Toronto	2001 Dundas Street West	1.7km	Social and recreation programs for the Vietnamese-speaking community
Kababayan Multicultural Centre	1313 Queen Street West	350m	Settlement services including newcomers' orientation, language and interpretation, family reunification, employment, computer skills training, supportive counselling, individual advocacy, youth and family support, programs for youth, women, and seniors.
Mentoring Junior Kids Organization (MJKO)	186 Cowan Avenue	550m	Youth charity promoting positive and healthy lifestyle choices for children and youth through leadership training. It uses sports – non-contact boxing – as a tool to cope with mental health challenges. It includes access to nutritious food at every program.
Native Child and Family Services of Toronto	179 Dowling Avenue	280m	Urban Aboriginal agency providing holistic, culture-based programs and services for Aboriginal children and families. Services include children and youth mental health and case

Social Service	Location	Distance from Site	Services and Programs
			management, prevention-focused family skills building and support programs, Aboriginal Head Start program, childcare, transitional housing for men, transitional housing for women with young children, literacy programs, pre and post natal services, community events.
Parkdale Activity-Recreation Centre (PARC)	1499 Queen Street West	260m	Charitable organization supporting homeless adults who are sleeping outside, in shelter or respite. PARC acquires and manage properties for supportive rental housing. It also offers drop-in and community meals.
Parkdale Assisted Living	20 & 25 West Lodge Avenue and 1447 King Street West	300m	Service provided for residents of the mentioned locations. They include 24 hour on-site Emergency Response, personal care, medication monitoring, dressing and/or toileting, light housekeeping and meal preparation, shopping and/or banking.
Parkdale Community Food Bank	1499 Queen Street West	260m	Provides free food in a place with dignity, safety, respite, and repose.
Parkdale Community Legal Services	1229 Queen Street West	650m	Community legal clinic and teaching clinic, working in the areas of housing rights, workers' rights, immigration and social assistance, violence, and health (SAVAH).
Parkdale Golden Age Foundation	27 Roncesvalles Avenue	800m	Non-profitable charity organization supporting seniors, persons with disabilities, adults, families, and youths. Services offered include home support for people living alone; in-home relieve for caregiver; visiting program; congregate dining, providing hot and nutritious meals at various locations in the City; Elderly Persons Centre with social and recreational activities for seniors; and Community Access Program providing instruction about computers, the use of software and internet.
Parkdale Queen West Community Health Centre	1229 Queen Street West	650m	Programs focusing on pregnancy and parenting, seniors, youth, women's, newcomers to Canada, nail salon workers, Income Tax Clinic, housing support and voice mail program. It also offers counselling and case management.
Parkdale United Church Foundation	171 Dunn Avenue	700m	Non-profit charity providing housing at a low rent and a good living community.
Polycultural Immigrant and Community Services	27 Roncesvalles Avenue	800m	Service helping immigrants to integrate to the community. It includes programs related to employment, language, resettlement, senior and youth.
Reach Toronto	2238 Dundas Street West	2.3km	Non-for-profit organization focusing on life and communication skills for neurodiverse youth and adults and communities requiring the needed tools to improve their quality of life. Programs are residential life skills, financial literacy, food for life and workplace skills.
Regeneration Community Services	2238 Dundas Street West	2.3km	Charitable non-for-profit community mental health and addictions organization providing affordable housing and case management services for adults with mental health and/or addiction issues.
St. Felix Centre	69 Fraser Avenue	1.6km	Faith-inspired community for marginalized individuals in downtown Toronto. Programs include 24-hour respite, community meals, casework and social support, St Felix House

Social Service	Location	Distance from Site	Services and Programs
			(transitional housing for people that identify as female, experiencing homelessness), P.A.W.S Program, drop-in and clothing bank.
West Neighbourhood House	1497 & 1499 Queen Street West, 20 West Lodge Avenue, 1477 King Street West	240m	Multi-service neighbourhood centre addressing homelessness and housing affordability, under-employment, poverty, racism, literacy, aging, mental and physical health, immigration and settlement, violence, isolation, and financial exclusion.

5.0 Area Development

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

Table 5.0A – Area Development Applications and Section 37/ Community Benefit Contributions

	1303-1345 Queen Street West and 220 and 224 Cowan Avenue			
1	Development Description City-initiated project for the development of Parkdale Hub. It involves redevelopment of Masaryk-Cowan Community Recreation Centre, Parkdale Library Branch, Parkdale Arts and Culture Centre. The Hub includes the development of a mixed-use development with a residential GFA of 12,901m^2, a portion of which will be affordable housing; also, it includes 729m^2 of indoor and outdoor amenity space and 10,170m^2 of community space. Residential west building will be 10 storeys (39.5m) high. Residential east building will be 6 storeys (24m) high.	Total Units 161 units	Estimated Population 322 people	Application Status ZBA application under review.
	Section 37/Community Benefit Contributions Not yet established			
	1354-1356 and 1358-1360 Queen Street West and 8-14 Brock Avenue			
2	Development Description Proposal for a mixed-use development including a 11-storey (42.9m) building, retail, and community space. The maximum permitted gross floor area is 11,386.7 m^2. It will retain the existing heritage buildings. It includes 36 parking spaces.	Total Units 142 units	Estimated Population 284 people	Application Status OPA and ZBA application under review.
	Section 37/Community Benefit Contributions Not yet established			
	1375 Queen Street West			
3	Development Description Proposal for a 7-storey (27.75m) mixed-use development including residential and commercial uses. The proposed residential gross floor area is 3,674 m^2. It	Total Units 50 rental units	Estimated Population 100 people	Application Status ZBA application approved.

	includes 18 underground parking spaces.			
	Section 37/Community Benefit Contributions Not required			
1488 Queen Street West				
4	Development Description Proposal for a 6-storey (25 m) mixed-use building with commerce at grade. And a total GFA of 2,900 m². It includes 4 at grade parking spaces.	Total Units 29 units	Estimated Population 58 people	Application Status ZBA application approved by LPAT. Site Plan Control application under review.
	Section 37/Community Benefit Contributions Not yet established.			
1521 Queen Street West				
5	Development Description Proposal for an 8-storey (29.95m) mixed-use building with a residential GFA of 6.393.87 m² and retail uses at grade. It includes 3 car share spaces.	Total Units 78 units	Estimated Population 156 people	Application Status ZBA application approved by OLT. Site Plan Control application under review.
	Section 37/Community Benefit Contributions Cash contribution allocated towards: • City's Capital Revolving Reserve Fund for Affordable Housing; • Tenant compensation and administration costs for 2022 Approved Operating Budget for Shelter support and Housing Administration; • New bike-share station on the Site or surrounding area; and • One pre-loaded Presto card per units, offered in the first five years of occupancy.			
56-58 Atlantic Avenue, 25-35 Liberty Street, and 57-65 Jefferson Avenue				
6	Development Description Proposal for a 12-storey (59m) office building and underground parking spaces. Existing heritage building at 25 Liberty Street will remain. The total GFA will be 26,301 m² with office and retail uses.	Total Units N/A	Estimated Population N/A	Application Status OPA and ZBA applications under review.
	Section 37/Community Benefit Contributions Not yet established			
57-65 Brock Avenue				
7	Development Description Proposal for a 7-storey (24.6m) residential building with a total GFA of 8,752 m². It includes 331 m² of dedicated parkland to the southwest of the property and 67 parking spaces.	Total Units 97 units	Estimated Population 194 people	Application Status OPA and ZBA application approved by OMB. Under construction
	Section 37/Community Benefit Contributions Not applicable			
340-376 Dufferin Street				
8	Development Description Proposal for a development with one 25-storey (86.35m) tower to the north, one 21-storey tower to the south, and one 11-storey mid-rise building to the south. It includes a total GFA of 44,470 m² and 232 underground parking spaces.	Total Units 658 units	Estimated Population 1,316 people	Application Status ZBA application under review.
	Section 37/Community Benefit Contributions Not yet established			
2238-2290 Dundas Street West, 1515 Bloor Street West and 104, 105 Ritchie Avenue				

	Development Description	Total Units	Estimated Population	Application Status
9	**Development Description** Proposal for a development of seven residential and mixed-use buildings offering both ownership and rental housing options. Building number of storeys will be 22 and 32 (Bldg. 1), 38, 24, 28, 10, 6 and 8. Total GFA is 151,895 m². It includes 4,400 m² of public park.	**Total Units** 1,923 units	**Estimated Population** 3,846 people	**Application Status** OPA application approved. ZBA and SA applications under review.
	Section 37/Community Benefit Contributions Not yet established			
74-162 Dunn Avenue, 1-17 Close Avenue, and 74-78 Springhurst Avenue				
10	**Development Description** Proposal to build a 6-storey, 192-bed long-term care addition to the University Health Network. Rental tenure of existing dwelling units at Close Ave and 74 and 82 Dunn Avenue is secured.	**Total Units** N/A	**Estimated Population** N/A	**Application Status** ZBA application approved.
	Section 37/Community Benefit Contributions It doesn't entail any cash contribution.			
7-15 Fraser Avenue				
11	**Development Description** Proposal to build a 7-storey (28m) office building fronting Jefferson Avenue. It includes 223 parking underground spaces.	**Total Units** N/A	**Estimated Population** N/A	**Application Status** SPC application under review.
	Section 37/Community Benefit Contributions Not yet established			
41-53 Fraser Avenue, 8-42 Pardee Avenue, and 135 Liberty Street				
12	**Development Description** Proposal to maintain existing buildings and to build a 10-storey (50.33m) building on Fraser Avenue and an 11-storey (55.36m) building on Pardee Avenue. It includes a total GFA of 30,236m² with 819 m² of retail uses and 29,417 m² of commercial office uses.67 parking spaces are proposed.	**Total Units** N/A	**Estimated Population** N/A	**Application Status** ZBA application under review.
	Section 37/Community Benefit Contributions Not yet established			
2-6 Howard Park Avenue				
13	**Development Description** Proposal for a 11-storey (39.95m) mixed-use building with a residential GFA of 8,130m² and a non-residential GFA of 377m². It includes 40 underground parking spaces.	**Total Units** 128 units	**Estimated Population** 256 people	**Application Status** ZBA application under review
	Section 37/Community Benefit Contributions Not yet established			
1182 and 1221 King Street West				
14	**Development Description** Proposal for a 17-storey (63.5m) mixed-use building at 1182 King St W and a 14-storey (53.9m) mixed-use building at 1221 King St W. Proposal at 1182 King St W includes 1,927m² of commercial uses at grade and 337 underground parking spaces. Proposal at 1221 King St W includes 1,431m² of commercial at	**Total Units** *1182 King St W*: 410 units *1221 King St W*: 293 units	**Estimated Population** 1,406 people	**Application Status** ZBA application approved. Under construction

	grade and 219 underground parking spaces.	*Total*: 703 units		
	Section 37/Community Benefit Contributions Cash contribution allocated towards: • Capital improvements to parkland in Ward 4; and • Affordable rental housing in Ward 4			
421 Roncesvalles Avenue				
15	Development Description Proposal for a 7-storey retail and office building. The existing heritage building will be retained.	Total Units N/A	Estimated Population N/A	Application Status ZBA application approved by LPAT.
	Section 37/Community Benefit Contributions Not yet established			
422-436 Roncesvalles Avenue and 76 Howard Park Avenue				
16	Development Description Proposal for an 8-torey (27.25m) mixed-use building and a four 3-storey townhouse component.	Total Units 93 units	Estimated Population 186 people	Application Status Existing
	Section 37/Community Benefit Contributions N/A			
2-24 Temple Avenue				
17	Development Description Proposal for a 14-storey (46m) residential building with a total GFA of 19,492m^2. It includes 88 underground parking spaces.	Total Units 268 units	Estimated Population 536 people	Application Status ZBA and SP settlement application approved by City Council.
	Section 37/Community Benefit Contributions Not yet established			
	TOTAL	**4,330 new units**	**8,660 additional people**	

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

In terms of population projections, based on average household size for the study area (2 persons) and the number of new proposed/approved new units (4,330 units), the estimated population resulting from these developments is approximately 8,660 persons. In our opinion, we believe that this estimation is a conservatively high estimate considering that the dwelling unit mix and tenure varies across the above-mentioned applications.

Although 1-person and 2-person households account for over half of all households in the study area (51%), the dwelling unit mix and tenure varies across the above-mentioned applications and allows for some flexibility to the projected population of these combined developments. Considering the City generally seeks to achieve a minimum of 10% of all dwelling units in new high-density residential developments to have 3-bedrooms, there exists an opportunity for more families to live in the area.

Similarly, based on the average household size of 2 for the study area and the proposed net increase of 250 residential dwelling units, it is estimated that the development of the subject site will result in a population increase of approximately 500 persons.

6.0   Overall Conclusions

The proposal seeks approval for the redevelopment of a site in a community that experienced growth before the 2000s but has experienced less growth in recent years. Notwithstanding, there are multiple new residential and mixed-use buildings either recently approved, under construction, or currently in the planning stages. The proposal is within close proximity to schools, libraries, community and recreation centres, parks, emergency services, places of worship, health services, and social services. The subject site is located approximately 2.2 km south of Lansdowne TTC Station, as well as along the Queen Street streetcar corridor and other surface transit routes. The site is located in proximity to the to the future Ontario Line – Exhibition Place Station and is strategically located to actively engage in alternative modes of transportation such as walking and cycling. The proposal will include indoor and outdoor amenity space for use by residents, in accordance with City standards.

Based on our assessment of the twelve (12) childcare facilities accommodating infants, toddlers, preschool students, kindergarten students and school age children in the study area, there is a total vacancy rate of 1%, which indicates that there is limited capacity.

Based on the utilization data provided by the TDSB and TCDSB, there is currently capacity within the local catchment area schools to accommodate additional students. Should capacity not be available in the locally assigned schools at the time of occupancy, both school boards will assist in determining where to accommodate additional students.

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

APPENDIX A

COMMUNITY SERVICES AND FACILITIES

LOCATION MAP & LISTINGS

COMMUNITY SERVICES AND FACILITIES
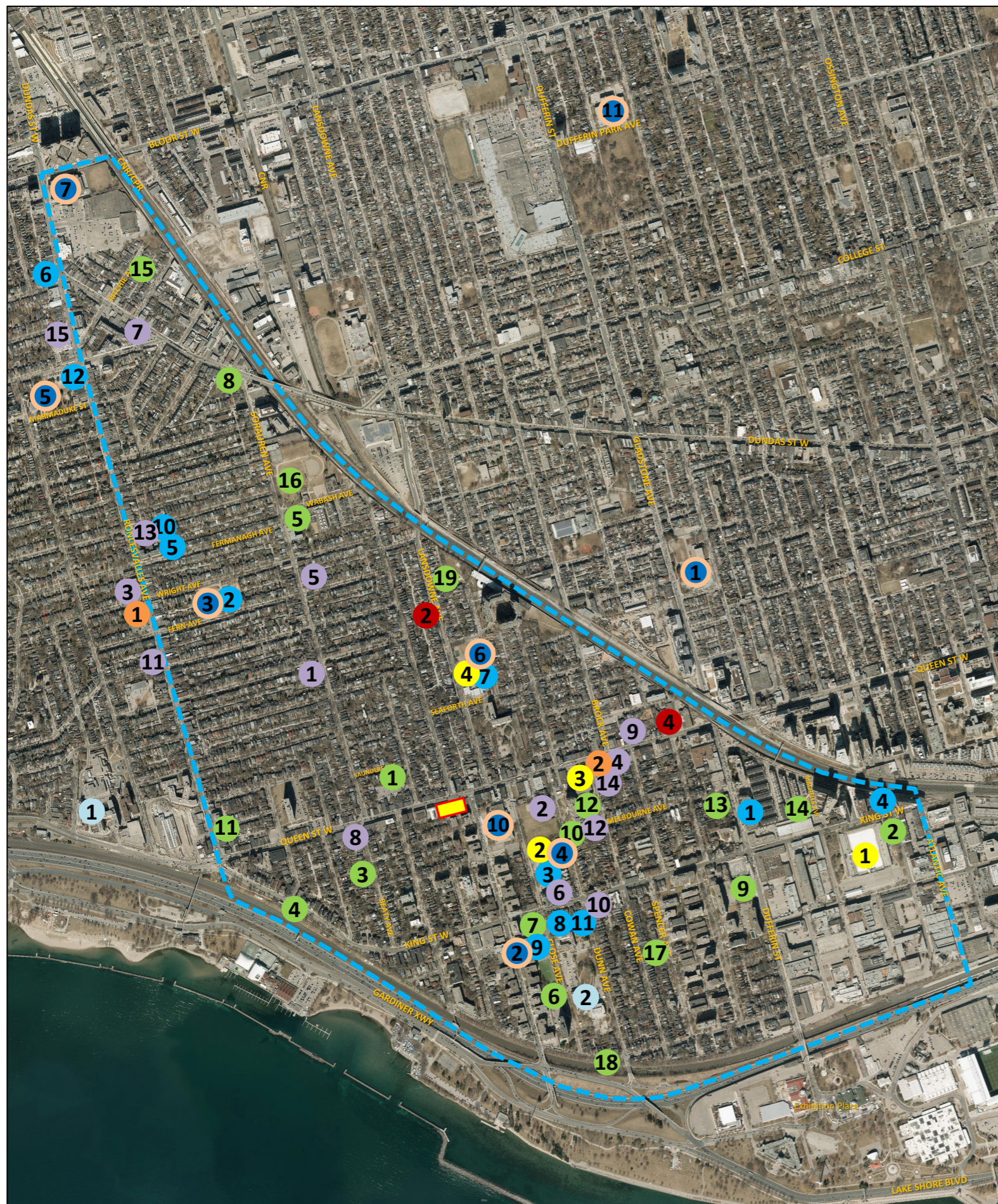
SCHOOLS

1. Alexander Muir / Gladstone Avenue Jr & Sr Public School
2. Dr. Rita Cox – Kina Minogok Public School
3. Fern Avenue Jr & Sr Public School
4. Holy Family Catholic School
5. Howard Jr Public School
6. Parkdale Jr & Sr Public School
7. Bishop Marrocco – Thomas Merton Catholic Secondary School
8. Chaminade Colle School (outside study area)
9. Loretto College School (outside study area)
10. Parkdale Collegiate Institute
11. St. Mary Catholic Academy

CHILD CARE FACILITES

1. Bonaventure Child Care Centre
2. Ferncliffe Daycare and After School Group
3. Holy Family Childcare Centre – Queen Victoria
4. Kinds & Company King and Highline
5. My School Co-Op Nursery School
6. Ola Day Care Inc.
7. Parkdale Childcare Centre
8. Parkdale Early Learning Centre – CDI – 119 Close Ave
9. Queen Victoria Child Care Centre
10. St. Vincent Sunshine
11. Sunflower House
12. Tiny Explorers Academy

COMMUNITY CENTRE

1. Allan A. Lamport Stadium
2. Holy Family Community Centre
3. Masaryk-Cowan Community Recreation Centre
4. Parkdale Community Recreation Centre

EMERGENCY SERVICES

1. Toronto Fire Station 346 (outside study area)
2. Toronto Fire Station 426
3. EMS Station #35 (outside study area)
4. EMS Station #37
5. Toronto Police 14 Division (outside study area)

HOSPITALS

1. St Joseph's Health Centre
2. EW Bickle Centre for Complex Continuing Care

PARKS AND OPEN SPACE

1. Albert Crosland Park
2. Allan A. Lamport Stadium Park
3. Beaty Avenue Parkette
4. Beaty Boulevard Parkette
5. Charles G. Williams Park
6. Close – Springhurst Parkette
7. Close Avenue Parkette
8. Columbus Parkette
9. Dufferin and King Park
10. Dunn Avenue Parkette
11. Grafton Avenue Park
12. Masaryk Park
13. Melbourne avenue Parkette
14. Rita Cox Park
15. Ritchie Avenue Parkette
16. Sorauren Avenue Parkette
17. Spencer – Cowan Parkette
18. Springhurst Parkette
19. West Lodge Park

PLACES OF WORSHIP

1. Annunciation of the Virgin Mary Greek Orthodox Cathedral
2. Bonar – Parkdale Presbyterian Church
3. Emmanuel Howard Park United Church
4. Hamza Mosque
5. Hindu Prarthana Samaj
6. Holy Family Parish
7. Kingdom Hall of Jehova's Witnesses
8. Our Lady of Lebanon Parish
9. Parkdale Neighbourhood Church
10. Parkdale United Church
11. St. Casimir's Roman Catholic Church
12. St. Johns Polish National Catholic Cathedral
13. St. Vincent De Paul Church
14. The Church of the Epiphany & St. Mark, Parkdale
15. Westminster Chapel at High Park

LIBRARIES

1. High Park Public Library
2. Parkdale Public Library

SUBJECT SITE

STUDY AREA

GOLDBERG GROUP

APPENDIX B

SOUTH PARKDALE AND RONCESVALLES NEIGHBOURHOOD PROFILES

STATISTICS CANADA CENSUS

2016 CENSUS DATA

Snapshot (1/10)

The **Snapshot (1/10)** dashboard uses 4 visualizations and a few text containers to provide information on the general demographic distribution for some Census indicators for all people over age 15 in the selected neighbourhood. Use the **Select a Neighbourhood** control to select a neighbourhood and **Select a Year** control to select either 2016 or 2021 which will update the data throughout the entire profile. Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood

South Parkdale (85)

Select a Year

2016

Profile for **South Parkdale (85)**

© 2023 Mapbox © OpenStreetMap
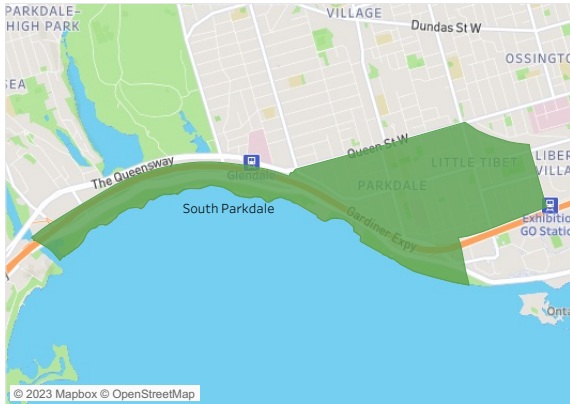
Snapshot for **South Parkdale (85)**

Population, 2016	21,849
Population change (%), 2011-16	2.81%
Population density, 2016	9,583 people per square km

Population by Age

Median age	City	39.3
	Neighbourhood	36.0
Mean age	City	40.6
	Neighbourhood	39.0

Description about South Parkdale (85)

The neighbourhood, South Parkdale is located in the Southern part of Toronto. The neighbourhood boundary for South Parkdale starts where the Humber River intersects with the Canadian National Railway. The boundary follows the Canadian National Railway East, to Martin Goodman Trail. At Martin Goodman Trail the boundary continues North to Queen Street West. At Queen Street West, the boundary continues East to the Canadian National Railway/Canadian Pacific Railway tracks. At the Canadian National Railway/Canadian Pacific Railway tracks, the boundary continues South-East to a property line that connects the railway tracks to Atlantic Avenue. The boundary then continues South along the property line to Atlantic Avenue. At Atlantic Avenue the boundary continues South to the Canadian National Railway. At the Canadian National Railway, the boundary continues West to a property line, which connects the Canadian National Railway to Lake Ontario. The boundary follows the property line South, across the Gardiner Expressway, through Marilyn Bell Park, to Lake Ontario. Once the boundary meets Lake O...

Population by Age and Gender*

Median age	Female	35.0
	Male	37.0
Mean age	Female	39.0
	Male	39.0

Age pyramid for **South Parkdale (85)**

Color Legend for Age pyramid
■ Females ■ Males

Females (above axis): 395, 330, 295, 355, 860, 1,540, 1,425, 950, 770, 655, 635, 595, 450, 390, 265, 220, 135, 90, 30, 0, 0

Males (below axis): 430, 320, 295, 375, 640, 1,395, 1,415, 1,020, 840, 725, 660, 665, 530, 395, 210, 200, 100, 45, 15, 0, 0

Age groups: 0-4, 5-9, 10-14, 15-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75-79, 80-84, 85-89, 90-94, 95-99, 100+

Female
50.30%

Male
49.70%

Children (0-14 years)	Youth (15-24 years)	Working Age (25-54 years)	Pre-Retirement (55-64 years)	Seniors (65+ years)
2,065	2,230	12,030	2,240	2,095

At a Glance (2/10)

The **At a Glance (2/10)** dashboard uses 0 visualizations and few text containers to provide information about population in the selected neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

| Select a Neighbourhood 1	Select a Neighbourhood 2
South Parkdale (85)	City of Toronto

Population

	Neighbourhood 1	Neighbourhood 2
Population	21.8K	2,731.6K
Male/female ratio	98.8	92.6
Dependency ratio	31.0	55.1
Population change	2.8%	4.5%
Male	49.7%	48.1%
Female	50.3%	51.9%
Children Age 0-14	10.0%	14.6%
Youth Age 15-24	10.7%	12.5%
Working Age 25-64	69.1%	57.3%
Seniors Age 65+	10.2%	15.6%

Households

	Neighbourhood 1	Neighbourhood 2
Household size	1.8	2.4
Private households	11.4K	1,112.9K
Married (age 15+)	25.0%	43.3%
1 person households	51.4%	32.3%
Seniors living alone	48.9%	26.7%

Housing

	Neighbourhood 1	Neighbourhood 2
Renter households	86.6%	47.2%
Ground-related housing	37.1%	55.7%
5+ storey apartments	62.9%	44.3%
Unsuitable housing	15.9%	12.1%
Unaffordable housing	49.2%	36.6%
Inadequate housing	10.9%	7.1%

Commuting

	Neighbourhood 1	Neighbourhood 2
Public transit to work	51.7%	37.0%
> 1 hour commutes	15.1%	16.2%

Language

	Neighbourhood 1	Neighbourhood 2
Mother tongue not English	42.0%	47.0%
Home language not English	24.0%	29.2%
Multiple languages at home	8.8%	9.0%
No knowledge of English	3.9%	5.0%

Immigration

	Neighbourhood 1	Neighbourhood 2
Immigrants	43.2%	51.2%
Recent immigrants	8.2%	7.0%
Non-permanent reside..	3.4%	3.5%
Visible minority popula..	48.1%	51.5%
Second generation	24.9%	27.5%
Aboriginal identity	0.5%	0.9%
Canadian citizens	84.9%	85.3%

Income

	Neighbourhood 1	Neighbourhood 2
Median household income	$42K	$66K
Median family income	$61K	$83K
Median FT (FY) work income	$45K	$55K
Without income	3.4%	4.7%
Income from govt transfers	13.2%	9.3%
LIM-AT (18 to 65 years)	28.0%	19.0%
Low income (LIM-AT)	30.5%	20.2%
Low income (LICO-AT)	27.3%	17.4%

Education & Labour

	Neighbourhood 1	Neighbourhood 2
Bachelor's degree or higher	31.7%	44.1%
Unemployment rate	8.5%	8.2%
Participation rate	70.7%	64.7%
Full-time/full-year workers	46.4%	49.9%

Families (3/10)

The **Families (3/10)** dashboard uses 5 visualizations and few text containers to provides area information on the marital status of all people over age 15, and the size and type of Census families in the selected neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.
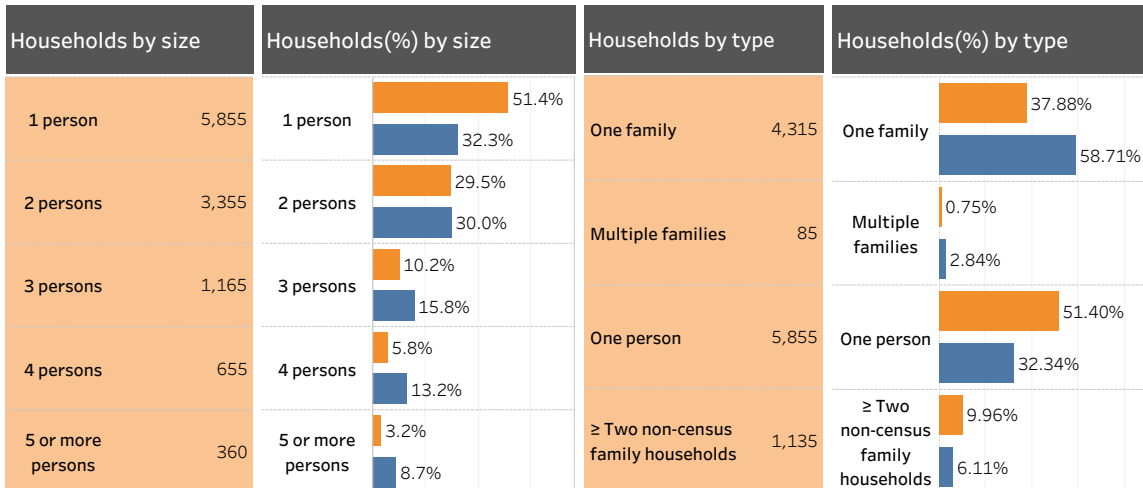Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood 1
South Parkdale (85)

Select a Neighbourhood 2
City of Toronto

Households by size

1 person	5,855
2 persons	3,355
3 persons	1,165
4 persons	655
5 or more persons	360

Households(%) by size

1 person	51.4% / 32.3%
2 persons	29.5% / 30.0%
3 persons	10.2% / 15.8%
4 persons	5.8% / 13.2%
5 or more persons	3.2% / 8.7%

Households by type

One family	4,315
Multiple families	85
One person	5,855
≥ Two non-census family households	1,135

Households(%) by type

One family	37.88% / 58.71%
Multiple families	0.75% / 2.84%
One person	51.40% / 32.34%
≥ Two non-census family households	9.96% / 6.11%

Living arrangements

	Total Neighbourhood..	Percentage Neighbourhood..	Percentage Neighbourhood..
Single adults (age 20-34) liv..	1,090	14.9%	34.0%
Adults (age 15-64) live alo..	4,815	29.2%	13.0%
Seniors (age 65-84) live alo..	915	48.2%	25.0%
Seniors (age 85+) live alone	105	56.8%	39.0%
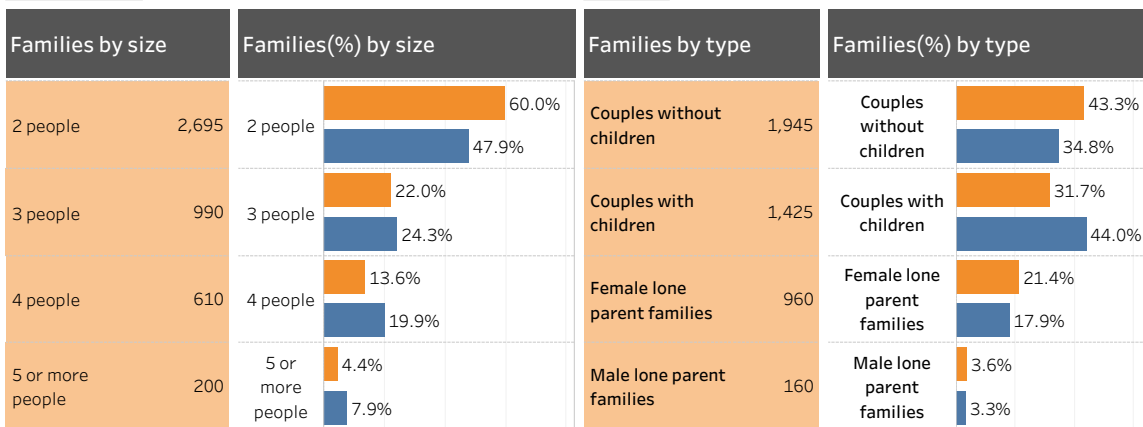
Average household size

2001	2.06 / 2.60
2006	1.98 / 2.52
2011	1.89 / 2.46
2016	1.81 / 2.42

Families by size

2 people	2,695
3 people	990
4 people	610
5 or more people	200

Families(%) by size

2 people	60.0% / 47.9%
3 people	22.0% / 24.3%
4 people	13.6% / 19.9%
5 or more people	4.4% / 7.9%

Families by type

Couples without children	1,945
Couples with children	1,425
Female lone parent families	960
Male lone parent families	160

Families(%) by type

Couples without children	43.3% / 34.8%
Couples with children	31.7% / 44.0%
Female lone parent families	21.4% / 17.9%
Male lone parent families	3.6% / 3.3%

Marital status

	Married	Living common law
Total Neighbourhood 1	4,650	2,405
Percentage Neighbourhood 1	25%	13%
Percentage Neighbourhood 2	43%	7%

Marital status

	Divorced	Never mar..	Separated	Widowed
Total Neighbourhood..	1.6K	8.6K	0.7K	0.6K
Percentage Neighbourhood..	8%	46%	4%	3%
Percentage Neighbourhood..	7%	35%	3%	5%

Language (4/10)

The **Language (4/10)** dashboard uses 4 visualizations and few text containers to provide information about language of the population in the selected neighbourhood. Use the **Select a Neighbourhood** control to select a neighbourhood.
Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood

South Parkdale (85)

Mother Tongue in South Parkdale (85)

Color Legend for Mother Tongue
- English
- French
- Non-Official

58%
40%
2%

City rate of non-official mother tongue is 46%

Home Language in South Parkdale (85)

Color Legend for Home Language
- English
- French
- Non-Official

23%
<1%
76%

City rate for non-official home language: 29%

Top-10 non-English mother tongues in South Parkdale (85)

Language	Value
Tibetan	1,775
Tagalog	815
Polish	570
Spanish	540
French	410
Vietnamese	380
Portuguese	305
Cantonese	260
Tamil	255
Amharic	250

Top-10 non-English home languages in South Parkdale (85)

Language	Value
Tibetan	1,335
Tagalog	385
Polish	365
Vietnamese	275
Spanish	255
Tamil	195
French	170
Cantonese	140
Portuguese	130
Hungarian	125

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

Knowledge of official languages in South Parkdale (85)

	Neighbourhood	Toronto
English and French	10.9%	9.1%
Neither official language	3.8%	4.9%

Knowledge of an official language in South Parkdale (85)

	Neighbourhood	Toronto
English only	85.2%	85.9%
French only	0.1%	0.1%

Individual Income (5/10)

The **Individual Income (5/10)** dashboard uses 6 visualizations to provide information about individual income levels and sources, as well as low income in the selected neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.
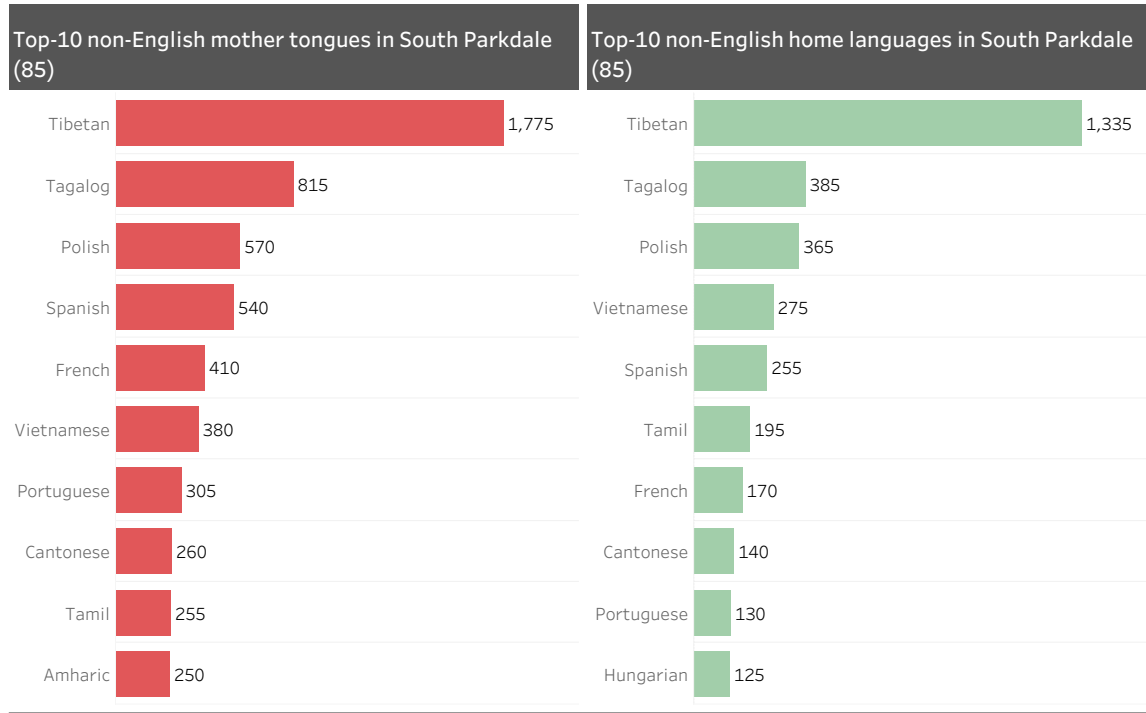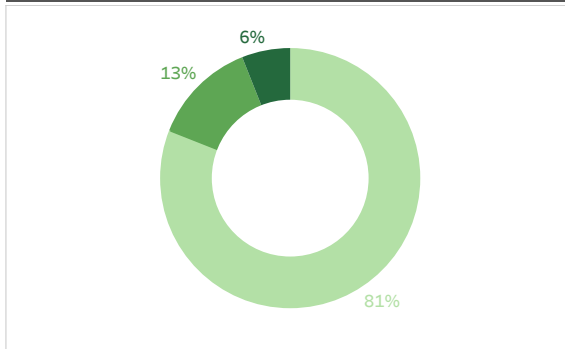
Select a Neighbourhood 1
South Parkdale (85)

Select a Neighbourhood 2
City of Toronto

Total individual income in percentage by groups

Percent with income of this type

Group	Orange	Blue
Without total income	3%	5%
Under $10,000 (including loss)	16%	17%
$10,000 to $19,999	22%	18%
$20,000 to $49,999	37%	30%
$50,000 to $79,999	13%	15%
$80,000+	8%	15%
$100,000+	4%	9%

Composition of income in South Parkdale (85)

6%
13%
81%

Color Legend for Composition of Income
- Employment income
- Government transfers
- Other market income

Income sources(%), individuals age 15+

Percent with income of this type

Source	Orange	Blue
Total income	97%	95%
Market income	80%	82%
Employment income	73%	69%
Investment income	18%	32%
Government transfers	75%	70%

Income sources($), individuals age 15+

Average amount per individual with this income type

Source	Orange	Blue
Total income	$35,207	$52,268
Market income	$37,101	$54,901
Employment income	$37,823	$54,032
Investment income	$4,661	$13,584
Government transfers	$5,972	$6,631

Low income measure(%) by age groups

Low Income Measure (After Tax)

Age	Orange	Blue
Under 6	38%	26%
Under 18	40%	26%
18 to 64	28%	19%
65 and over	36%	17%
All	30%	20%

Low income cut-off(%) by age groups

Low Income Cut-Off (After Tax)

Age	Orange	Blue
Under 6	30%	21%
Under 18	29%	21%
18 to 64	27%	18%
65 and over	27%	12%
All	27%	17%

Household Income (6/10)

The **Household income (6/10)** dashboard uses 4 visualizations and a text container to provide information about household income levels and sources, as well as low income in the selected neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood 1
South Parkdale (85)

Select a Neighbourhood 2
City of Toronto

Total household income(%) by groups

Income	NBH 1	NBH 2
Under $10,000	7%	5%
$10,000 to $19,999	17%	8%
$20,000 to $49,999	35%	25%
$50,000 to $79,999	20%	21%
$80,000 to $124,999	14%	19%
$125,000+	7%	22%

Economic family income by decile group

Decile	NBH 1	NBH 2
Top decile	5%	13%
Ninth decile	5%	9%
Eight decile	5%	8%
Seventh decile	7%	8%
Sixth decile	6%	8%
Fifth decile	9%	8%
Fourth decile	11%	9%
Third decile	12%	10%
Second decile	16%	12%
Bottom decile	23%	15%

Poverty(%) by age groups in South Parkdale (85)

Age group	Poverty %
0-5	4%
0-17	2%
18-64	0%
65+	2%
All	0%

Household Stats for South Parkdale (85)

	Count	Avg. Size	Mean Income	Median Income
Households	11K		56K	42K
One-person households	6K		36K	27K
Two-or-more person hhlds	6K		76K	60K
Economic families	38K	0K	77K	61K
Couple families no relatives or kids	2K	0K	79K	64K
Couple families with kids	1K	0K	94K	75K
Lone parent families	1K	0K	52K	39K
Persons not in economic families	8K		34K	26K

Household income by type

Median Income

	NBH 1	NBH 2
Households	$42K	$66K
One-person households	$27K	$38K
Two-or-more person hhlds	$60K	$83K
Economic families	$61K	$83K
Couple families no relatives or kids	$64K	$83K
Couple families with kids	$75K	$102K
Lone parent families	$39K	$51K
Persons not in economic families	$26K	$31K

Immigration (7/10)

The **Immigration (7/10)** dashboard uses 6 visualizations to provide information about immigrants to Canada in the selected neighbourhoods.
Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.
Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.
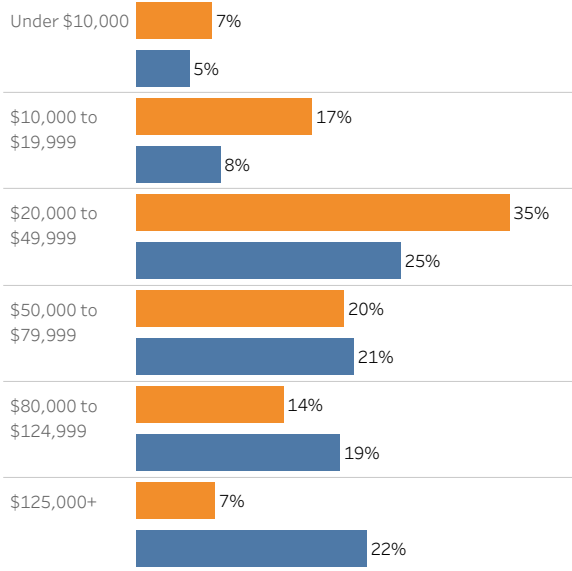
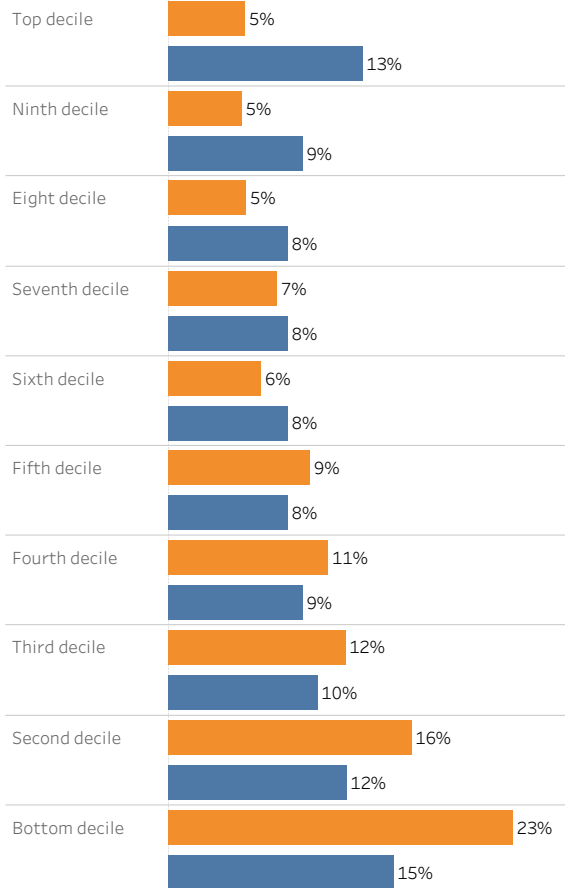### Select a Neighbourhood 1
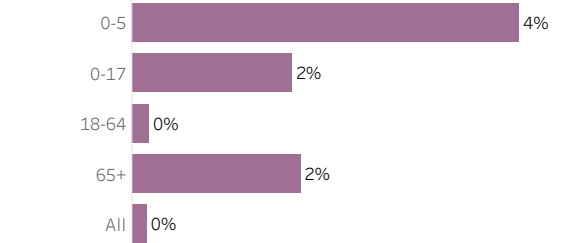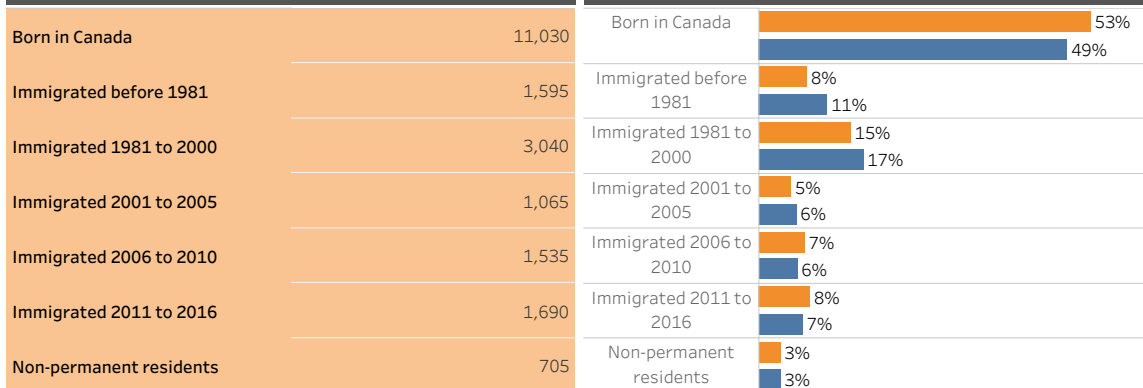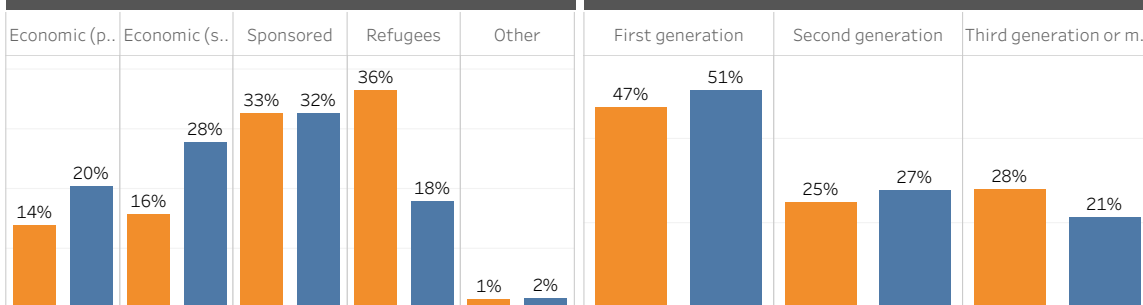South Parkdale (85)

Select a Neighbourhood 2
City of Toronto

Total immigration by period

Born in Canada	11,030
Immigrated before 1981	1,595
Immigrated 1981 to 2000	3,040
Immigrated 2001 to 2005	1,065
Immigrated 2006 to 2010	1,535
Immigrated 2011 to 2016	1,690
Non-permanent residents	705

Percentage immigration by period

	Orange	Blue
Born in Canada	53%	49%
Immigrated before 1981	8%	11%
Immigrated 1981 to 2000	15%	17%
Immigrated 2001 to 2005	5%	6%
Immigrated 2006 to 2010	7%	6%
Immigrated 2011 to 2016	8%	7%
Non-permanent residents	3%	3%

Admission category (landed after 1980)

	Economic (p..)	Economic (s..)	Sponsored	Refugees	Other
Orange	14%	16%	33%	36%	1%
Blue	20%	28%	32%	18%	2%

Generation status

	First generation	Second generation	Third generation or m..
Orange	47%	25%	28%
Blue	51%	27%	21%

Places of birth of immigrants by world region for South Parkdale (85)

	All Immigrants	Recent Immigrants
Africa	8%	11%
Americas	18%	10%
Europe	21%	12%
Asia & Oceania	53%	67%

Color Legend for Place of Birth
- Recent Immigrants
- All Immigrants

Top places of birth of all immigrants in South Parkdale (85)

Philippines	1,160
India	1,130
Other places in Asia	700
China	540
Poland	505
Other places in Americas	485
Viet Nam	420
Other places in Africa	325
Ethiopia	320
Other places in Europe	275

Top places of birth of recent immigrants in South Parkdale (85)

India	410
Nepal	205
Philippines	190
China	135
Other places in Europe	125
Ethiopia	85
Other places in Africa	55
Australia	35
Eritrea	35
Other places in Americas	35

Housing (8/10)

The **Housing (8/10)** dashboard uses 8 visualizations and few text containers to provide information about the housing of residents, as well as information about the mobility of residents in the neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood 1
South Parkdale (85)

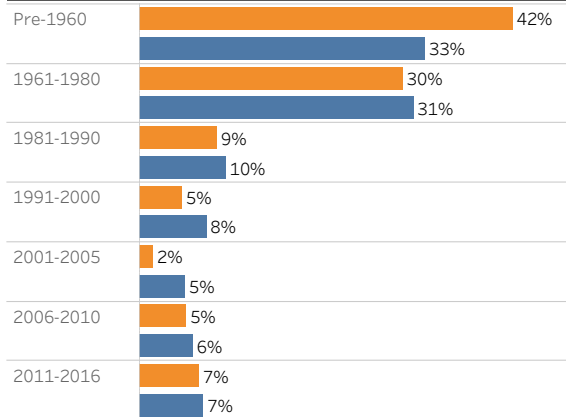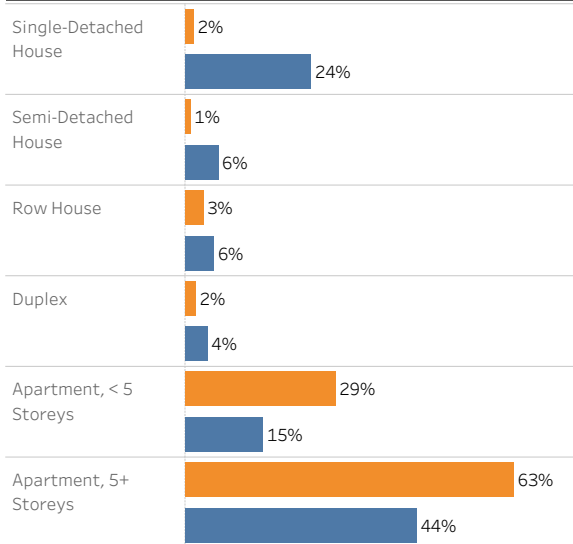### Select a Neighbourhood 2
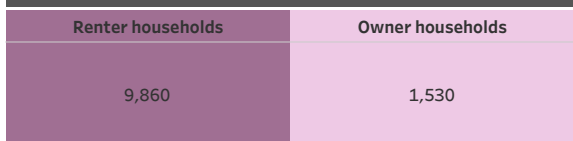City of Toronto

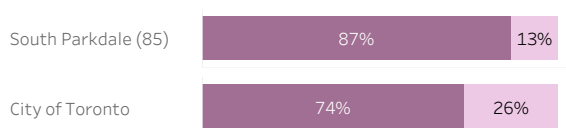**Total Private Dwellings : 11,390**

Private dwellings by structure type

Structure type	South Parkdale (85)	City of Toronto
Single-Detached House	2%	24%
Semi-Detached House	1%	6%
Row House	3%	6%
Duplex	2%	4%
Apartment, < 5 Storeys	29%	15%
Apartment, 5+ Storeys	63%	44%

Period of construction

Period	South Parkdale (85)	City of Toronto
Pre-1960	42%	33%
1961-1980	30%	31%
1981-1990	9%	10%
1991-2000	5%	8%
2001-2005	2%	5%
2006-2010	5%	6%
2011-2016	7%	7%

Renter Households

Median Shelter Cost	$996
Mean Shelter Cost	$1,050
Unaffordable Housi..	51.0%
Subsidized Housing	14.0%

Owner Households

Median Shelter Cost	$1,923
Mean Shelter Cost	$2,052
Unaffordable Housi..	37.0%
With a mortgage	80.0%

Households by tenure for South Parkdale (85)

Renter households	Owner households
9,860	1,530

	Renter	Owner
South Parkdale (85)	87%	13%
City of Toronto	47%	53%

Dwellings by condo status for South Parkdale (85)

Not condominium	Condominium
9,865	1,525

	Not condominium	Condominium
South Parkdale (85)	87%	13%
City of Toronto	74%	26%
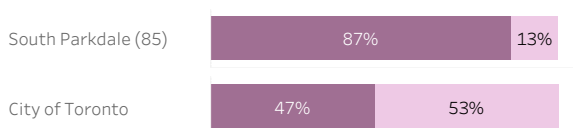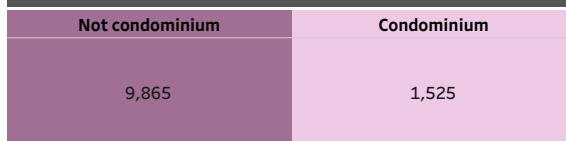
Core Housing Need for South Parkdale (85)

Total Occupied Private Dwellings	11,385
Total Households in Core Housing Need	4,085
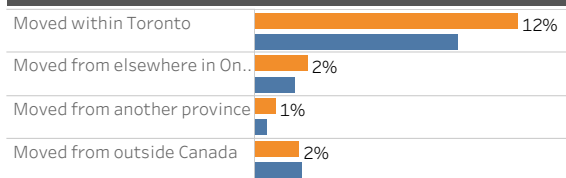
	South Parkdale (85)	City of Toronto
Households spending 30% or more of total household income on shel..	49%	37%
Occupied dwellings with inadequate housing (in need of m..	11%	7%
Households with unsuitable housing (below National Occupan..	16%	12%

Mobility (last year)

	South Parkdale (85)	City of Toronto
Moved within Toronto	12%	
Moved from elsewhere in On..	2%	
Moved from another province	1%	
Moved from outside Canada	2%	

Mobility (last 5 years)

	South Parkdale (85)	City of Toronto
Moved within Toronto	30%	
Moved from elsewhere in O..	10%	
Moved from another province	3%	
Moved from outside Canada	8%	

Diversity (9/10)

The **Diversity (9/10)** dashboard uses 3 visualizations and a text container to provide information about ethnic origins and visible minority populations in the selected neighbourhood. Use the **Select a Neighbourhood** control to select a neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood

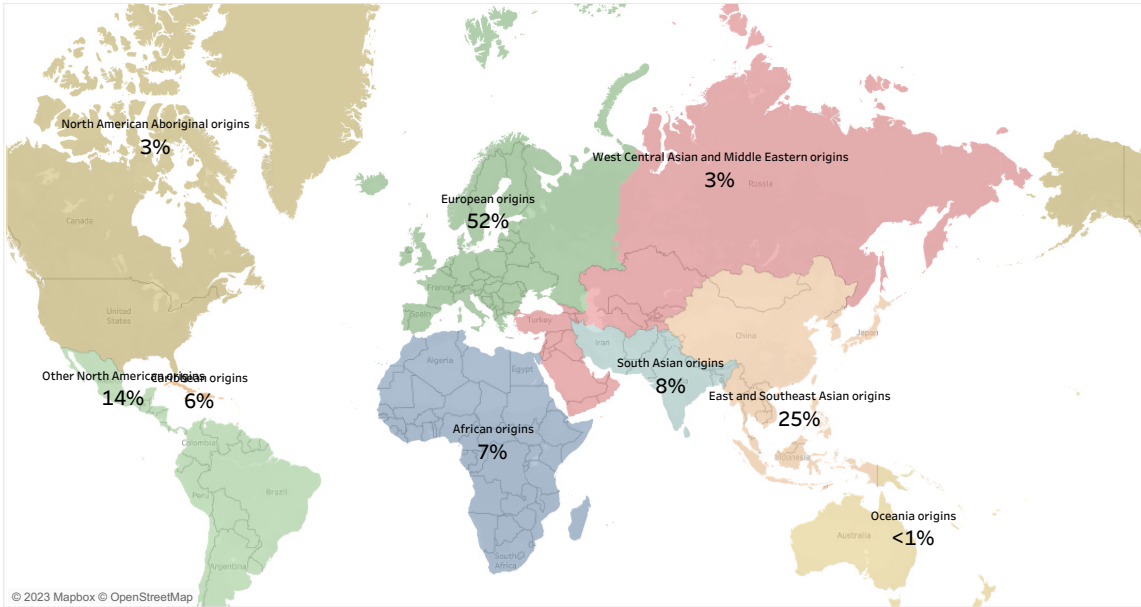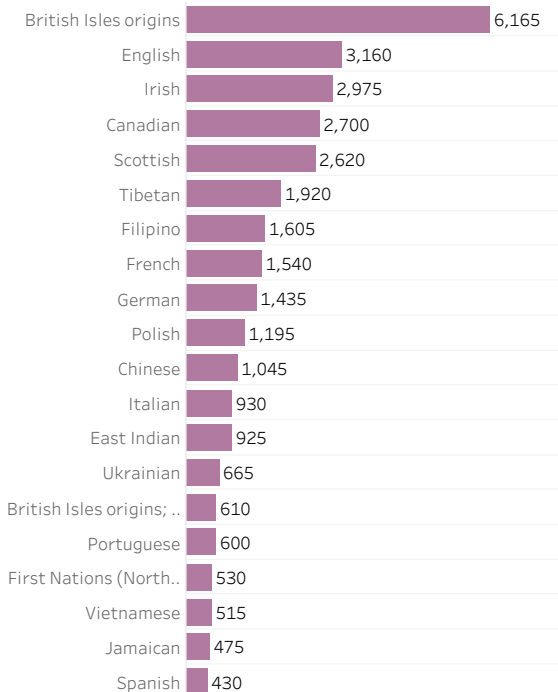South Parkdale (85)

Ethnic origins by world region in South Parkdale (85)

North American Aboriginal origins
3%

West Central Asian and Middle Eastern origins
3%

European origins
52%

Other North American origins
14%

Caribbean origins
6%

South Asian origins
8%

African origins
7%

East and Southeast Asian origins
25%

Oceania origins
<1%

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Color Legend for Ethnic origins by world region, 2016

- African ori..
- Caribbean ..
- East and S..
- European o..
- Latin; Cent..
- North Ame..
- Oceania ori..
- Other Nort..
- South Asia..
- West Centr..

Top 15 ethnic origins in South Parkdale (85)

Origin	Count
British Isles origins	6,165
English	3,160
Irish	2,975
Canadian	2,700
Scottish	2,620
Tibetan	1,920
Filipino	1,605
French	1,540
German	1,435
Polish	1,195
Chinese	1,045
Italian	930
East Indian	925
Ukrainian	665
British Isles origins; ..	610
Portuguese	600
First Nations (North..	530
Vietnamese	515
Jamaican	475
Spanish	430

Visible minority population in South Parkdale (85): **48%**
Visible minority population in City of Toronto: **51%**

Top 10 visible minority populations in South Parkdale (85)

Population	Count
Not a visible minority	10,730
Black	2,105
South Asian	1,830
Visible minority, n.i.e.	1,605
Filipino	1,505
Southeast Asian	680
Chinese	675
Multiple visible mino..	535
Latin American	510
Arab	170
West Asian	140
Korean	100
Japanese	60

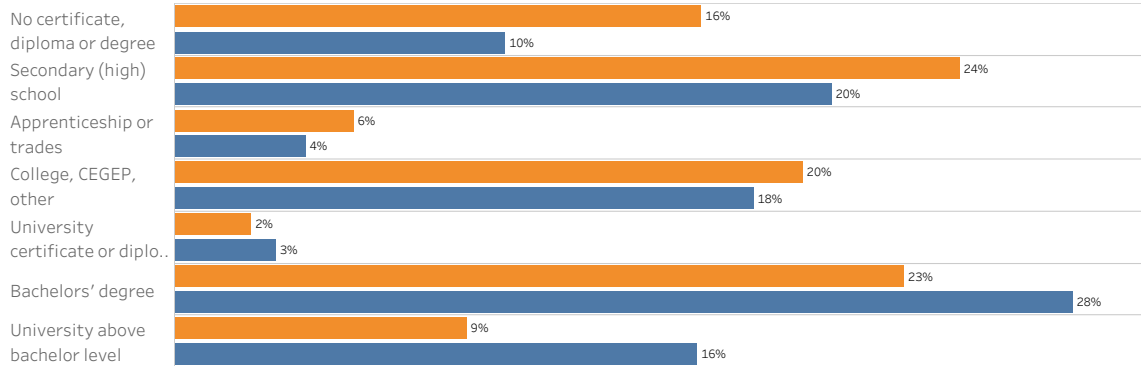### Education and Work (10/10)

The **Education and Work (10/10)** dashboard uses 4 visualizations and a two text containers to provided information about the education and labour of residents in the selected neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood 1	**Select a Neighbourhood 2**
South Parkdale (85)	City of Toronto

Educational attainment

	South Parkdale (85)	City of Toronto
No certificate, diploma or degree	16%	10%
Secondary (high) school	24%	20%
Apprenticeship or trades	6%	4%
College, CEGEP, other	20%	18%
University certificate or diplo..	2%	3%
Bachelors' degree	23%	28%
University above bachelor level	9%	16%

Labour force status

Unemployment Rate	Participation Rate	Employment Rate
South Parkdale (85): **8.5%**	South Parkdale (85) : **70.7%**	South Parkdale (85): **64.6%**
City of Toronto: **8.2%**	City of Toronto : **64.7%**	City of Toronto: **59.3%**
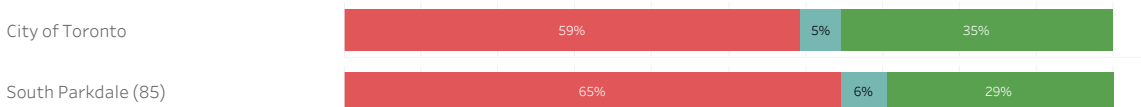
	Employed	Unemployed	Not in the labour force
City of Toronto	59%	5%	35%
South Parkdale (85)	65%	6%	29%

Color Legend of Labour Force Status
- Employed
- Unemployed
- Not in the labour force

Work Activity in 2015

Average weeks worked	Median (full-time) income	Median income all workers
South Parkdale (85): 42.0	South Parkdale (85): $45K	South Parkdale (85): $30K
City of Toronto: 42.3	City of Toronto: $55K	City of Toronto: $34K

	Worked full-year, full-time	Worked part year and/or part-time	Did not work
City of Toronto	33%	33%	35%
South Parkdale (85)	33%	38%	29%

Color Legend for Work Activity
- Worked full-year, full-time
- Worked part year and/or part-time
- Did not work

Main mode of commuting to work

	Bicycle	Walk	Driver (in vehicle)	Passenger (in ve..	Public Transit
City of Toronto		9%	46%	5%	37%
South Parkdale (85)			23%	Driver 52%	Walk 12% / Bicycle 10%
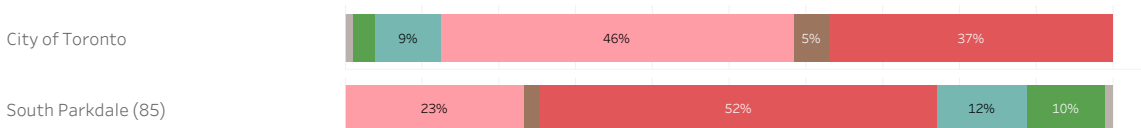
Color Legend for Main mode of commute to work
- Other
- Bicycle
- Walk
- Driver (in vehicle)
- Passenger (in ve..
- Public Transit

Snapshot (1/10)

The **Snapshot (1/10)** dashboard uses 4 visualizations and a few text containers to provide information on the general demographic distribution for some Census indicators for all people over age 15 in the selected neighbourhood. Use the **Select a Neighbourhood** control to select a neighbourhood and **Select a Year** control to select either 2016 or 2021 which will update the data throughout the entire profile. Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood
Roncesvalles (86)

Select a Year
2016

Profile for **Roncesvalles (86)**

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### Description about Roncesvalles (86)

The neighbourhood, Roncesvalles is located in the Southern part of Toronto. The neighbourhood boundary for Roncesvalles starts at the intersection of Bloor Street West and Roncesvalles Avenue. The boundary continues East along Bloor Street West to the Canadian National Railway. The boundary then continues South along the Canadian National Railway to Queen Street West. At Queen Street West, the boundary continues West to Roncesvalles Avenue. At Roncesvalles Avenue, the boundary then continues North, back to Bloor Street West.

Snapshot for **Roncesvalles (86)**

Population, 2016	14,974
Population change (%), 2011-16	-0.50%
Population density, 2016	9,851 people per square km

Population by Age

Median age	City	39.3
	Neighbourhood	38.0
Mean age	City	40.6
	Neighbourhood	39.0

Population by Age and Gender*

Median age	Female	39.0
	Male	38.0
Mean age	Female	40.0
	Male	38.0

Age pyramid for **Roncesvalles (86)**

Color Legend for Age pyramid
Females Males
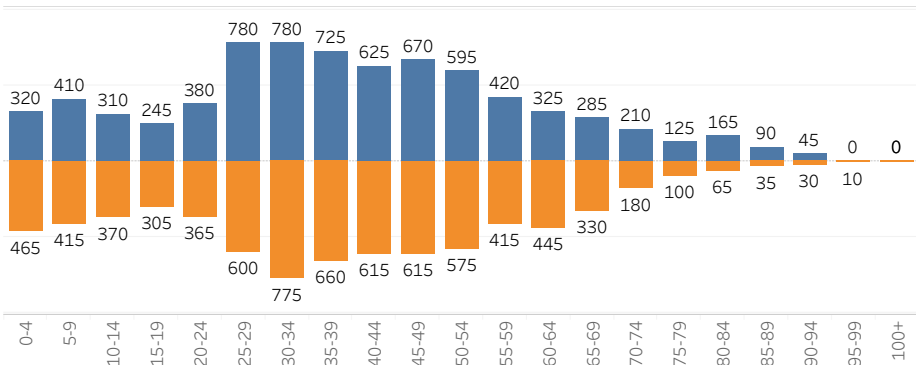
Female 50.45%
Male 49.55%

Children (0-14 years)	Youth (15-24 years)	Working Age (25-54 years)	Pre-Retirement (55-64 years)	Seniors (65+ years)
2,290	1,295	8,015	1,605	1,670

At a Glance (2/10)

The **At a Glance (2/10)** dashboard uses 0 visualizations and few text containers to provide information about population in the selected neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.
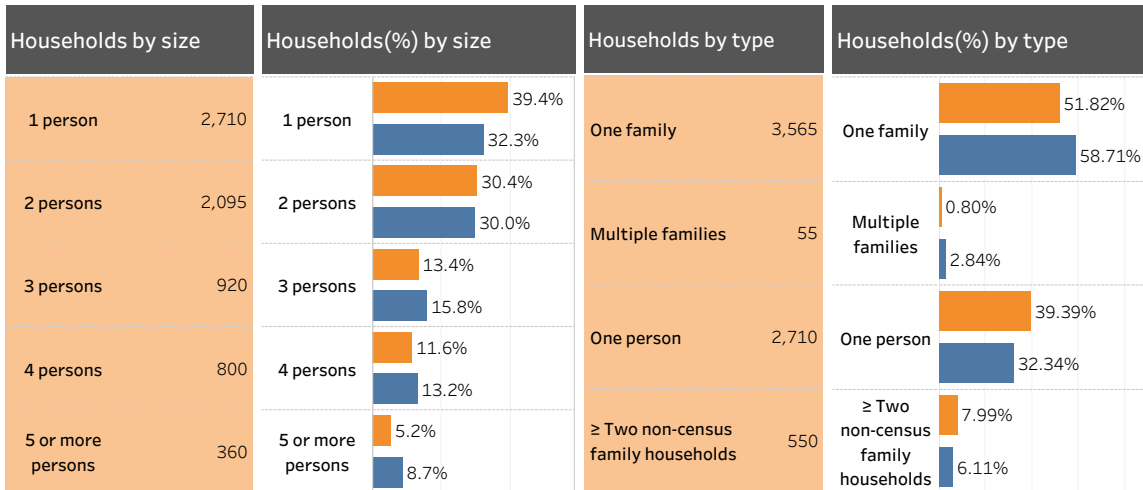
Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood 1
Roncesvalles (86)

Select a Neighbourhood 2
City of Toronto

Population

	Neighbourhood 1	Neighbourhood 2
Population	15.0K	2,731.6K
Male/female ratio	98.2	92.6
Dependency ratio	43.7	55.1
Population change	-0.5%	4.5%
Male	49.5%	48.1%
Female	50.5%	51.9%
Children Age 0-14	15.5%	14.6%
Youth Age 15-24	8.7%	12.5%
Working Age 25-64	64.6%	57.3%
Seniors Age 65+	11.2%	15.6%

Households

	Neighbourhood 1	Neighbourhood 2
Household size	2.2	2.4
Private households	6.9K	1,112.9K
Married (age 15+)	34.2%	43.3%
1 person households	39.4%	32.3%
Seniors living alone	39.6%	26.7%

Housing

	Neighbourhood 1	Neighbourhood 2
Renter households	56.5%	47.2%
Ground-related housing	75.8%	55.7%
5+ storey apartments	24.1%	44.3%
Unsuitable housing	9.5%	12.1%
Unaffordable housing	37.8%	36.6%
Inadequate housing	12.0%	7.1%

Commuting

	Neighbourhood 1	Neighbourhood 2
Public transit to work	38.8%	37.0%
> 1 hour commutes	11.8%	16.2%

Language

	Neighbourhood 1	Neighbourhood 2
Mother tongue not English	30.4%	47.0%
Home language not English	16.4%	29.2%
Multiple languages at home	4.6%	9.0%
No knowledge of English	4.8%	5.0%

Immigration

	Neighbourhood 1	Neighbourhood 2
Immigrants	29.6%	51.2%
Recent immigrants	3.4%	7.0%
Non-permanent reside..	2.7%	3.5%
Visible minority popula..	25.5%	51.5%
Second generation	30.8%	27.5%
Aboriginal identity	0.3%	0.9%
Canadian citizens	90.9%	85.3%

Income

	Neighbourhood 1	Neighbourhood 2
Median household income	$63K	$66K
Median family income	$97K	$83K
Median FT (FY) work income	$62K	$55K
Without income	3.3%	4.7%
Income from govt transfers	8.5%	9.3%
LIM-AT (18 to 65 years)	18.0%	19.0%
Low income (LIM-AT)	20.0%	20.2%
Low income (LICO-AT)	19.4%	17.4%

Education & Labour

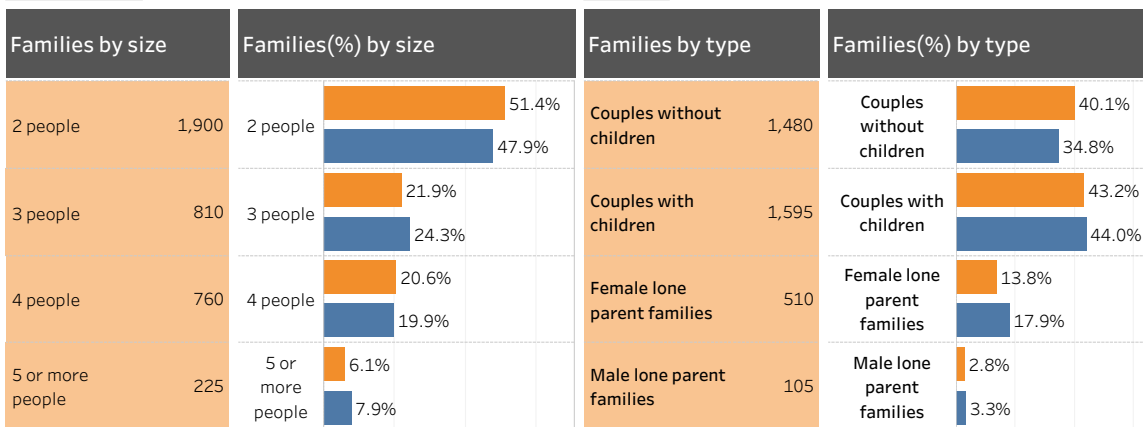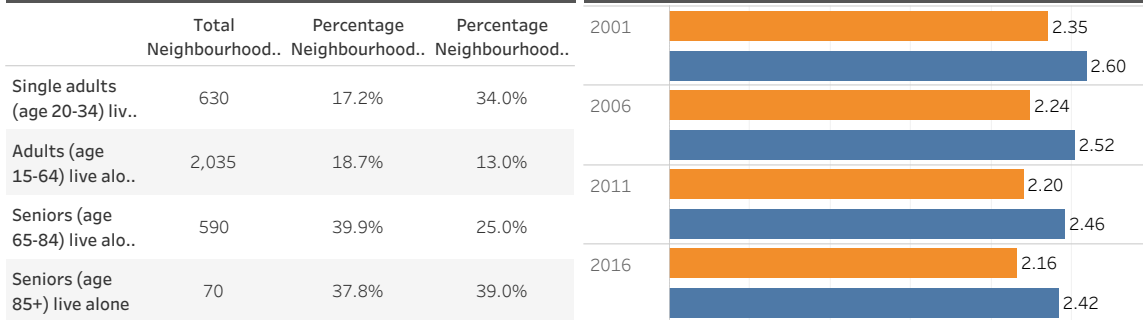|	Neighbourhood 1	Neighbourhood 2
Bachelor's degree or higher	43.6%	44.1%
Unemployment rate	6.6%	8.2%
Participation rate	71.8%	64.7%
Full-time/full-year workers	49.9%	49.9%

Families (3/10)

The **Families (3/10)** dashboard uses 5 visualizations and few text containers to provides area information on the marital status of all people over age 15, and the size and type of Census families in the selected neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood 1	Select a Neighbourhood 2
Roncesvalles (86)	City of Toronto

Households by size

1 person	2,710
2 persons	2,095
3 persons	920
4 persons	800
5 or more persons	360

Households(%) by size

	Orange	Blue
1 person	39.4%	32.3%
2 persons	30.4%	30.0%
3 persons	13.4%	15.8%
4 persons	11.6%	13.2%
5 or more persons	5.2%	8.7%

Households by type

One family	3,565
Multiple families	55
One person	2,710
≥ Two non-census family households	550

Households(%) by type

	Orange	Blue
One family	51.82%	58.71%
Multiple families	0.80%	2.84%
One person	39.39%	32.34%
≥ Two non-census family households	7.99%	6.11%

Living arrangements

	Total Neighbourhood..	Percentage Neighbourhood..	Percentage Neighbourhood..
Single adults (age 20-34) liv..	630	17.2%	34.0%
Adults (age 15-64) live alo..	2,035	18.7%	13.0%
Seniors (age 65-84) live alo..	590	39.9%	25.0%
Seniors (age 85+) live alone	70	37.8%	39.0%

Average household size

	Orange	Blue
2001	2.35	2.60
2006	2.24	2.52
2011	2.20	2.46
2016	2.16	2.42

Families by size

2 people	1,900
3 people	810
4 people	760
5 or more people	225

Families(%) by size

	Orange	Blue
2 people	51.4%	47.9%
3 people	21.9%	24.3%
4 people	20.6%	19.9%
5 or more people	6.1%	7.9%

Families by type

Couples without children	1,480
Couples with children	1,595
Female lone parent families	510
Male lone parent families	105

Families(%) by type

	Orange	Blue
Couples without children	40.1%	34.8%
Couples with children	43.2%	44.0%
Female lone parent families	13.8%	17.9%
Male lone parent families	2.8%	3.3%

Marital status

	Married	Living common law
Total Neighbourhood 1	4,305	1,975
Percentage Neighbourhood 1	34%	16%
Percentage Neighbourhood 2	43%	7%

Marital status

	Divorced	Never mar..	Separated	Widowed
Total Neighbourhood..	0.9K	4.5K	0.4K	0.5K
Percentage Neighbourhood..	7%	36%	3%	4%
Percentage Neighbourhood..	7%	35%	3%	5%

Language (4/10)

The **Language (4/10)** dashboard uses 4 visualizations and few text containers to provide information about language of the population in the selected neighbourhood. Use the **Select a Neighbourhood** control to select a neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.
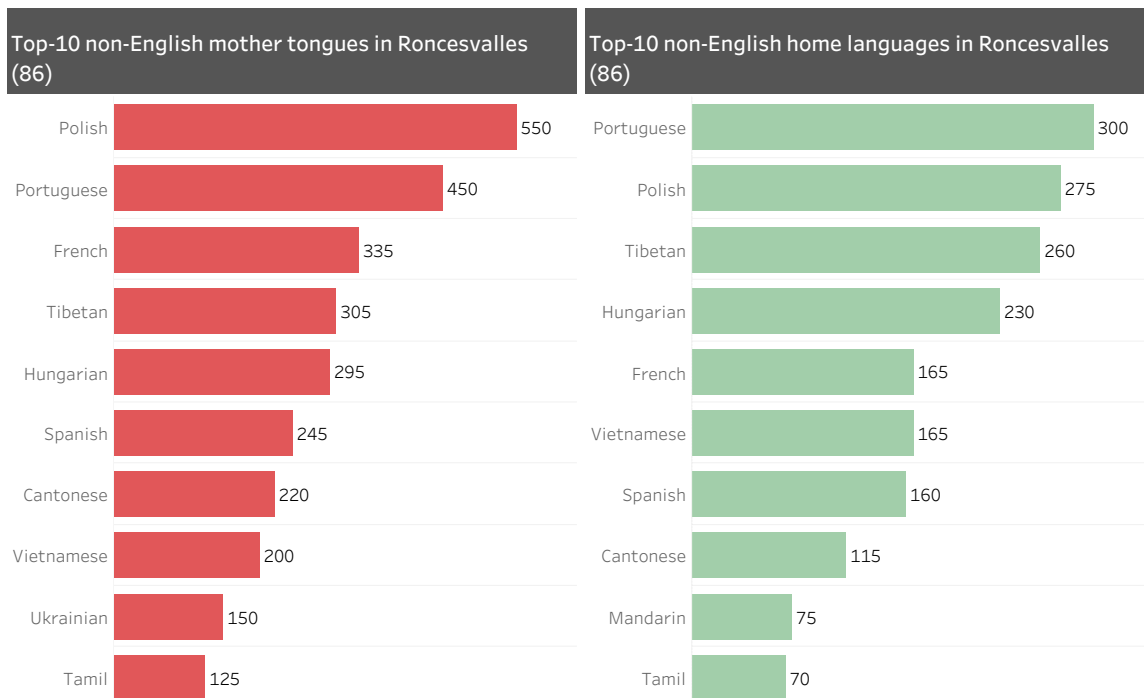
Select a Neighbourhood

Roncesvalles (86)

Mother Tongue in Roncesvalles (86)

Color Legend for Mother Tongue
- English
- French
- Non-Official

28%
2%
70%

City rate of non-official mother tongue is 46%

Home Language in Roncesvalles (86)

Color Legend for Home Language
- English
- French
- Non-Official

15%
1%
84%

City rate for non-official home language: 29%

Top-10 non-English mother tongues in Roncesvalles (86)

Language	Value
Polish	550
Portuguese	450
French	335
Tibetan	305
Hungarian	295
Spanish	245
Cantonese	220
Vietnamese	200
Ukrainian	150
Tamil	125

Top-10 non-English home languages in Roncesvalles (86)

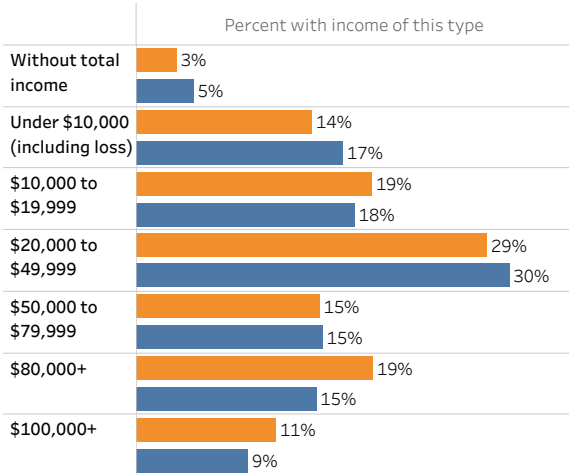| Language	Value
Portuguese	300
Polish	275
Tibetan	260
Hungarian	230
French	165
Vietnamese	165
Spanish	160
Cantonese	115
Mandarin	75
Tamil	70

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

Knowledge of official languages in Roncesvalles (86)

	Neighbourhood	Toronto
English and French	17.1%	9.1%
Neither official language	4.7%	4.9%

Knowledge of an official language in Roncesvalles (86)

	Neighbourhood	Toronto
English only	78.1%	85.9%
French only	0.1%	0.1%

Individual Income (5/10)

The **Individual Income (5/10)** dashboard uses 6 visualizations to provide information about individual income levels and sources, as well as low income in the selected neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood 1
Roncesvalles (86)

Select a Neighbourhood 2
City of Toronto

Total individual income in percentage by groups

Percent with income of this type

Group	Orange	Blue
Without total income	3%	5%
Under $10,000 (including loss)	14%	17%
$10,000 to $19,999	19%	18%
$20,000 to $49,999	29%	30%
$50,000 to $79,999	15%	15%
$80,000+	19%	15%
$100,000+	11%	9%

Composition of income in Roncesvalles (86)

10%
9%
82%

Color Legend for Composition of Income
- Employment income
- Government transfers
- Other market income

Income sources(%), individuals age 15+

Percent with income of this type

Source	Orange	Blue
Total income	97%	95%
Market income	83%	82%
Employment income	74%	69%
Investment income	30%	32%
Government transfers	68%	70%

Income sources($), individuals age 15+

Average amount per individual with this income type

Source	Orange	Blue
Total income	$50,580	$52,268
Market income	$53,842	$54,901
Employment income	$54,542	$54,032
Investment income	$7,275	$13,584
Government transfers	$6,105	$6,631

Low income measure(%) by age groups

Low Income Measure (After Tax)

Age	Orange	Blue
Under 6	15%	26%
Under 18	18%	26%
18 to 64	18%	19%
65 and over	34%	17%
All	20%	20%

Low income cut-off(%) by age groups

Low Income Cut-Off (After Tax)

Age	Orange	Blue
Under 6	14%	21%
Under 18	16%	21%
18 to 64	19%	18%
65 and over	26%	12%
All	19%	17%

Household Income (6/10)

The **Household income (6/10)** dashboard uses 4 visualizations and a text container to provide information about household income levels and sources, as well as low income in the selected neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood 1
Roncesvalles (86)

Select a Neighbourhood 2
City of Toronto

Total household income(%) by groups

Income Group	Neighbourhood 1	Neighbourhood 2
Under $10,000	5%	5%
$10,000 to $19,999	12%	8%
$20,000 to $49,999	24%	25%
$50,000 to $79,999	18%	21%
$80,000 to $124,999	17%	19%
$125,000+	24%	22%

Economic family income by decile group

Decile	Neighbourhood 1	Neighbourhood 2
Top decile	15%	13%
Ninth decile	9%	9%
Eight decile	11%	8%
Seventh decile	8%	8%
Sixth decile	7%	8%
Fifth decile	7%	8%
Fourth decile	8%	9%
Third decile	9%	10%
Second decile	11%	12%
Bottom decile	16%	15%

Poverty(%) by age groups in Roncesvalles (86)

Age Group	Poverty %
0-5	2%
0-17	1%
18-64	0%
65+	2%
All	0%

Household Stats for Roncesvalles (86)

	Count	Avg. Size	Mean Income	Median Income
Households	7K		89K	63K
One-person households	3K		45K	30K
Two-or-more person hhlds	4K		118K	93K
Economic families	56K	0K	123K	97K
Couple families no relatives or kids	1K	0K	112K	84K
Couple families with kids	2K	0K	154K	131K
Lone parent families	1K	0K	64K	48K
Persons not in economic families	4K		39K	24K

Household income by type

Median Income

Type	Neighbourhood 1	Neighbourhood 2
Households	$63K	$66K
One-person households	$30K	$38K
Two-or-more person hhlds	$93K	$83K
Economic families	$97K	$83K
Couple families no relatives or kids	$84K	$83K
Couple families with kids	$131K	$102K
Lone parent families	$48K	$51K
Persons not in economic families	$24K	$31K

Immigration (7/10)

The **Immigration (7/10)** dashboard uses 6 visualizations to provide information about immigrants to Canada in the selected neighbourhoods.
Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.
Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.
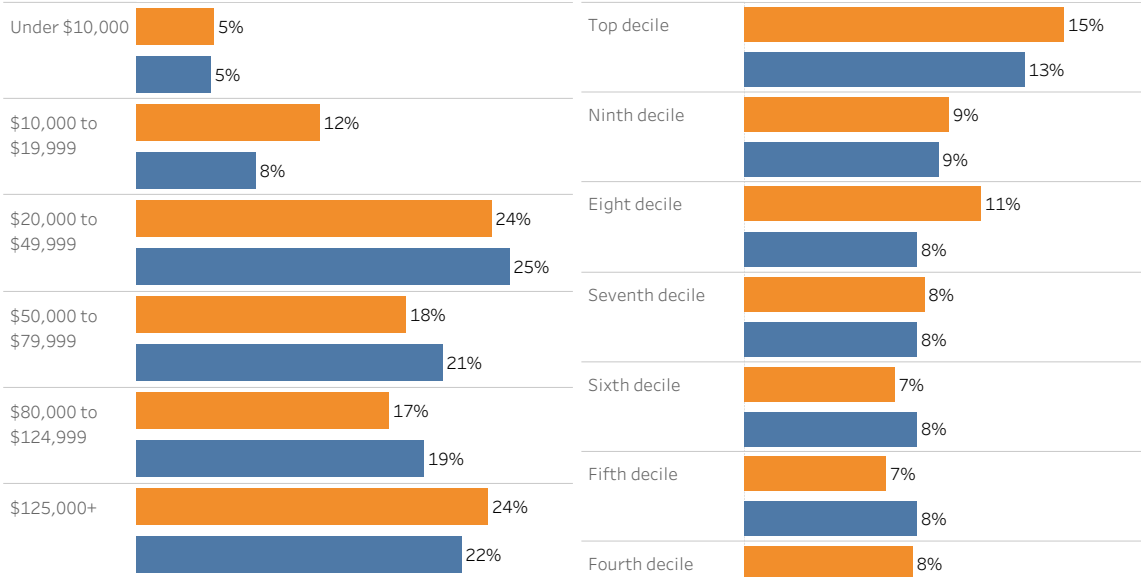
Select a Neighbourhood 1
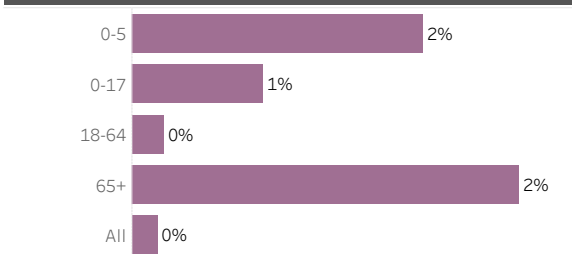Roncesvalles (86)

Select a Neighbourhood 2
City of Toronto

Total immigration by period

Born in Canada	10,080
Immigrated before 1981	1,565
Immigrated 1981 to 2000	1,475
Immigrated 2001 to 2005	400
Immigrated 2006 to 2010	445
Immigrated 2011 to 2016	510
Non-permanent residents	395

Percentage immigration by period

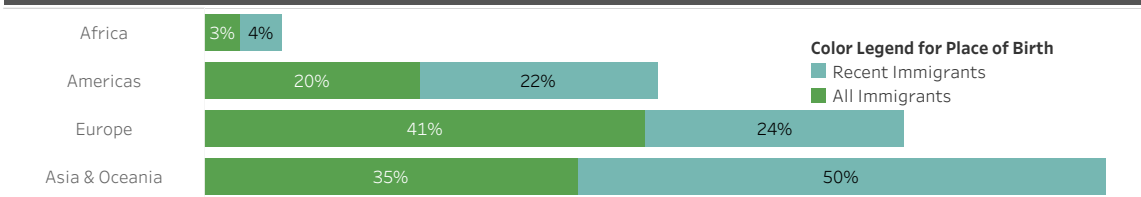|	Neighbourhood 1	Neighbourhood 2
Born in Canada	68%	49%
Immigrated before 1981	11%	11%
Immigrated 1981 to 2000	10%	17%
Immigrated 2001 to 2005	3%	6%
Immigrated 2006 to 2010	3%	6%
Immigrated 2011 to 2016	3%	7%
Non-permanent residents	3%	3%

Admission category (landed after 1980)

	Economic (p..)	Economic (s..)	Sponsored	Refugees	Other
Neighbourhood 1	19%	16%	36%	27%	2%
Neighbourhood 2	20%	28%	32%	18%	2%

Generation status

	First generation	Second generation	Third generation or m..
Neighbourhood 1	33%	31%	36%
Neighbourhood 2	51%	27%	21%

Places of birth of immigrants by world region for Roncesvalles (86)

Region	All Immigrants	Recent Immigrants
Africa	3%	4%
Americas	20%	22%
Europe	41%	24%
Asia & Oceania	35%	50%

Color Legend for Place of Birth
- Recent Immigrants
- All Immigrants

Top places of birth of all immigrants in Roncesvalles (86)

Poland	450
Portugal	335
United Kingdom	325
India	305
United States	245
China	235
Viet Nam	225
Philippines	190
Other places in Asia	170
Other places in Americas	165

Top places of birth of recent immigrants in Roncesvalles (86)

India	100
Other places in Europe	70
China	45
United States	35
Other places in Americas	30
Saudi Arabia	30
Germany	25
Nepal	20
Philippines	20
Australia	10

Housing (8/10)

The **Housing (8/10)** dashboard uses 8 visualizations and few text containers to provide information about the housing of residents, as well as information about the mobility of residents in the neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.
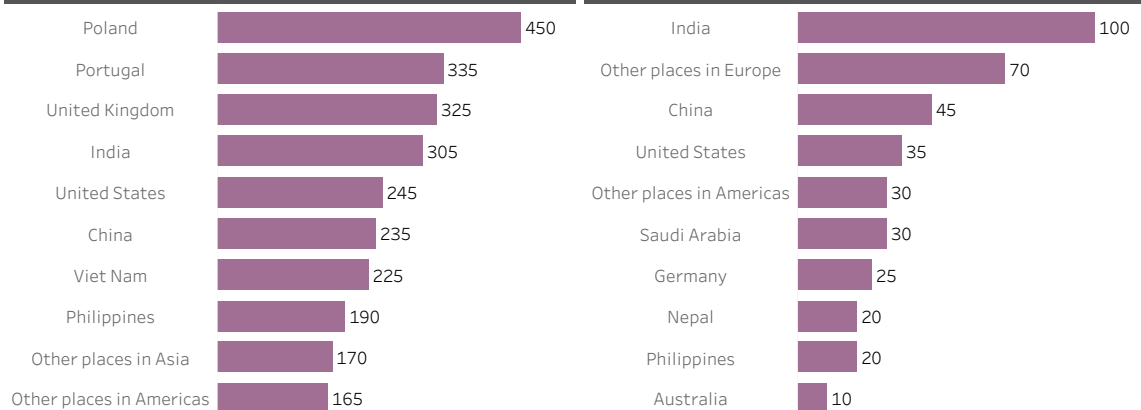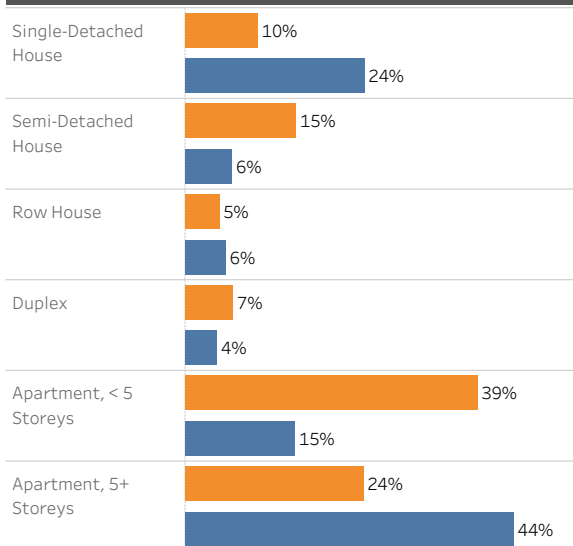
Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.
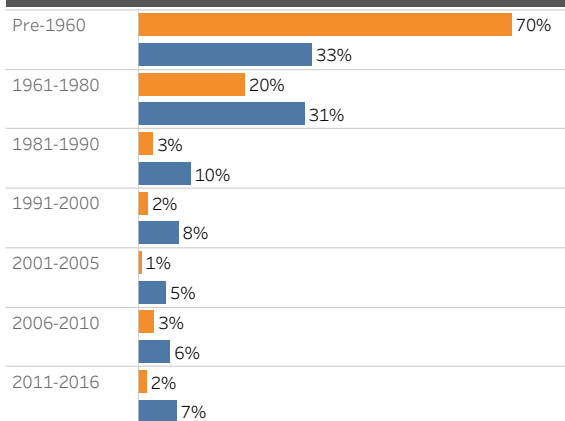
Select a Neighbourhood 1
Roncesvalles (86)

Select a Neighbourhood 2
City of Toronto

Total Private Dwellings : 6,890
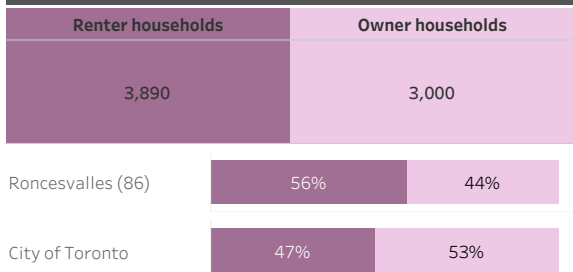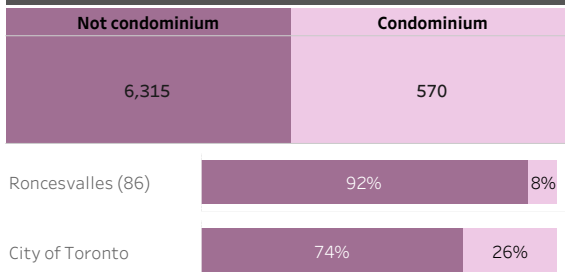
Private dwellings by structure type

Structure type	Roncesvalles (86)	City of Toronto
Single-Detached House	10%	24%
Semi-Detached House	15%	6%
Row House	5%	6%
Duplex	7%	4%
Apartment, < 5 Storeys	39%	15%
Apartment, 5+ Storeys	24%	44%

Period of construction

Period	Roncesvalles (86)	City of Toronto
Pre-1960	70%	33%
1961-1980	20%	31%
1981-1990	3%	10%
1991-2000	2%	8%
2001-2005	1%	5%
2006-2010	3%	6%
2011-2016	2%	7%

Renter Households

Median Shelter Cost	$1,073
Mean Shelter Cost	$1,152
Unaffordable Housi..	50.0%
Subsidized Housing	16.0%

Owner Households

Median Shelter Cost	$1,786
Mean Shelter Cost	$1,884
Unaffordable Housi..	22.0%
With a mortgage	64.0%

Households by tenure for Roncesvalles (86)

Renter households	Owner households
3,890	3,000

	Renter	Owner
Roncesvalles (86)	56%	44%
City of Toronto	47%	53%

Dwellings by condo status for Roncesvalles (86)

Not condominium	Condominium
6,315	570

	Not condominium	Condominium
Roncesvalles (86)	92%	8%
City of Toronto	74%	26%

Core Housing Need for Roncesvalles (86)

Total Occupied Private Dwellings	6,890
Total Households in Core Housing Need	1,580

	Roncesvalles (86)	City of Toronto
Households spending 30% or more of total household income on shel..	38%	37%
Occupied dwellings with inadequate housing (in need of m..	12%	7%
Households with unsuitable housing (below National Occupan..	10%	12%

Mobility (last year)
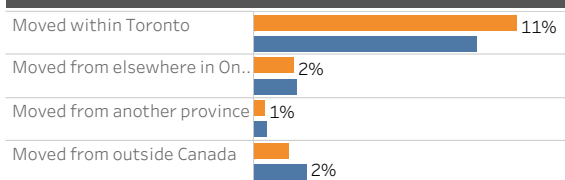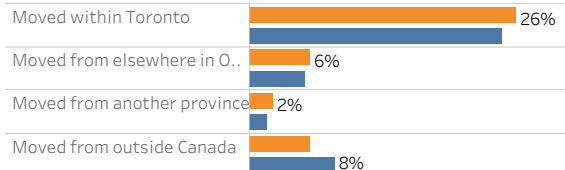
	Roncesvalles (86)	City of Toronto
Moved within Toronto	11%	
Moved from elsewhere in On..	2%	
Moved from another province	1%	
Moved from outside Canada	2%	

Mobility (last 5 years)

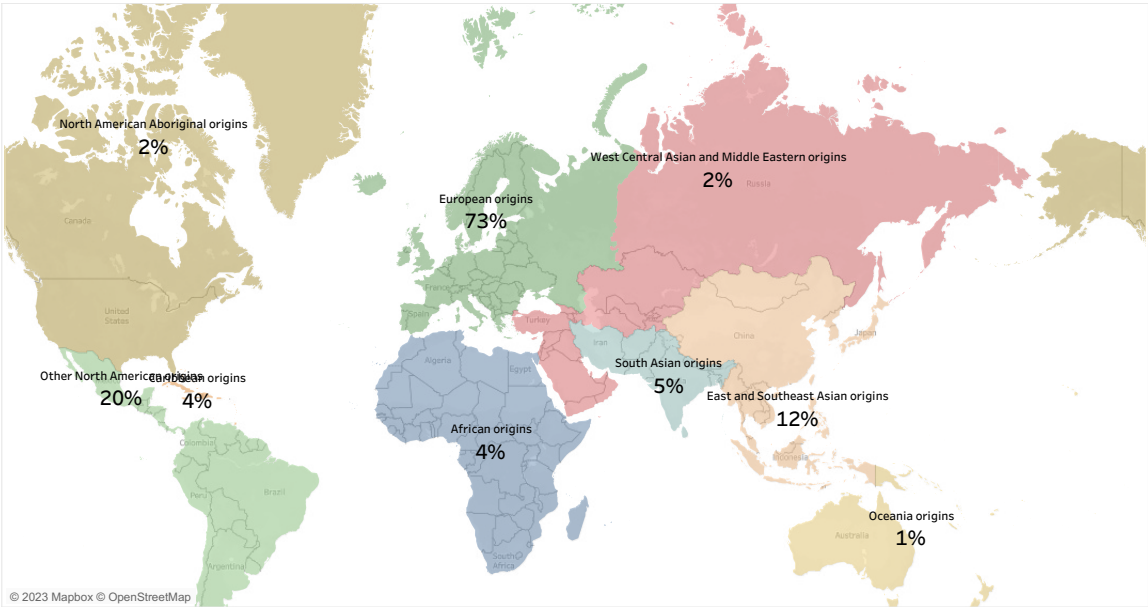|	Roncesvalles (86)	City of Toronto
Moved within Toronto	26%	
Moved from elsewhere in O..	6%	
Moved from another province	2%	
Moved from outside Canada	8%	

Diversity (9/10)

The **Diversity (9/10)** dashboard uses 3 visualizations and a text container to provide information about ethnic origins and visible minority populations in the selected neighbourhood. Use the **Select a Neighbourhood** control to select a neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

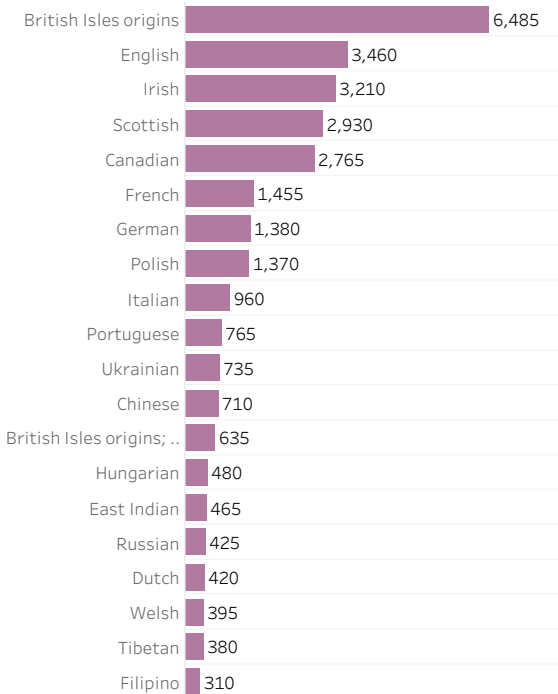**Select a Neighbourhood**

Roncesvalles (86)

Ethnic origins by world region in Roncesvalles (86)

North American Aboriginal origins 2%

West Central Asian and Middle Eastern origins 2%

European origins 73%

Other North American origins 20%

Caribbean origins 4%

South Asian origins 5%

East and Southeast Asian origins 12%

African origins 4%

Oceania origins 1%

© 2023 Mapbox © OpenStreetMap

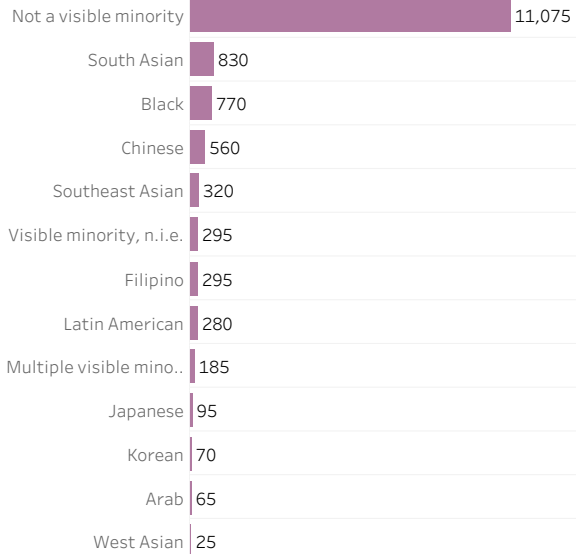**Color Legend for Ethnic origins by world region, 2016**

- African ori..
- Latin; Cent..
- South Asia..
- Caribbean ..
- North Ame..
- West Centr..
- East and S..
- Oceania ori..
- European o..
- Other Nort..

Top 15 ethnic origins in Roncesvalles (86)

Origin	Value
British Isles origins	6,485
English	3,460
Irish	3,210
Scottish	2,930
Canadian	2,765
French	1,455
German	1,380
Polish	1,370
Italian	960
Portuguese	765
Ukrainian	735
Chinese	710
British Isles origins; ..	635
Hungarian	480
East Indian	465
Russian	425
Dutch	420
Welsh	395
Tibetan	380
Filipino	310

Visible minority population in Roncesvalles (86): **26%**
Visible minority population in City of Toronto: **51%**

Top 10 visible minority populations in Roncesvalles (86)

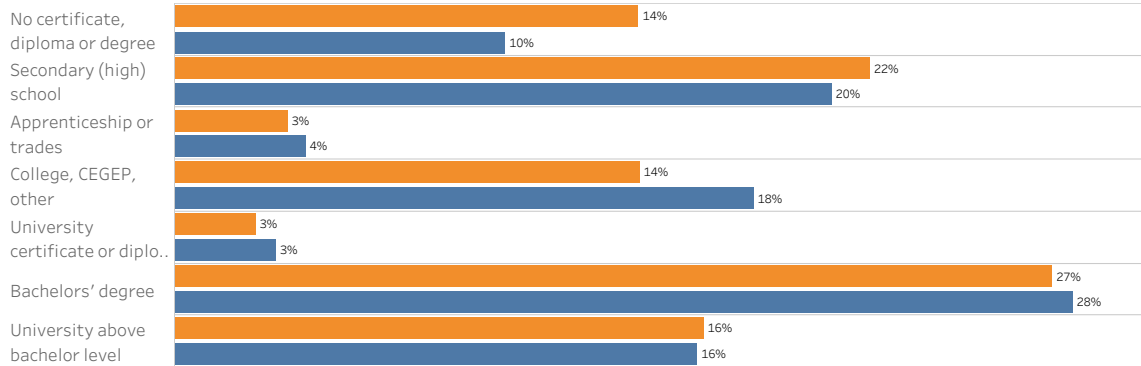| Population	Value
Not a visible minority	11,075
South Asian	830
Black	770
Chinese	560
Southeast Asian	320
Visible minority, n.i.e.	295
Filipino	295
Latin American	280
Multiple visible mino..	185
Japanese	95
Korean	70
Arab	65
West Asian	25

Education and Work (10/10)

The **Education and Work (10/10)** dashboard uses 4 visualizations and a two text containers to provided information about the education and labour of residents in the selected neighbourhoods. Use the **Select a Neighbourhood 1** control to choose a neighbourhood and the **Select a Neighbourhood 2** control to compare a second neighbourhood.

Census 2021 data is being released throughout the year 2022 by Statistics Canada and will be made available at a later date.

Select a Neighbourhood 1	Select a Neighbourhood 2
Roncesvalles (86)	City of Toronto

Educational attainment

	Roncesvalles	City of Toronto
No certificate, diploma or degree	14%	10%
Secondary (high) school	22%	20%
Apprenticeship or trades	3%	4%
College, CEGEP, other	14%	18%
University certificate or diplo..	3%	3%
Bachelors' degree	27%	28%
University above bachelor level	16%	16%

Labour force status

Unemployment Rate	Participation Rate	Employment Rate
Roncesvalles (86): **6.6%**	Roncesvalles (86) : **71.8%**	Roncesvalles (86): **67.0%**
City of Toronto: **8.2%**	City of Toronto : **64.7%**	City of Toronto: **59.3%**
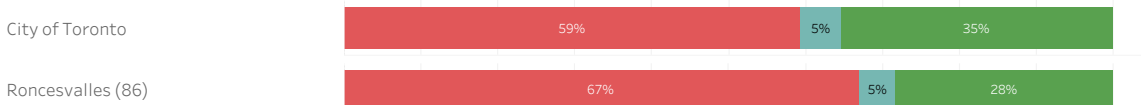
|	Employed	Unemployed	Not in the labour force
City of Toronto	59%	5%	35%
Roncesvalles (86)	67%	5%	28%

Color Legend of Labour Force Status
- Employed
- Unemployed
- Not in the labour force

Work Activity in 2015

Average weeks worked	Median (full-time) income	Median income all workers
Roncesvalles (86): **43.0**	Roncesvalles (86): **$62K**	Roncesvalles (86): **$40K**
City of Toronto: **42.3**	City of Toronto: **$55K**	City of Toronto: **$34K**
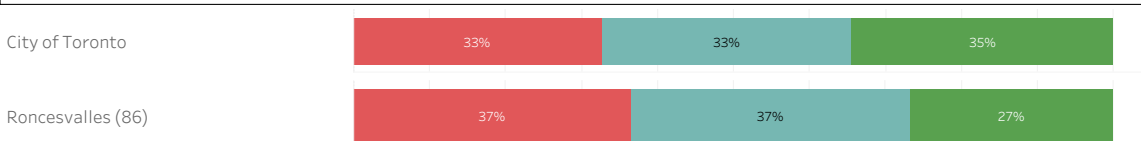
	Worked full-year, full-time	Worked part year and/or part-time	Did not work
City of Toronto	33%	33%	35%
Roncesvalles (86)	37%	37%	27%

Color Legend for Work Activity
- Worked full-year, full-time
- Worked part year and/or part-time
- Did not work

Main mode of commuting to work

	Bicycle	Walk	Driver (in vehicle)	Passenger	Public Transit		
City of Toronto		9%	46%	5%	37%		
Roncesvalles (86)			32%	3%	39%	10%	15%
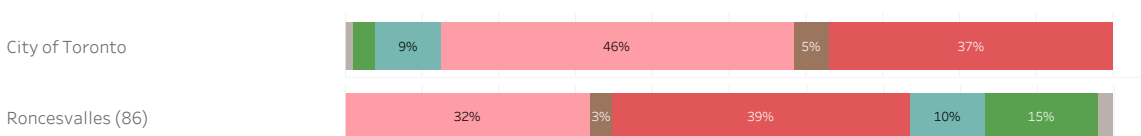
Color Legend for Main mode of commute to work
- Other
- Bicycle
- Walk
- Driver (in vehicle)
- Passenger (in ve..
- Public Transit

APPENDIX C

SOURCES

Contacts	
Toronto District School Board (TDSB)	Amar Singh Senior Planner, Land Use Planning asingh.tlc@tdsb.on.ca
Toronto Catholic District School Board (TCDSB)	Eli Aaron Planning Technician TCDSB Planning Services eli.aaron@tcdsb.org
Child Care Facilities	
Bonaventure Child Care Centre	Tiffani Ghandi 416-588.4318
Ferncliff Daycare and After School Group	Dayna Drago 416-588.1463
Holy Family Childcare Centre – Queen Victoria	Naresha Ali 416-524.2052
Kids & Company King and Highline	Nga Nguyen 416-236.2863
My School Co-Op Nursery School	A.K. Brito 416-516.2397
Ola Day Care Inc.	Ane Spiroska 647-351.6521
Parkdale Childcare Centre	Venise Bennett 416-393.8386
Queen Victoria Child Care Centre	Connie Mackenzie 416-530.0683
St. Vincent Sunshine	Rebecca Alhairi 416-532.0428
Sunflower House	Diane Cordeiro 416-530.0884
Tiny Explorers Academy	Stephanie Rachel Melo 416-539.8469

Sources:

1. **Statistics Canada,** South Parkdale, and Roncesvalles Neighbourood Profile Data, 2016

2. **City of Toronto Website, 2023**
   a. Children's Services
   b. Parks, Forestry and Recreation
   c. Staff Reports and by-laws for development applications.

3. **City of Toronto**, Parks Plan Overview, Parks, Forestry and Recreation Division, June 2011

4. **City of Toronto,** Parks Plan 2013-2017, Parks, Forestry and Recreation Division

5. **City of Toronto**, 2015-2019 Toronto Child Service Plan

6. **Parkland Acquisition: Strategic Directions Report**, City of Toronto, Economic Development Culture and Tourism, September 2002

7. **CreateTO.** Parkdale Hub project. createto.ca/projects/parkdale-hub/

8. The Fun Guide, Toronto Parks, Forestry and Recreation, Toronto & East York District

9. **City of Toronto.** City of Toronto further advancing innovative, city building Parkdale Hub project. November 30, 2021

10. Toronto District School Board Website: www.tdsb.on.ca

11. Toronto Catholic District School Board Website: www.tcdsb.org